

BOARD OF ZONING APPEALS

AGENDA August 15, 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 August 15, 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 Plans Review and Building Inspections Department, 4th 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 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 461 of the City County Building, prior to the meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

July 18, 2019 meeting.

OLD BUSINESS

File: 07-A-19-VA
Applicant: Long Sisters, LLC
Address: 2804/2806 Painter Ave.
Zoning: R-2 (General Residential) District

Parcel ID: 108BE014
2nd Council District

Variance Request:

1) Increase the maximum number of driveways for a duplex with less than 150 feet of frontage from 1 driveway to 2 driveways (Article V Section 7.H.1.a. Table 4)

As per plan submitted to construct a new two family townhouse style condominium dwelling in the R-2 (General Residential) District.

NEW BUSINESS

File: 06-B-19-VA
Applicant: NURSEFirst, LLC
Address: 124 Perimeter Park Rd., Ste. 101, 102, 103
Zoning: PC-2 (Retail & Distribution Park) District

Parcel ID: 131EC00101
2nd Council District

Variance Request:

1) Reduce the minimum required setback for a detached sign in the PC-2 zone from 10' from Right-of-Way to 3.1'. (Article 8, Section 7.1.a)

As per plan submitted to place a sign in an existing brick column in a median in the PC-2 (Retail & Distribution Park) District.

File: 08-A-19-VA
Applicant: Long Sisters, LLC
Address: 2301 E. Fifth Ave.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 082JS029
6th Council District

Variance Request:

- 1) Reduce the minimum required front yard setback on N. Olive St. from 25' to 7' (Article 4, Section 2.1.2.D.1.a)
- 2) Request to allow an alley to be the primary means of vehicular egress and ingress in an R-1A zone (Article 5, Section 6.D.9)

As per plan submitted to construct a new, single family residence in the R-1A (Low Density Residential) District.

File: 08-B-19-VA
Applicant: Lacy Mellon
Address: 916 Phillips Ave.
Zoning: FD-SW-1 (South Waterfront Form) District

Parcel ID: 095OA028
1st Council District

Variance Request:

- 1) Increase the maximum building coverage in a FD-SW-1 zone from 1491.45 square feet (30%) to 1669.5 square feet (33.58%) (Article 4, Section 4.1.3.B.4 table.)
- 2) Reduce the required minimum side yard setback in a FD-SW-1 zone from 5' to 3.4' (Article 4, Section 4.1.3.B.4 table.)

As per plan submitted to extend a front porch on a single family residence in the FD-SW-1 (South Waterfront Form) District.

File: 08-C-19-VA
Applicant: Douglas Brett Honeycutt
Address: 4524 Old Kingston Pike
Zoning: C-3 (General Commercial) District

Parcel ID: 107NE005
2nd Council District

Variance Request:

- 1) Reduce the minimum required number of parking spaces from 24 spaces to 4 spaces (Article 5, Section 7.D Table)

As per plan submitted to reduce required number of parking spaces in the C-3 (General Commercial) District.

File: 08-D-19-VA
Applicant: ION Media Networks
Address: 601 Sharps Ridge Memorial Park Dr.
Zoning: RP-1 (Planned Residential) District

Parcel ID: 069OA028
5th Council District

Variance Request:

1) Reduce the required minimum periphery boundary setback in the RP-1 zone from 25' to 15' for two (2) new satellite dishes (Article 4, Section 3.1.D.2)

As per plan submitted to install two new satellite dishes in the RP-1 (Planned Residential) District.

OTHER BUSINESS

The next BZA meeting is September 19, 2019 in the Small Assembly Room.

ADJOURNMENT