



BOARD OF ZONING APPEALS

AGENDA

January 16, 2024

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 16, 2024 meeting at 4:00 pm in **Conference Room 461, 4th Floor**, 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. Please contact Jennifer Scobee at 865-215-2988 or jscobee@knoxvillekn.gov with questions about attending or for alternate attendance options.

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

December 19, 2023 meeting

NEW BUSINESS

FILE: 1-B-24-VA ***REMOVED FROM AGENDA*** **PARCEL ID:** 108BA025
APPLICANT: John G. Moore, III **COUNCIL DISTRICT:** 6
ADDRESS: 2957 Cherokee Mills Way
ZONING: I-MU (Industrial Mixed-Use) Zoning District

VARIANCE REQUEST:

Request to increase the required minimum corner side setback build to zone from 0-25ft to 48ft. Per Article 6.3, Table 6-1. Per plan submitted to increase the required minimum corner side setback build to zone in the I-MU (Industrial Mixed-Use) Zoning District.

FILE: 1-C-24-VA **PARCEL ID:** 070IH018
APPLICANT: Len Johnson **COUNCIL DISTRICT:** 4
ADDRESS: 2807 Washington Pk
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1,128sf. Per Article 10.3.A.6.

Per plan submitted to increase the maximum size of a single accessory structure in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

FILE: 1-D-24-VA ***POSTPONED*** **PARCEL ID:** 107MF02101
APPLICANT: Steve Bailey **COUNCIL DISTRICT:** 2
ADDRESS: 806 Scenic Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to reduce the required minimum corner side setback from 12'-6" to 7'-6" per Article 4.3, Table 4-1.

Per plan submitted to reduce the required minimum corner side setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 1-E-24-VA **PARCEL ID:** 121GJ006
APPLICANT: Taylor D. Forrester **COUNCIL DISTRICT:** 2
ADDRESS: 5628 Lyons View Pk
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required minimum front setback from +/- 10ft of the average of blockface, calculated as 74.9ft., with a maximum front setback of 84.9ft., to 171ft. Per Article 4.3, Table 4-1.

Per plan submitted to increase the required minimum front setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 1-F-24-VA **PARCEL ID:** 094MJ017
APPLICANT: Forrest Kirkpatrick **COUNCIL DISTRICT:** 1
ADDRESS: 1547 Clinch Ave
ZONING: C-N (Neighborhood Commercial) Zoning District

VARIANCE REQUEST:

1. Reduce the required off-street parking spaces for a Mixed-Use Multi-Tenant from 10 spaces to 5 spaces. Per Article 11.4.C.
2. Reduce the minimum required setback for a refuse dumpster from 5ft to 0ft. Per Article 10.3.A.5.

Per plan submitted to reduce the required off-street parking and reduce minimum required setback for refuse dumpster in the C-N (Neighborhood Commercial) Zoning District.

FILE: 1-G-24-VA **PARCEL ID:** 069MK018
APPLICANT: Tony Allen **COUNCIL DISTRICT:** 5
ADDRESS: 3115 Pacific St
ZONING: O (Office) Zoning District

VARIANCE REQUEST:

1. Reduce the required minimum interior side setback from 15ft to 5ft. Per Article 5.3, Table 5-1.
2. Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 0% in the O zoning district per Article 5.4, Table 5-2.

Per plan submitted to reduce required minimum interior side setback and reduce the minimum transparency requirement in the O (Office) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on February 20, 2024 in the Conference Room 461 of the City County Building.

ADJOURNMENT