CITY OF KNOXVILLE

BOARD OF ZONING APPEALS

AGENDA

January 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 January 18, 2018, 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

APPROVAL OF MINUTES

December 21, 2017

OLD BUSINESS

File: **11-B-17-VA**   **Parcel ID:** 059JB005
Applicant: Michael Brady, Inc.   4th Council District
Address: 4214 Greenway Drive
Zoning: I-3 (General Industrial)

Variance Requests:
1. Reduce the minimum required east side yard setback from 25 ft to 4 ft per Article 4, Section 2.3.2.e.3.
2. Decrease the width of the west side parking lot perimeter screening area from 5 ft to 0 ft per Article 5, Section 7.J.2.c.3

As per plan submitted to record a final plat in an I-3 District.

File: 12-C-17-VA   **Parcel ID:** 109FB016
Applicant: Kathie Weaver   1st Council District
Address: 3207 South Haven Road
Zoning: C-1 (Neighborhood Commercial)

Variance Request:
Reduce the minimum required number of parking spaces from 4 to 0 per Article 5, Section 7.D.1.Table1, as per plan submitted to permit the construction of a second story on an existing building in the C-1 District.

File: 12-E-17-VA   **Parcel ID:** 122HA035
Applicant: Tim Cormier, Cormier Construction   2nd Council District
Address: 2039 Cherokee Blvd
Zoning: R-1 (Low Density Residential)

Variance Request:
Reduce the minimum required side yard setback for a one-story house addition from 8 ft to 0.51 ft per Article 4, Section 2.2.1.E.2.a., as per plan submitted to permit the construction of an addition to an existing residence in an R-1 District.

NEW BUSINESS

File: 1-A-18-VA   **Parcel ID:** 082DF028
Applicant: Habitat for Humanity   6th Council District
Address: 3801 Ivy Avenue
Zoning: R-1 (Low Density Residential) District

Variance Request:
Reduce the minimum required front yard setback on Verbena Street from 25 ft to 8.9 ft per Article 5, Section 6.D.3 & Article 4, Section 2.1.1.E.1.a., as per plan submitted proposing a new single-story dwelling in the R-1 District.

File: 1-B-18-VA   **Parcel ID:** 081NH004,
Applicant: Knoxville Preservation & Development, LLC   081NH005, & 081NH008
Address: 1221 N. Central Street   4th Council District
Zoning: C-3 / I-2 (General Commercial / Restricted Manufacturing & Warehousing) Districts

Variance Requests:
1. Reduce the minimum required front yard setback from 25 ft to 0 ft along N. Central Street per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.6.E.1.
3. Reduce the minimum required parking spaces from 102 to 59 per Article 5, Section 7.D.1.Table.

As per plan submitted to combine lots with existing non-conforming buildings in C-3 and I-2 Districts.

File: **1-C-18-VA**   **Parcel ID:** 070JF032
Applicant: Field and Dreams   4th Council District
Address: 3005 Fountain Park Blvd
Zoning: R-1 (Low Density Residential) District

Variance Request:
Increase the maximum allowed lot coverage from 30% to 35% per Article 4, Section 2.1.1.E.6.a., as per plan submitted proposing an addition to a single-story dwelling in an R-1 District.

OTHER BUSINESS

The next BZA meeting is February 15, 2018.

ADJOURNMENT