



BOARD OF ZONING APPEALS

AGENDA

February 28, 2023

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 February 28, 2023 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 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@knoxvilletn.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

January 17, 2023 meeting

OLD BUSINESS

FILE: 1-E-23-VA **PARCEL ID:** 094LN015
APPLICANT: John Holmes **COUNCIL DISTRICT:** 1
ADDRESS: 1315 Forest Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST

1. Decrease the minimum lot width from 60 feet to 49.73 feet for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.
2. Decrease the minimum front setback from 25 feet to 13 feet for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.
3. Decrease the interior side setbacks from a minimum of 10 feet to five feet on each side for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.

Per plan submitted to decrease minimum lot width, front setback, and interior side setbacks in the RN-5 (General Residential Neighborhood) Zoning District, 1st Council District (094LN015).

NEW BUSINESS

FILE: 2-A-23-VA **PARCEL ID:** 096 01505/096 015
APPLICANT: Abe Kinney **COUNCIL DISTRICT:** 6
ADDRESS: 0 Holston Hills Rd
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST

1. Increase the maximum building height for building type 4 on the site plan for a multi-family dwelling from 35 feet to 48 feet and three inches in the RN-5 district. Per Article 4.3; Table 4-1.
2. Increase the maximum building height for building type 3 on the site plan for a multi-family dwelling from 35 feet to 38 feet and three inches in the RN-5 district. Per Article 4.3; Table 4-1.

Per plan submitted to increase the maximum building height in the RN-5 (General Residential) Zoning District, 6th Council District.

FILE: 2-B-23-VA
APPLICANT: Glenn Richters
ADDRESS: 215 Bearden Pl.
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081MQ00401
COUNCIL DISTRICT: 4

VARIANCE REQUEST

1. Decrease the minimum number of parking spaces for a multi-family dwelling from 48 spaces down to 26 spaces. Per Article 11.4; Table 11-2.
2. Increase the maximum number of driveways from one to two for a lot frontage of less than 150 feet along Irwin Street. Per Article 11.7.A.1; Table 11-5.
3. Decrease the minimum distance between a driveway and the intersecting street from 50 feet to 30 feet. Per Article 11.7.B; Table 11-6.
4. Decrease the minimum aisle width from 26 feet for two-way traffic to 21 feet and eight inches. Per Article 11.5.1; Table 11-4.

Per plan submitted to reduce the minimum number of parking spaces, increase the maximum number of driveways, decrease the minimum distance between a driveway and intersecting street, and decrease the minimum aisle width in the C-G-2 (General Commercial) Zoning District, 4th Council District.

FILE: 2-D-23-VA
APPLICANT: Jeff Lonchor
ADDRESS: 2518 N. Broadway
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081DG001
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to decrease the minimum rear setback for an addition to an existing gas station that abuts a residential district from 20 feet to 17 feet and four inches in the C-G-2 district. Per Article 5.3.1; Table 5-1.

Per plan submitted to decrease the minimum interior side setback in the C-G-2 (General Commercial) Zoning District, 4th Council District.

OTHER BUSINESS

1. Board Discussion regarding Board of Zoning Appeals workshop.
2. The next BZA meeting will be held on March 21, 2023 in the Small Assembly Room.

ADJOURNMENT