



BOARD OF ZONING APPEALS

AGENDA

March 15, 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 March 15, 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 Jennifer Scobee at 865-215-2988 or jscobee@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

February 15, 2022 meeting

NEW BUSINESS

File: [2-B-22-VA](#)
Applicant: Benjamin C. Mullins
Address: 1717 White Avenue
Zoning: CU-5 (Cumberland Avenue) Zoning District

Parcel ID: 094NJ016
1st Council District

Variance Request:

1. Increase the maximum building height of 8 stories and 90 feet to 14 stories and 150 feet. (Article 7, Section 7.2.3.E.3.)
2. Reduce the minimum rear alley building setback from 5 feet to 0 feet. (Article 7, Section 7.2.3.E.1.)

Per plan submitted to construct a multi-family housing development in the CU-5 (Cumberland Avenue) Zoning District.

File: [3-A-22-VA](#)
Applicant: Michael Schmidt
Address: 808 State Street
Zoning: DK-G (Downtown Knoxville) Zoning District

Parcel ID: 095ID021
6th Council District

Variance Request:

Reduce the minimum required ground floor transparency on the front facade from 30% to 15.23%. (Article 5, Section 5.5.C. Table 5-4)

Per plan submitted to change the use to Live Performance Venue in the DK-G (Downtown Knoxville) Zoning District

File: 3-B-22-VA
Applicant: Annette Hommel
Address: 5505 Kingston Pike
Zoning: C-G-1 (General Commercial) Zoning District

Parcel ID: 107OF009
2nd Council District

Request to permit the expansion of a non-conforming drive-through facility in two front yards of an existing financial institution. (Article 17, Section 17.1.A.)

Per plan submitted for an existing financial institution with drive-through facility on a double frontage lot in the C-G-1 (General Commercial) Zoning District

File: 3-C-22-VA
Applicant: Patrick Core
Address: 4505 Greenway Drive
Zoning: C-N (Neighborhood Commercial) Zoning District

Parcel ID: 059JA006
4th Council District

1. Reduce the minimum required parking lot setback distance for lot abutting residential districts from 20 feet to 5 feet. (Article 11.3.C.2.)
2. Reduce the minimum required parking lot setback distance for a lot located on the same block with residentially zoned property from 25 feet to 0 feet. (Article 11, Section 11.3.B.)
3. Reduce the minimum number of required parking spaces from 13 spaces (after 40% reduction due to exemption for C-N district) to 9 spaces. (Article 11.4.A.Table 11-2.)

Per plan submitted for an eating and drinking establishment in the C-N (Neighborhood Commercial) Zoning District

OTHER BUSINESS

The next BZA meeting will be held on April 19, 2022 in the Circuit Court Division II Court Room.

ADJOURNMENT