



BOARD OF ZONING APPEALS

AGENDA

March 16, 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 March 16, 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/89681944505?pwd=U0tDUMhETXJiNUsrNFJLK2FVOENGUT09>**
Passcode: 725365

Please contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov with questions and to register prior to 03/16/2021.

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."

MINUTES

February 18, 2021 meeting.

NEW BUSINESS

File: 3-A-21-VA

Applicant: John Holmes

Address: 400 Twelfth St.

Zoning: RN-6 (Multi-Family Residential Neighborhood) Zoning District

Parcel ID: 094MB004

1st Council District

Variance Request:

- 1) Increase the maximum number of allowed driveways on a lot's frontage from 1 to 3 (Article 11 Section 7.A.1 Table 11-4)
- 2) Decrease the minimum distance between a driveway and the intersection street from 50 feet to 26.95 feet (Article 11 Section 7.B Table 11-5)
- 3) Decrease the minimum distance driveways in a development are separated by from 20 feet (width of widest driveway) to 10 feet (Article 11 Section 7.B.2)
- 4) Reduce the minimum required rear building setback from 25 feet to 10.99 feet (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct three townhouses in the RN-6 (Multi-Family Residential Neighborhood) Zoning District, 1st Council District.

File: 3-B-21-VA

Applicant: Signarama Knoxville – Olivia Flenniken

Address: 5312 Homberg Dr.

Zoning: C-G-3 (General Commercial) Zoning District

Parcel ID: 121BC024

2nd Council District

Variance Request:

Reduce the minimum required setback for a ground sign in a C-G-3 zoning district from 10' to 2' to the property line (Article 13, Section 13.5.A.1.)

Per plan submitted to erect a post and panel sign in the C-G-3 (General Commercial) Zoning District.

File: 3-C-21-VA
Applicant: Earnest G. Kidwell
Address: 2205 Paris Rd.
Zoning: RN-2 (Single-Family Residential) Zoning District

Parcel ID: 080KC036
5th Council District

Variance Request:

- 1) Increase the maximum permitted building coverage of a single detached accessory structure from 900 square feet to 1,006 square feet for a detached garage in an RN-2 zoning district (Article 10, Section 10.3.A.6)
- 2) Increase the maximum combined building coverage for all detached accessory structures from 1,745 square feet to 1,863 square feet (Article 10, Section 10.3.A.6)
- 3) Reduce the rear setback of a detached accessory structure from 5' to 4.3' (Article 10, Section 10.3.A.5)

Per plan submitted to continue the use of multiple, existing, unpermitted accessory structures in the RN-2 (Single-Family Residential) Zoning District.

File: 3-D-21-VA
Applicant: R. Bentley Marlow
Address: 1508 Boyd St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 094FP013
6th Council District

Variance Request:

- 1) Reduce the minimum front setback from 17' to 7' for a new single family residence in an RN-2 zoning district. (Article 4, Section 4.3.A. Table 4-1)
- 2) Reduce the minimum drive aisle width from 26' to 20.5' for an off-street parking facility in an RN-2 zoning district. (Article 11, Section 11.5.B.1. Table)
- 3) Increase the maximum impervious coverage from 40% to 57.75% in an RN-2 zoning district. (Article 4, Section 4.3. Table 4-1)

Per plan submitted to construct a new single-family residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 3-E-21-VA
Applicant: Lindsey White
Address: 6216 Lonas Dr.
Zoning: O (Office) Zoning District

Parcel ID: 107IB009
2nd Council District

Variance Request:

- 1) Appeal of the code interpretation made by the Director of Development that the design of the pickup/drop off area will interfere with the vehicle circulation in the right-of-way and/or parking lot (Article 9.3.E.3)
- 2) Reduce the minimum required parking lot setback along Lonas Rd. from 25 feet to 8 feet 2 inches (Article 11, Section 11.3.B)
- 3) Reduce the minimum required parking lot setback along Redsaille Road from 25 feet to 19 feet 11 inches (Article 11, Section 11.3.B)
- 4) Reduce the minimum required parking lot setback from 20 feet to 3 feet along property line adjacent to residential district on Redsaille Road (Article 11.3.C.2)

Per plan submitted for a change of occupancy from Office (Business) to Daycare (Education) in the O (Office) Zoning District.

File: 3-F-21-VA
Applicant: Marshall Prado
Address: 1111 Eleanor St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 081MH005
4th Council District

Variance Request:

- 1) Reduce the minimum required side yard setback for a freestanding roofed structure from 5 feet to 1 foot 4 inches (Article 10, Section 10.3.O.2)
- 2) Reduce the minimum required rear yard setback for a freestanding roofed structure from 5 feet to 3 feet 6 inches (Article 10, Section 10.3.O.2)
- 3) Increase the maximum permitted building coverage for a lot in an RN-2 from 30% to 37.7% (Article 4, Section 4.3 Table 4-1)

Per plan submitted to remove and rebuild a shed at the rear of a property in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 3-G-21-VA
Applicant: Chuck Grant
Address: 7128 Kingston Pike
Zoning: C-H-2 (Highway Commercial) Zoning District

Parcel ID: 120EA00101
2nd Council District

Variance Request:

Reduce the minimum required interior side setback from 10 feet to 7.3 feet, to construct an addition to an existing building (Article 5, Section 5.3 Table 5-1)

Per plan submitted to renovate an existing building with the addition of a cooler in the C-H-2 (Highway Commercial) Zoning District.

File: 3-H-21-VA
Applicant: Benjamin C. Mullins o/b/o RCM Properties and Robert C. & Brenda B. McCallie Trust
Address: 4914 N. Broadway
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 058LJ03404
4th Council District

Variance Request:

Appeal of the code interpretation made by the Zoning Administrator that the language stated in Article 13, Section 13.9.F.2.a "One detached sign is allowed per street frontage" is the same as allowing only one detached sign to be permitted on the same street frontage.

Per plan submitted to appeal the denial of a sign permit in the C-G-2 (General Commercial) Zoning District.

File: 3-J-21-VA

Applicant: Billy C. Trent

Address: 1300 Morrell Rd.

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

Parcel ID: 133EB02601

2nd Council District

Variance Request:

Reduce the minimum required lot area for a single-family dwelling from 10,000 s.f. to 8064 s.f. for the purpose of subdividing a lot (Article 4, Section 4.3. Table 4-1)

Per plan submitted to sub-divide a lot in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is April 20, 2021.

ADJOURNMENT