



BOARD OF ZONING APPEALS

AGENDA

April 20, 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 April 20, 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/83669450065?pwd=L2wwcGsvWk5Zc3hvR3FSUmJtWFFjUT09> Passcode: 926774**

Please contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov with questions and to register prior to 04/20/2021.

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."

Motion to elect a Vice-chairperson.

MINUTES

March 16, 2021 meeting.

OLD BUSINESS

File: 3-H-21-VA **Parcel ID:** 058LJ03404
Applicant: Benjamin C. Mullins o/b/o RCM Properties and Robert C. & Brenda B. McCallie Trust 4th Council District
Address: 4914 N. Broadway
Zoning: C-G-2 (General Commercial) Zoning 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.

NEW BUSINESS

File: 4-D-21-VA **Parcel ID:** 119DD00303 & 119DD00304
Applicant: Brian Rowe 2nd Council District
Address: 633 & 639 Mars Hill Rd.
Zoning: RN-2 (Single Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum number of driveways permitted for a lot with frontage of less than 150 feet from 1 driveway to 2 driveways for a new duplex. (Article 11, Section 11.7. Table 11-4)

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

File: 4-E-21-VA
Applicant: Benjamin c. Mullins o/b/o Dr. Todd Stinnett
Address: 4605 Central Ave. Pike
Zoning: O (Office) Zoning District

Parcel ID: 068LC01801
5th Council District

Variance Request:

- 1) Appeal of the Zoning Administrator's interpretation that the proposed development is an accessory structure. (Article 14, Section 14.4.)
- 2) If the BZA overturns the Zoning Administrator's interpretation in #1 and holds that the proposed development is a principal building: Reduce the minimum required interior side yard setback from 15 feet to 5 feet 10 inches. (Article 5, Section 5.3. Table 5-1.)

File: 4-F-21-VA
Applicant: Florence Cattlett
Address: 602 Caswell Ave.
Zoning: RN-2 (Single Family Residential Neighborhood) Zoning District

Parcel ID: 081MN001
4th Council District

Variance Request:

- 1) Reduce the minimum required rear setback from 25 feet to 18 feet 6 inches. (Article 4, Section 4.3. Table 4-1)
- 2) Increase the maximum permitted building coverage percentage from 30% to 32.3%. (Article 4, Section 4.3. Table 4-1)
- 3) Increase the maximum permitted impervious surface percentage from 40% to 43.9%. (Article 4, Section 4.3. Table 4-1)
- 4) Reduce the minimum number of required parking spaces from 4 spaces to 2 spaces for a multi-family dwelling with 2 1BR units & 2 2BR units. (Article 11, Section 11.4, Table 11-2)

Per plan submitted to construct an infill house in the RN-2 (Single Family Residential Neighborhood) Zoning District.

File: 4-H-21-VA

Applicant: Logan Higgins

Address: 705 Deery St.

Zoning: RN-3 (General Residential Neighborhood) Zoning District

Parcel ID: 094DJ027

4th Council District

Variance Request:

- 1) Reduce the minimum required lot size for a two-family dwelling from 7,500 s.f. to 5,150 s.f. (Article 4, Section 4.3. Table 4-1.)
- 2) Increase the maximum permitted building coverage from 35% to 46%. (Article 4, Section 4.3. Table 4-1.)
- 3) Increase the maximum permitted impervious surface coverage from 45% to 55%. (Article 4, Section 4.3. Table 4-1)
- 4) Reduce the minimum permitted total of combined interior side yard setbacks from 15 feet to 12 feet. (Article 4, Section 4.3. Table 4-1.)
- 5) Reduce the minimum number of required parking spaces for a duplex from 4 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to construct a duplex in the RN-3 (General Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is May 18, 2021.

ADJOURNMENT