



BOARD OF ZONING APPEALS

AGENDA

October 19, 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 October 19, 2021 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 Cheri Burke at 865-215-2867 or cmburke@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

September 21, 2021 meeting.

OLD BUSINESS

File: 9-B-21-VA
Applicant: Ashli Smith
Address: 4410 Western Ave
Zoning: C-H-1 (Highway Commercial) Zoning District

Parcel ID: 093FB00902
3rd Council District

Variance Request:

Increase the maximum permitted height of a detached sign in a C-H-1 zoning district from 20 feet to 35 feet per (Article 13, Section 13.9.F.3. Table 13-2.)

Per plan submitted to construct a new ground sign in the C-H-1 (Highway Commercial) Zoning District.

File: 9-E-21-VA
Applicant: TF Building Solutions/Thomas Frazer
Address: 3841 Woodhill Pl
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 107LC020
2nd Council District

Variance Request:

Increase the maximum distance an unenclosed porch may encroach into a front setback from 5 feet to 7 feet. (Article 10, Section 10.4, Table 10.1.)

Per plan submitted to replace front porch and add a circle driveway in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

NEW BUSINESS

File: 10-A-21-VA
Applicant: Professional Permits % Garry Potts
Address: 6005 Kingston Pike
Zoning: C-G-3 (General Commercial) Zoning District

Parcel ID: 121BB043
2nd Council District

Variance Request:

Increase the maximum allowed area for wall signage from 224.1 square feet to 506.41 square feet in a C-G-3 zone. (Article 13.9.F.1.b.)

Per plan submitted to install new wall signage on the existing building in the C-G-3 (General Commercial) Zoning District.

File: 10-D-21-VA
Applicant: Jarrod Arellano
Address: 203 S Gay St, 0 W Vine Ave, 0 S Gay St,
0 S Gay St, 215 S Gay St, 0 W Summit Hill Dr
Zoning: DK-G (Downtown Knoxville) Zoning District

Parcel ID: 094LD005, 094LD006,
094LD007, 094LD008, 094LD009,
094LD010
6th Council District

Variance Request:

1. Decrease the minimum distance between a driveway accessing a local road and an intersecting collector from 100 ft. to 79.29 ft. in a DK-G zone. (Article 11.7.B. Table 11-5.)

2. Decrease the required number of bicycle parking for a commercial development with 72 required spaces from 8 to 0. (Article 11.9.A. Table 11-7).

Per plan submitted to construct a mixed-use development in the DK-G (Downtown Knoxville) Zoning District.

OTHER BUSINESS

The next BZA meeting is November 16, 2021.

ADJOURNMENT