

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
SPECIAL-CALLED MEETING
MINUTES
April 5, 2012**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at a **Special-Called Meeting on April 5, 2012, beginning at 9:40 a.m. in Room 511, City/County Building, 400 Main Street, Knoxville, TN.**

CALL TO ORDER

Board Chairman Robyn McAdoo called the meeting to order at 9:40 a.m. Members present were: Robyn McAdoo; Charlie Van Beke; and Don Horton.

Others in attendance: Anita Cash, Zoning Coordinator; Charles Wilson, Plans Examiner; Angela Rauber, City of Knoxville Law Department; and Mark Johnson, City Engineering.

NEW BUSINESS

File: 3-A-12-VA -- REVISED
Applicant: Dempster Machine Shop, Inc.
Address: 1950 Laurans Avenue Parcel ID: 095GR01402
Zoning: I-4 Heavy Industrial District
6th Council District

Variance Request:

1. Reduce minimum required Laurans Avenue front yard setback from 75 feet to 27 feet 3 inches per Article 4, Section 2.3.3.E.2.
2. Reduce minimum required James White Parkway front yard setback from 75 feet to 28 feet 10 inches per Article 4, Section 2.3.3.E.2.
3. Reduce north side yard setback from 50 feet to 19 feet 7 inches per Article 4, Section 2.3.3.E.3.

As per site plan to construct new commercial building in the I-4 Heavy Industrial District.

Anita Cash, Zoning Coordinator, said this item was on the agenda for the March meeting and it was postponed. Ms. Cash said it was published incorrectly so they had to revise it and readvertise it. Ms. Cash said on behalf of the City of Knoxville and the applicant, she wanted to thank the Board members for taking the time to fit it into their schedule for this special-called meeting. Ms. Cash said as she understood it, there were two existing buildings on this site. Ms. Cash said the applicant was actually adding on to one of the buildings. Ms. Cash said because of its location, it has two front yards (Laurans Avenue and James White Parkway). Ms. Cash said James White Parkway was not designated part of the interstate system so therefore it did count as a road frontage. Ms. Cash said when the item was on the March agenda and this April 5th agenda, they have had no phone calls to inquire about the proposal or to register any opposition.

Jake Thomas, 404 Bearden Park Circle, said they were trying to make the site in compliance based on the existing buildings. Board member Charlie Van Beke questioned if the existing

buildings did not meet the current setback and the new building would not. Mr. Thomas said he wanted to get a variance on the site based on the existing setbacks of the existing buildings. Mr. Van Beke asked if the new building would have the same setback as the old buildings. Mr. Thomas said yes. Board member Don Horton asked if the old buildings were located before there were setbacks. Ms. Cash said yes. Ms. Cash said, as she understood it, the proposed addition was to the building that sat back the most. Ms. Cash said because of the building it was being added onto, that was the need for the variances.

Board Chairman Robyn McAdoo said there was a letter from Knoxville Utility Board (KUB) stating they had existing utility facilities and as long as these conditions were met, KUB had no objection to the granting of these variances.

Board member Charlie Van Beke made a motion to APPROVE the three variance requests and it was seconded by Board member Don Horton. The Board voted 3-0 to **APPROVE** the three variance requests.

ADJOURNMENT

The meeting was adjourned at 9:45 a.m.

Respectively submitted,

Deborah Brooks, Board Secretary