



BOARD OF ZONING APPEALS

AGENDA

January 21, 2021

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 21, 2021 meeting. **This will be an online meeting format. Anyone interested in viewing the online meeting or participating in this online meeting can join with the following link: <https://us02web.zoom.us/j/87813510783?pwd=My9Fai9kWURGS2hQRGh5bXNpN0FEdz09> Passcode: 754690**

Please Contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov to register. 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 MOTIONS

"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."

Motion to elect 2021 chairperson.

MINUTES

December 17, 2020 meeting.

NEW BUSINESS

File: 1-A-21-VA
Applicant: Seth D. Schweitzer
Address: 6300 Asheville Highway
Zoning: C-H-2 (Highway Commercial) Zoning District

Parcel ID: 072AA002
4th Council District

Variance Request:

Reduce the minimum required front yard setback from 20 feet to 0 feet to permit the extension of a pre-existing, non-conforming building. (Article 5, Section 5.3. Table 5-1)

Per plan submitted to construct an addition on an existing building in the C-H-2 (Highway Commercial) Zoning District.

File: 1-B-21-VA
Applicant: Knoxville Utilities Board
Address: 1500 Lyons Bend Rd.
Zoning: I-H (Heavy Industrial) Zoning District

Parcel ID: 121JB00507
2nd Council District

Variance Request:

Decrease the minimum required floor elevation from 823.5 ft, one foot above the 500-year flood elevation, to 814.5 ft for the proposed improvements identified on the applicant's site plan. (Chapter 12 - Flood Damage Prevention and Control Ordinance: Article 3 Section 12-52 (2))

Per plan submitted for improvements to an existing KUB waste water treatment facility in the I-H (Heavy Industrial) Zoning District.

File: 1-C-21-VA
Applicant: Dan Brittain (Architect)
Address: 6217 Kingston Pike
Zoning: C-G-1 (General Commercial) Zoning District

Parcel ID: 121AA023
2nd Council District

Variance Request:

Appeal of the Zoning Administrator's interpretation of the proposed use as "vehicle dealership" to "retail goods establishment" as defined in the zoning ordinance (Article 14.4.C)

Per plan submitted to lease space as a high end vehicle gallery/retailer in the C-G-1 (General Commercial) Zoning District.

File: 1-D-21-VA
Applicant: Jonathan & Jessica Boone
Address: 595 Arrowhead Trail
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 121DB001
2nd Council District

Variance Request:

Reduce the minimum required rear yard setback from 25 feet to 22 feet 1 inch. (Article 4, Section 4.3. Table 4-1)

Per plan submitted to add a 3-story addition to a home in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is February 18, 2021.

ADJOURNMENT