



**BOARD OF ZONING APPEALS**

**AGENDA**

**January 17, 2019**

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 January 17, 2019 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. § 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**

December 20, 2018 meeting.

**OLD BUSINESS**

**File:** 11-G-18-VA  
**Applicant:** NLA Kingston, LLC  
**Address:** 7621 Kingston Pike  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 120GB01101  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Increase maximum height of secondary detached sign from 8' to 62' (Article 8, Section 11.6.b.3)
- 2) Increase maximum sign area of a secondary detached sign from 32 sq. ft. to 200 sq. ft. (Article 8, Section 11.6.b.3)
- 3) Decrease the minimum setback of a detached sign from 10' to 0.2' (Article 8, Section 7.1.b)

As per plan submitted for property signage in the C-3 (General Commercial) District.

**File:** 12-F-18-VA  
**Applicant:** Long Sisters, LLC/Chris Bush  
**Address:** 2806 Painter Ave.  
**Zoning:** R-2 (General Residential) District

**Parcel ID:** 108BE014  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Reduce minimum lot size required for duplex from 9,000 sq.ft. to 8,575 sq.ft (Article 4, Section 2.1.6.D.5.b)

As per plan submitted to build a two-unit condo building in the R-2 (General Residential) District.

**NEW BUSINESS**

**File:** 01-A-19-VA  
**Applicant:** Nick Barron  
**Address:** 2924 Sutherland Ave.  
**Zoning:** I-2 (Restricted Manufacturing and Warehousing) District

**Parcel ID:** 108AK002  
6<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce the minimum required number of parking spaces from 26 spaces to 14 spaces (Article 5, Section 7.D.1.Table 1)

As per plan submitted to open a microbrewery in the I-2 (Restricted Manufacturing and Warehousing) District.

**File:** 01-B-19-VA  
**Applicant:** Cantrell Engineering & Surveying, LLC  
**Address:** 405 Black Oak Dr.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 068FA021  
5<sup>th</sup> Council District

**Variance Request:**

1) Reduce the minimum required front yard setback for a parking lot with common frontage in the same block with residentially zoned property from 25 ft to 10 ft (Article 5, Section 7.C.2)

As per plan submitted to combine acreage of a church in the R-1 (Low Density Residential) District.

**OTHER BUSINESS**

The next BZA meeting is February 21, 2019 in the Small Assembly Room.

**ADJOURNMENT**