



BOARD OF ZONING APPEALS

AGENDA

October 18, 2018

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 October 18, 2018 meeting at 4:00 pm in the Main 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. § 9-44-101, 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

MINUTES

September 20, 2018

OLD BUSINESS

File: 7-F-18-VA
Applicant: Creative Structures
Address: 2012 N. Broadway
Zoning: C-3 (General Commercial) District

Parcel ID: 082HA021
4th Council District

Variance Request:

- 1) Reduce the minimum drive aisle width from 26 ft. to 24 ft. (Article V Section 7.E.1.d.Table 3)
- 2) Reduce the minimum parking space depth for 90 degree parking spaces from 17.5 ft. to 15 ft. (Article V section 7.E.1.d.Table 3)
- 3) Reduce the required number of parking spaces from 35 to 17 (Prior Ordinance – Article V Section 7.A.3.a Table)

As per plan submitted proposing construction of a new multi-tenant building in the C-3 (General Commercial) District.

File: 7-I-18-VA
Applicant: Arthur Seymour
Address: 619 Women’s Basketball Hall of Fame Drive
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 095IH00101
6th Council District

Variance Requests:

- 1) Decrease the front yard setback off Women’s Basketball Hall of Fame Drive from 25’ to 10’ (Article 4, Section 2.2.1.D.1)
- 2) Decrease the front yard setback off James White Parkway from 25’ to 11’-2” (Article 4, Section 2.2.1.D.1)
- 3) Decrease the east side yard setback from 15’ to 5’ (Article 4, Section 2.2.1.D.2)
- 4) Increase the maximum lot coverage from 35% to 52% (Article 4, Section 2.2.1.D.5.b)
- 5) Decrease the minimum required parking from 17 spaces to 8 spaces (Article 5, Section 7.D.1.Table 1)

As per plan submitted proposing construction of a new indoor storage facility in the O-1 (Office, Medical and Related Services) District.

NEW BUSINESS

File: 10-A-18-VA
Applicant: Nathan Honeycutt
Address: 500 State St.
Zoning: C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts

Parcel ID: 095IG002
6th Council District

Variance Request:

- 1) Reduce the minimum aisle width for 75 degree parking angles from 22.0 ft. to 20 ft. 9 in. (Article V Section 7.E.1.d. Table 3)
- 2) Decrease the minimum clearance for structure parking levels from 9.0 ft. to 7 ft. 4 in. (Article V Section 7.E.2.d)
- 3) Reduce the minimum driveway width for the driveway on State St. from 20.0 ft. to 16.0 ft. (Article V Section 7.H.3.c Table 7)

4) Reduce the minimum parking stall width from 9.0 ft. to 8.6 ft. (Article V Section 7.E.1.d Table 3)

As per plan submitted for the addition of (2) new parking levels to an existing parking structure to match existing structure in the C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts.

File: 10-B-18-VA
Applicant: Land Development Solutions
Address: 4101 Clinton Hwy.
Zoning: C-4 (Highway and Arterial Commercial) District

Parcel ID: 081AA001
5th Council District

Variance Request:

1) Decrease the required front yard setback from 50 ft. to 12 ft. (Article 4, Section 2.2.7.E.2.a)

As per plan submitted to construct a new vehicle display on the property of Lance Cunningham Ford in the C-4 (Highway and Arterial Commercial) District.

File: 10-C-18-VA
Applicant: Wes Brown
Address: 2218 Spence Pl.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 095MB003
1st Council District

Variance Request:

1) Increase the maximum permitted height of an accessory structure from 15 ft. to 18.2 ft. (Article 4, Section 2.1.1.F)

As per plan submitted to construct a new rear yard two-story accessory structure in the R-1 (Low Density Residential) District.

File: 10-D-18-VA
Applicant: Luke Bolin
Address: 506 Rockingham Dr.
Zoning: R-1E (Low Density Exclusive Residential)

Parcel ID: 106MF015
2nd Council District

Variance Request:

1) Reduce the minimum required side yard setback for a detached accessory structure from 5ft. to 1 ft. (Article 4, Section 2.1.3.D.2.c)

As per plan submitted to construct a new, detached 2 bay garage with upper loft space in the R-1E (Low Density Exclusive Residential) District.

File: 10-E-18-VA
Applicant: Jason Rust
Address: 400 Merchant Dr.
Zoning: C-3 (General Commercial) District

Parcel ID: 068LA004
5th Council District

Variance Request:

1) Increase the maximum permitted square footage for attached signs from 107 sf. To 145 sf.
(Article 8, Section 11.6.a.2)

As per plan submitted to install wall signs for new constructed restaurant in the C-3 (General Commercial) District.

OTHER BUSINESS

The next BZA meeting is November 15, 2018 in the Small Assembly Room.

ADJOURNMENT