

BOARD OF ZONING APPEALS

AGENDA June 18, 2020

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 18, 2020 meeting at 4:00 pm in the Small Assembly Room, 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.

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

May 21, 2020 meeting.

OLD BUSINESS

None.

NEW BUSINESS

File: 6-A-20-VA
Applicant: Rodney Calvin, DKLevy Architects
Address: 854 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 094DC021
6th Council District

Variance Request:

- 1) Reduce the number of required parking spaces for an Eating and Drinking Establishment use from 13 spaces to 4 spaces (Article 11.4 Table 11-2)
- 2) Reduce the minimum two-way drive aisle width for 90 degree parking from 26 feet to 20 feet (Article 11.5.B)

Per plan submitted to renovate an existing building for future restaurant use in the C-G-2 (General Commercial) Zoning District.

File: 6-B-20-VA
Applicant: Assured Storage of Powell, LLC
Address: 6825 Barger Pond Way
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Parcel ID: 067244
3rd Council District

Variance Request:

Request to increase the maximum allowed square feet of attached signage in an I-MU zone from 36 square feet (10%) to 316 square feet (88%) per Article 13.9.F.b.

Per plan submitted to add signage to a building in the I-MU (Industrial Mixed-Use) Zoning District.

File: 6-C-20-VA
Applicant: John Holmes
Address: 211 Sixteenth St.
Zoning: RN-5 (General Residential Neighborhood) Zoning District

Parcel ID: 094NE018
1st Council District

Variance Request:

1) Increase the maximum building coverage in a RN-5/NC zone from 35% to 49.9% for an addition to a single family residence. To replace an open rear patio with a conditioned living space (Article 4.3.A. Table 4-1)

2) Decrease the required parking in a RN-5/NC zone for a single-family residence due to meeting redevelopment from a minimum 2 parking spaces to 0 parking spaces (Article 17.1.a.2.c)

Per plan submitted to renovate a residential property exceeding greater than 50% of value in the RN-5 (General Residential Neighborhood) Zoning District.

File: 6-D-20-VA
Applicant: John Holmes
Address: 215 Sixteenth St.
Zoning: RN-5 (General Residential Neighborhood) Zoning District

Parcel ID: 094NE019
1st Council District

Variance Request:

1) Increase the maximum building coverage in a RN-5/NC zone from 35% to 41.7% for an addition to a single family residence. To replace an open rear porch with a master bath addition. (Article 4.3.A. Table. 4-1)

2) Decrease the minimum required rear yard in a RN-5/NC zone from 25' to 23.4'. To replace an open rear porch with a master bath addition (Article 4.3.A. Table 4-1)

3) Decrease the required number of parking in RN-5/NC district for a single-family dwelling from a minimum of 2 parking spaces to 0 spaces. (Article 17.1.a.2.c)

Per plan submitted to renovate a residential property exceeding greater than 50% of value in the RN-5 (General Residential Neighborhood) Zoning District.

File: 6-F-20-VA
Applicant: Sanders Pace Architecture, LLC
Address: 810 & 814 State St.
Zoning: DK-G (Downtown Knoxville) Zoning District

Parcel ID: 095ID019, 095ID020
6th Council District

Variance Request:

Increase the maximum allowable grade in a parking lot from 10% to 12% (Article 11.8.B)

Per plan submitted to construct a parking lot in the DK-G (Downtown Knoxville) Zoning District.

File: 6-G-20-VA
Applicant: Sanders Pace Properties, LLC
Address: 4111 W. Martin Mill Pike
Zoning: C-N (Neighborhood Commercial) Zoning District

Parcel ID: 109PM020
1st Council District

Variance Request:

Reduce the minimum required number of off street parking spaces for an Eating and Drinking Establishment use from 13 spaces to 0 spaces. (Article 11.4.A.1 Table 11-2)

Per plan submitted for a change of tenant in an existing building in the C-N (Neighborhood Commercial) Zoning District.

File: 6-H-20-VA
Applicant: Land Development Solutions
Address: 2124 Clinch Ave.
Zoning: INST (Institutional) Zoning District

Parcel ID: 108CB011, 108CB029
1st Council District

Variance Request:

Reduce the minimum required lot area from 20,000 s.f. to 15,700 s.f. (Article 8, Section 8.2.C.Table 8-2)

Per plan submitted to construct a new chiller plant and oxygen farm in the INST (Institutional) Zoning District.

File: 6-I-20-VA
Applicant: Brian Ewers
Address: 2401 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081KA008
5th Council District

Variance Request:

1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)

2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

File: 6-J-20-VA
Applicant: J. Andrew Wade
Address: 2223 Andrea Lane
Zoning: RN-1 (Single Family Residential Neighborhood) Zoning District

Parcel ID: 079DH019
3rd Council District

Variance Request:

1) Request to increase the maximum number of driveways permitted for a single-family dwelling with a lot frontage of less than 150 feet from 1 to 2 (Article 11.7 Table 11-7)

Per plan submitted to construct a new residential home with a second driveway in the RN-1 (Single Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is July 16, 2020.

ADJOURNMENT