

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS**

AGENDA

April 19, 2012 Meeting

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 **April 19, 2012 meeting at 4:00 P. M. in the Small Assembly Room, City/County Building, 400 Main Street, 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 215-2034.

An agenda review meeting is held at 3:00 p.m. 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.

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

CALL TO ORDER.

ROLL CALL.

APPROVAL OF MINUTES.

March 15, 2012 Meeting

April 5, 2012 Meeting

OLD BUSINESS.

File: 3-D-12-VA

Applicant: Louise Fletcher

Address: 239 E. Oakhill Avenue

Parcel ID: 081KC041

**Zoning: R-1/IH-1 Low Density Residential/Infill Housing Overlay Districts
5th Council District**

Variance Request:

1. Reduce minimum required fenced play area from 4,000 square feet to 2,850 square feet per Article 5, Section 3.F.4.c.
2. Reduce minimum required fenced play area setback from public street from 35 feet to 0 per Article 5, Section 3.F.4.c.

As per site plan for child day care center (pending use on review approval) in the R-1/IH-1 Low Density Residential/Infill Housing Districts.

NEW BUSINESS.

File: 4-A-12-VA
Applicant: Niki Martin
Address: 2907 Hackman Street **Parcel ID:** 109CG010
Zoning: R-1 Low Density Residential District
1st Council District

Variance Request:

1. Reduce minimum required lot area for child day care center from 15,000 square feet to 11,312 square feet per Article 5, Section 3. F. 4. a.
2. Reduce minimum number of required off-street parking spaces from 8 spaces to 3 spaces per Article 5, Section 7. A. 3. a. Table.

As per site plan to allow child day care center for up to 30 children in the R-1 Low Density Residential District. (NOTE: MPC approved Use on Review at 3-15-12 meeting.)

File: 4-B-12-VA
Applicant: George Armour Ewart Architect
Address: 8511 Walbrook Drive **Parcel ID:** 119LA00105
Zoning: C-3 General Commercial District
2nd Council District

Variance Request:

Reduce minimum required drive aisle width for 90-degree parking from 26 feet to 25 feet per Article 5, Section 7. A. 4. a. 2. Table.

As per site plan to allow reconfiguration and addition to existing parking lot in the C-3 General Commercial District.

File: 4-C-12-VA
Applicant: Robert Schutt
Address: 809 Willow Avenue **Parcel ID:** 095AK020 & 021
Zoning: I-2 Restricted Manufacturing and Warehousing District
6th Council District

Variance Request:

Reduce minimum required Willow Avenue front yard setback from 25 feet to 10 feet per Article 4, Section 2.3.1.E.2.

As per site plan to allow an addition to an existing building in the I-2 Restricted Manufacturing and Warehousing District.

File: 4-D-12-VA
Applicant: Neon Service Company/Pilot 7 Flying J
Address: 5508 Lonas Drive **Parcel ID:** 107IB01703

Zoning: O-3 Office Park District
2nd Council District

Variance Request:

1. Increase maximum number of permitted wall signs from 1 sign to 4 signs per Article 5, Section 10. D. 4. b.
2. Increase maximum permitted wall sign size from 20 square feet to 30.4 square feet for "DRIVER" letter set per Article 5, Section 10. D. 4. b.
3. Increase maximum permitted wall sign size from 20 square feet to 31.1 square feet for "DRIVEN" letter set per Article 5, Section 10. D. 4. b.

As per site plan to allow for installation of two additional wall signs in the O-3 Office Park District. (See BZA File BZ06L03VA, copy attached, for previously approved sign variances.)

File: 4-E-12-VA
Applicant: Grace Construction
Address: 2104 Island Home Boulevard **Parcel ID:** 095NF007

Zoning: R-1 Low Density Residential District
1st Council District

Variance Request:

To permit an alley to serve as direct and primary means of vehicular ingress and egress for a lot per Article 5, Section 6. D. 9,

As per site plan to all construction of primary access from the alley in the R-1 Low Density Residential District.

OTHER BUSINESS.

Next meeting is Thursday, May 17, 2012.

ADJOURNMENT.