



BOARD OF ZONING APPEALS

AGENDA

January 18, 2022

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 18, 2022 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

January 5, 2022 meeting.

NEW BUSINESS

File: 1-A-22-VA

Applicant: Shelia Smith

Address: 601 Fern St

Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 082DJ015

6th Council District

Variance Request:

Request to increase the maximum height allowed for a privacy fence in an RN-2 zone from 42" to 72". (Article 10.3.L.1.a.)

Per plan submitted to keep existing fence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 1-B-22-VA

Applicant: Alden E. Gaertner

Address: 1005 Kenesaw Ave

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

Parcel ID: 122AB018

2nd Council District

Variance Request:

Request to reduce the interior side setback for an addition to a single family residence in an RN-1 zone from 8' to 6'-11". (Article 4.3.Table 4-1.)

Per plan submitted to construct an addition to a residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 1-C-22-VA
Applicant: Len Johnson
Address: 3643 Sevierville Pk
Zoning: C-N (Neighborhood Commercial) Zoning District

Parcel ID: 109KC003
1st Council District

Variance Request:

1. Reduce the minimum setback required between the parking lot and the Lancaster Dr. property line from 25' to 12'. (Article 11.3.B.)
2. Reduce the minimum setback required between the parking lot and the southern residential district from 20' to 13'2". (Article 11.3.C.2.)
3. Reduce the minimum setback required between the parking lot and the western residential district from 20' to 2'. (Article 11.3.C.2.)

Per plan submitted to expand parking at an existing business in the C-N (Neighborhood Commercial) Zoning District.

File: 1-D-22-VA
Applicant: Kevin Liegibel
Address: 0 S Bell St
Zoning: RN-6 (Multi-Family Residential Neighborhood) Zoning District

Parcel ID: 095HC001
6th Council District

Variance Request:

1. Reduce the minimum required lot area for a townhouse from 2000 square feet to 1500 square feet. (Article 4, Section 4.3. Table 4-1.)
2. Reduce the minimum required lot area for additional multi-family dwelling units from 950 square feet to 840.7 square feet. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct a multi-family housing development in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

File: 1-E-22-VA **Parcel ID:** 120CA00102
Applicant: Michael Mencer 2nd Council District
Address: 7511 Sheffield Dr
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum permitted building coverage for a single accessory structure from 1,100 square feet to 2,400 square feet. (Article 10, Section 10.3.A.)

Per plan submitted to build an accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 1-F-22-VA **Parcel ID:** 081NH012
Applicant: Tiffany Gentry 4th Council District
Address: 1201 N Central St
Zoning: C-G-2 (General Commercial) Zoning District

Variance Request:

Reduce the minimum number of required parking spaces from 13 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to renovate an existing building into a mixed-use building with residential units in the C-G-2 (General Commercial) Zoning District.

OTHER BUSINESS

The next BZA meeting is February 15, 2022.

ADJOURNMENT