



BOARD OF ZONING APPEALS

AGENDA

November 21, 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 November 21, 2019 meeting at 4:00 pm in Circuit Court Division III, Main floor of the 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

Re-Scheduled October 29, 2019 meeting.

OLD BUSINESS

File: 10-D-19-VA **Parcel ID:** 094MG012, 094MG011, 094MG010
Applicant: The 9 Group (Shailesh Patel) 094MG008, 094MG007
Address: 1100/1104/1110/1114 Clinch Ave. 1st Council District
Zoning: O-1 (Office, Medical and Related Services) District

Variance Request:

- 1) Reduce the required front yard setback in an O-1 zone on Twelfth St. from 25' to 5' (Article 4, Section 2.2.1.D.1.)
- 2) Reduce the required front yard setback in an O-1 zone on Clinch Ave. from 25' to 5' (Article 4, Section 2.2.1.D.1.)
- 3) Reduce the required front yard setback in an O-1 zone on Eleventh St. from 25' to 5' (Article 4, Section 2.2.1.D.1.)
- 4) Reduce the required side yard setback in an O-1 zone along the existing alley from 15' to 0' (Article 4, Section 2.2.1.D.2.)
- 5) Increase the required maximum lot coverage in an O-1 zone from 35% to 85% (Article 4, Section 2.2.1.D.5.b.)
- 6) Increase the height maximum in an O-1 zone from 45' to 85' (Article 4, Section 2.2.1.E.2.)
- 7) Reduce the minimum distance between a driveway and an intersecting street from 50' to 33.9' (Article 5, Section 7.H.2.a Table 5.)

As per plan submitted to build a new hotel and parking garage in the O-1 (Office, Medical and Related Services) District, 1st Council District.

NEW BUSINESS

File: 11-A-19-VA **Parcel ID:** 109KD00203
Applicant: Ryan Steffy 1st Council District
Address: 3701 Sevierville Pike
Zoning: C-1 (Neighborhood Commercial) District

Variance Request:

- 1) Reduce the minimum required setback for a detached sign in the C-1 zone from 10' from Right-of-Way to 7' (Article 8, Section 7.1.a)

As per plan submitted to place a sign on the Sevierville Pike side of a restaurant in the C-1 (Neighborhood Commercial) District.

File: 11-B-19-VA
Applicant: Bob Alcorn Architect
Address: 2126 & 2128 Forest Ave.
Zoning: C-1 (Neighborhood Commercial) District

Parcel ID: 094NR013, 094NR014
1st Council District

Variance Request:

- 1) Reduce the minimum depth of the setback between the parking lot and Forest Ave from 25 feet to 19 feet (Article V, Section 7.C.2)
- 2) Reduce the minimum depth of the setback between the parking lot and Twenty Second St from 6 feet to 2 feet (Article V, Section 7.C.3)
- 3) Reduce the minimum depth of the setback between the parking lot and the alley from 6 feet to 4 feet (Article V, Section 7.C.3)
- 4) Reduce the minimum depth of the setback between the parking lot and the neighboring property from 15 feet to 5 feet (Article V, Section 7.C.4.b)

As per plan submitted to remove two dilapidated buildings to create parking for a neighborhood convenience market in the C-1 (Neighborhood Commercial) District.

File: 11-C-19-VA
Applicant: Hatcher Hill Properties, LLC.
Address: 6408 Papermill Dr.
Zoning: C-4 (Highway and Arterial Commercial) District

Parcel ID: 121AA006
2nd Council District

Variance Request:

- 1) To reduce the required number of parking spaces for a 1,779 sq. ft. addition from seven to zero (Article V, Section 7.D Table)

As per plan submitted to construct an addition on an existing building in the C-4 (Highway and Arterial Commercial) District.

File: 11-D-19-VA
Applicant: Salam Habibi
Address: 3603 Dance Ave.
Zoning: R-2 (General Residential) District

Parcel ID: 107DC018
6th Council District

Variance Request:

1) Reduce the front yard setback on Harry St. from 25 feet to 13.51 feet (Article 4, Section 2.1.6.D.1.a)

As per plan submitted to construct a new single family residence in the R-2 (General Residential) District.

