



BOARD OF ZONING APPEALS

MEETING AGENDA

February 16, 2017

The CITY OF KNOXVILLE BOARD OF ZONING APPEALS will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their February 16, 2017 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

January 19, 2016 minutes

OLD BUSINESS

File:	12-N-16-VA	Parcel ID: 108CK006 &
Applicant:	Starboard Properties IV, LLC	009-013
Address:	2120 Cumberland Avenue	
Zoning:	FD-CU-1 & FD-CU-2 (Form District-Cumberland Avenue) Districts	
	1 st Council District	

Variance Request:

Reduce the minimum required width for a parking space from 9 ft. to 8 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit redevelopment of the site with a multi-use project in an FD-CU-1 & FD-CU-2 Districts.

File: 1-A-17-VA
Applicant: Church of God of Union Assembly, Inc.
Address: 3428 Keith Avenue
Zoning: R-2 (General Residential) District
3rd Council District

Parcel ID: 093LG005

Variance Requests:

1. Reduce the minimum required front yard setback for an accessory structure for a church from 35 ft. to 30 ft. per Article 4, Section 2.1.6.D.1.b.
2. Reduce the minimum required east side yard setback for an accessory structure for a church from 35 ft. to 25 ft. per Article 4, Section 2.1.6.D.2.c.

As per submitted plan to permit a new accessory structure for the church in an R-2 District.

File: 1-H-17-VA
Applicant: Capso Properties LLC
Address: 3515 N. Broadway
Zoning: C-3 / F-1 (General Commercial / Floodway) District
5th Council District

Parcel ID: 069MA010

Variance Request:

Reduce the minimum required separation distance that an Alternative Financial Service facility must maintain from a residential zoning district from 1000 ft to 89.3 ft. per Article 5, Section 26.A.2.

As per submitted plan to permit an alternative financial service to occupy an existing building in a C-3 / F-1 District.

NEW BUSINESS

File: 2-A-17-VA
Applicant: James Reynolds
Address: 2341 Jefferson Avenue
Zoning: R-1A / H-1 (Low Density Residential / Historical Overlay) Districts
6th Council District

Parcel ID: 082JU013

Variance Request:

Reduce the minimum required front yard setback from 19 ft. 10 in. to 0 ft. per Article 4, Section 2.1.2.D.1.b.

As per submitted plan to permit the existing church to construct a covered handicap accessible walkway in an R-1A / H-1 District.

File: 2-B-17-VA
Applicant: Reagan Design and Construction
Address: 902 N. Central Street
Zoning: C-3 (General Commercial) District
4th Council District

Parcel ID: 081MU009

Variance Request:

Reduce the minimum required number of parking spaces from 4 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit development of two dwelling units on the second floor of an existing commercial building in a C-3 District.

File: 2-C-17-VA
Applicant: Marina Blankenship – MBI
Address: 6645 Clinton Hwy
Zoning: C-4 (Highway and Arterial Commercial) District
3rd Council District

Parcel ID: 067-277

Variance Requests:

1. Reduce front yard setback for a commercial building in a C-4 zone from 50 ft. to 18.2 ft. per Article 4, Section 2.2.7.E.2.a.
2. Reduce the minimum required side yard setback from 12 ft. to 2.2 ft. per Article 4, Section 2.2.7.E.3.

As per submitted plan to permit subdivision of the property in a C-4 District.

OTHER BUSINESS

The next BZA meeting is March 16, 2017.

ADJOURNMENT