

BOARD OF ZONING APPEALS

MEETING AGENDA June 15, 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 June 15, 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 216-2034.

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

May 18, 2017

OLD BUSINESS

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: 4-E-17-VA
Applicant: Mac Tobler
Address: 3100, 3102 & 3102, Unit A, Forestdale Avenue
Zoning: RP-1 (Planned Residential) District
4th Council District

Parcel ID: 070JJ009,
010, and 011

Variance Request:

Reduce the minimum required peripheral boundary setback from 25 ft. to 6.12 ft. for proposed lot #1; from 25 ft. to 12.34 ft. for proposed lot #2; from 25 ft. to 6.07 ft. for proposed lot #3; and from 25 ft. to 6.09 ft. for proposed lot #4 per Article 4, Section 3.1.D.2.

As per submitted plan to permit the construction of four detached dwellings in an RP-1 District.

NEW BUSINESS

File: 6-A-17-VA
Applicant: John Zimmerman
Address: 3343 Dewine Road
Zoning: O-1 (Office, Medical and Related Services) District
3rd Council District

Parcel ID: 093HB056

Appeal of the Building Official's interpretation that the proposed use of the property is a hospital (Article 4, Section 2.2.1.C.2. and Article 2, Definitions) in an O-1 (Office, Medical and Related Services) District.

File: 6-B-17-VA
Applicant: Amanda Moore Flores
Address: 412 N. Burns Road
Zoning: R-1A (Low Density Residential) District
6th Council District

Parcel ID: 0711B007

Variance Request:

Reduce the minimum required lot width which will permit two driveways from 150 ft. to 85 ft. per Article 5, Section 7.B.1.a.Table.

As per submitted plan to permit a second driveway in an R-1A District.

File: 6-C-17-VA
Applicant: Civil and Environmental Consultants Inc
Address: 1010 E. Jackson Avenue
Zoning: I-3 (General Industrial) District
6th Council District

Parcel ID: 095AK019

Variance Requests:

1. Reduce the minimum required width of a perimeter parkway from 10 ft. to 0 ft. per Article 5, Section 7.A.5.b.1.

2. Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 20 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit construction of a parking lot in an I-3 District.

File: [6-D-17-VA](#) **Parcel ID:** 081KA006
Applicant: Modupe Osaro
Address: 2409 N. Central Street
Zoning: C-3 (General Commercial) District
5th Council District

Variance Request:

Reduce the minimum required number of parking spaces from 9 spaces to 5 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit a change of commercial use in a C-3 District.

File: [6-E-17-VA](#) **Parcel ID:** 120FA009
Applicant: David B. Harbin
Address: 7509 Kingston Pike
Zoning: C-4 (Highway and Arterial Commercial) District
2nd Council District

Variance Requests:

1. Reduce the minimum required north front yard setback from 50 ft. to 18 ft. per Article 4, Section 2.2.7.E.2.a.
2. Reduce the minimum required south front yard setback from 50 ft. to 5 ft. per Article 4, Section 2.2.7.E.2.a.
3. Reduce the minimum required west side yard setback from 12 ft. to 5 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.

File: [6-F-17-VA](#) **Parcel ID:** 108CC030,
Applicant: Orange Knoxville Cumberland LLC 032 & 033
Address: 2217 Cumberland Avenue
Zoning: FD-CU-2 and FD-CU-3 (Form District - Cumberland Avenue) Districts
1st Council District

Variance Request:

Reduce the minimum required amount of building façade that must be located in the build to zone for buildings on a corner lot from 30 ft. to 5 ft. as measured from the intersection of the two right-of-way lines per Article 4, Section 4.0.3.D.3.

As per submitted plan to permit the construction of a commercial/residential building in an FD-CU-2 and FD-CU-3 Districts.

File: 6-G-17-VA
Applicant: Vaughn and Melton
Address: 201 S. Northshore Drive
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 121GA00302

Variance Request:

Reduce the minimum required north front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit construction of a commercial building in a C-3 District.

File: 6-H-17-VA
Applicant: David Collins, MHM Inc
Address: 7699 S. Northshore Drive
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 133EB0018

Variance Requests:

1. Reduce the minimum required number of parking spaces from 15 spaces to 11 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum required drive aisle width from 26 ft. to 24.5 ft. per Article 5, Section 7.A.4.a.2.Table.
3. Reduce the minimum drive aisle width for two-way parallel parking from 25 ft. to 21 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit a change of use to a restaurant in a C-3 District.

File: 6-I-17-VA
Applicant: Dixon Greenwood
Address: 4811 Lyons View Pike
Zoning: O-1(k) (Office, Medical and Related Services) District – Conditioned
2nd Council District

Parcel ID: 107NE012

Variance Requests:

1. Reduce the minimum required parking lot setback line on Lyons View Pike from 25 ft. to 6 ft. per Article 5, Section 7.A.2.d.
2. Reduce the minimum required parking setback for an office use contiguous to a residential district which has common frontage on the same block from 25 ft. to 8 ft. on Midland Avenue per Article 5, Section 7.A.2.d.

As per submitted plan to conversion of a church building into an office building in an O-1(k) District.

File: 6-J-17-VA

Parcel ID: 108CH01801

Applicant: BET Investments Inc

Address: 0 Lake Avenue

Zoning: FD-CU-1 (Form District – Cumberland Avenue) District
1st Council District

Variance Requests:

1. Reduce the minimum required side street parking setback from 10 ft. to 5 ft. per Article 4, Section 4.4.2.3.A.2.F.
2. Reduce the minimum required number of parking spaces from 223 spaces to 161 spaces per Article 4, Section 4.2.6.B.2.Table.
3. Reduce the minimum required length of a parking space from 18.5 ft. to 15.5 ft. for 75 degree parking angle for up to 13% of the provided parking per Article 5, Section 7.A.4.a.2.Table.
4. Reduce the minimum required length of a parking space from 17.5 ft. to 15.5 ft. for 90 degree parking angle for up to 4% of the provided parking per Article 5, Section 7.A.4.a.2.Table.
5. Reduce the minimum required façade wall offset from 4 ft. to 2 ft. per Article 4, Section 4.4.2.3.A.3.E.
6. Reduce the required balcony extension from the vertical plane of the lot line at the alley elevation from 2 ft. to 1 ft. per Article 4, Section 4.4.2.4.C.1.

As per submitted plan to permit the construction of an eight story residential building in an FD-CU-1 District.

File: 6-K-17-VA

Parcel ID: 133EB001701

Applicant: David Collins, MHM Inc

Address: 7685 S. Northshore Drive

Zoning: C-3 (General Commercial) District
2nd Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 26 spaces to 14 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 19 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit a change of use to a restaurant in a C-3 District.

OTHER BUSINESS

The next BZA meeting is July 20, 2017.

ADJOURNMENT