File: 11-E-19-VA
Applicant: Richard & Charlotte Higginbotham
Address: 1612 Starmont Trl.
Zoning: R-1 (Low-Density Residential) District

Parcel ID: 107GB012
2nd Council District

Variance Request:

1) Reduce the sum of the combined side yards in an R-1 zone for the construction of a garage from 20' to 18.3' (Article 4, Section 2.1.1.E.2.a)

As per plan submitted to construct a garage addition in the R-1 (Low Density Residential) District.

File: 11-F-19-VA
Applicant: Len Johnson/Carl Lansden
Address: 1805 Forest Ave.
Zoning: R-2 (General Residential) District

Parcel ID: 094NC020
1st Council District

Variance Request:

1) Reduce the front yard minimum required setback in an R-2 zone from 25' to 20' (Article 4, Section 2.1.6.D.1.a.)

- 2) Reduce the left side yard minimum required setback from 5' to 0' (Article 5, Section 6.D.6)
- 3) Reduce the right side yard minimum required setback from 7' to 5.33' (Article 5, Section 6.D.6)
- 4) Reduce the minimum required lot width in an R-2 zone from 75' to 33.33' (Article 4, Section 2.1.6.D.4.a.)
- 5) Reduce the minimum required lot area in an R-2 zone for a duplex from 9,000 S.F. to 4,433 S.F. (Article 4, Section 2.1.6.D.5.b.)
- 6) Increase the maximum lot coverage in an R-2 zone from 30% to 33.4% (Article 4, Section 2.1.6.D.6.)

As per plan to construct a two bedroom, 1 bath addition to each apartment of a duplex in the R-2 (General Residential) District.

File:	11-G-19-VA	Parcel ID: 094DH004, 094DH00402, 094DH002
Applicant:	Urban Engineering	4 th Council District
Address:	104 & 114 E. Fifth Ave.	
Zoning:	C-3 (General Commercial) District	

Variance Request:

- 1) Reduce the required front yard setback in a C-3 zone from 25' to 0' (Article 4, Section 2.2.6.E.1.)
- 2) At the eastern parking lot, reduce the minimum parking lot setback to right-of-way (Fifth Ave) from 6 feet to 0 feet (Article V, Section 7.C.3.)
- 3) At the eastern parking lot, reduce the minimum parking lot setback to right-of-way (Interstate) from 6 feet to 2.0 feet (Article V, Section 7.C.3.)
- 4) At the western parking lot, reduce the minimum parking lot setback to right-of-way (Interstate) from 6 feet to 4.0 feet (Article V, Section 7.C.3.)
- 5) Reduce the required number of parking stalls from 63 to 24 (Article V, Section 7.D.1.)

As per plan submitted to construct a 7,187 sq. ft. building and parking lot in the C-3 (General Commercial) District

File: 11-H-19-VA
Applicant: Smee + Busby Architects
Address: 531 Vanosdale Ave.
Zoning: R-1E (Low Density Exclusive Residential) District

Parcel ID: 120BD008
2nd Council District

Variance Request:

1) Permit the extension and erection of an additional building for a pre-existing non-conforming use (Article 6.A.)

2) Reduce the minimum parking lot setback from the street line (property line) from 25 feet to 10 feet (Article V Section 7.C.2.)

As per plan submitted to construct an after After School Facility in the R-1E (Low Density Exclusive Residential) District.

File: 11-I-19-VA
Applicant: Michael Davis

Parcel ID: 095OB02701, 095OB02801, 095OB03004
095OB03003, 095OB03002
1st Council District

Address: 931 Langford Ave.
Zoning: SW-2 (River Road, Goose Creek ROW and Island Home Ave. District)

Variance Request:

Empire Block: 1) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 32.3% for Building "A" along Empire St. (Article 4 Section 4.1.3.C.4)

Dixie Block: 2) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 49.2% for Building "F" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

Claude Block: 3) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 69.6% for Building "H" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

Barber Block: 4) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 62% for building "K" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

As per plan submitted to construct a 230-unit multi-family development in the SW-2 (River Road, Goose Creek ROW and Island Home Ave.) District.

OTHER BUSINESS

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

ADJOURNMENT