



BOARD OF ZONING APPEALS

AGENDA

September 17, 2020

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 September 17, 2020 meeting. **This will be an online meeting format. Anyone interested in participating in this online meeting should contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov to obtain details and instructions.** 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.

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

SPECIAL MOTION

"Motion to confirm that conducting today's meeting by electronic means is necessary to protect the public health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak."

MINUTES

Rescheduled August meeting held on 9/3/2020.

NEW BUSINESS

File: **9-C-20-VA** **Parcel ID:** 120DA003
Applicant: William Michie 2nd Council District
Address: 6914 Sheffield Dr.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum distance an unenclosed porch can encroach into a front setback from 5 feet to 12 feet (Article 10.4.A Table 10-1)

Per plan submitted to add a covered unenclosed patio to the front of a residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: **9-D-20-VA** **Parcel ID:** 081NG00101
Applicant: Amy Sherrill 4th Council District
Address: 1324 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Variance Request:

Reduce number of required parking spaces for an Office use from a minimum of 4 spaces down to zero (Article 11.4.1 Table 11-2)

Per plan submitted to permit an Office use in the C-G-2 (General Commercial) Zoning District.

File: **9-E-20-VA** **Parcel ID:** 108CK006, 108CK008, 108CK009, 108CK010, 108CK011, 108CK012, 108CK013
Applicant: Greystar Development East, LLC 1st Council District
Address: 2120 Cumberland Ave.
Zoning: CU-1 and CU-2 (Cumberland Avenue) Zoning Districts

Variance Request:

1) Decrease the story level for a building stepback from the 2nd or 3rd story to the 1st story (12 feet 4 inches) on the northeast corner at Cumberland Avenue and 21st Street (Cumberland Avenue Form District 4.2.3.B.3.C)

2) Decrease the minimum ground story transparency requirements along 21st Street from 40% to 31% on the section of facade located in the CU-1 district and from 75% to 41% on the section of facade located in the CU-2 district. Decrease the minimum ground story transparency requirements along 22nd Street from 40% to 35% on the section of facade located in the CU-1 district and from 75% to 47% on the section of facade located in the CU-2 district.

Per plan submitted to construct a mixed-use development in the CU-1 and CU-2 (Cumberland Avenue) Zoning Districts.

File: [9-F-20-VA](#)

Applicant: Falconnier Design Co.

Address: 462 West Hillvale Turn

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 108IB010

2nd Council District

Variance Request:

Decrease the required rear setback from 25 feet to 15 feet for a swimming pool, pool apron and accessory pool house (Article 10.3.Z.2)

Per plan submitted for construction of a pool and pool house in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is October 15, 2020.

ADJOURNMENT