



BOARD OF ZONING APPEALS

AGENDA

April 16, 2024

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 16, 2024 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

March 19, 2024 meeting

NEW BUSINESS

FILE: 4-A-24-VA **PARCEL ID:** 082JQ013
APPLICANT: R. Bentley Marlow **COUNCIL DISTRICT:** 6
ADDRESS: 2448 Jefferson Ave
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request an appeal of the Director of Plans Review and Inspections classification of "Accessory Dwelling Unit". Per Article 16.12.

Per plan submitted to Appeal the Director of Plans Review and Inspections classification of "Accessory Dwelling Unit" in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-B-24-VA **PARCEL ID:** 121CJ00102
APPLICANT: Taylor D. Forrester **COUNCIL DISTRICT:** 2
ADDRESS: 1043 Craigland Ct
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required maximum height of a wall or privacy fence located in a corner side yard from 42" to 13', per Article 10.3.L.

Per plan submitted to increase the required maximum height of a wall or privacy fence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-C-24-VA **PARCEL ID:** 121PG012
APPLICANT: Daria Krol **COUNCIL DISTRICT:** 2
ADDRESS: 6901 Nubbin Ridge Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Increase the required maximum building coverage for a single accessory structure from 900sf to 1,337sf based on the area of the lot being more than 15,000sf, but less than an acre per Article 10.3.A.
2. Increase the required maximum allowed floor area of an ADU from 40% of the primary dwelling floor area to 44.8% per Article 10.3.B.9.
3. Increase the required maximum number of driveways for lot frontages less than 150ft, from 1 to 2 per Article 11.7, Table 11-5.

Per plan submitted to increase required maximum allowed building coverage, required maximum allowed floor area and required maximum number of driveways in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-D-24-VA **PARCEL ID:** 108CH007
APPLICANT: Mike Gray **COUNCIL DISTRICT:** 1
ADDRESS: 1900 W. Cumberland
ZONING: CU-2 (Cumberland Avenue) Zoning District

VARIANCE REQUEST:

1. Decrease the minimum required corner clearance distance between a driveway and the intersecting street from 100ft to 38ft per Article 11.7.B, Table 11-6.
2. Decrease the required building in primary street build-to-zone minimum percentage of 80% to 45.7% in the CU-2 zoning district per Article 7.2.3.B.2.

Per plan submitted to decrease the minimum required corner clearance and the required build-to-zone minimum percentage in the CU-2 (Cumberland Avenue) Zoning District.

FILE: 4-E-24-VA **PARCEL ID:** 109BB001
APPLICANT: Gary Smith **COUNCIL DISTRICT:** 1
ADDRESS: 2400 Davenport Rd
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Decrease the minimum required rear setback in a RN-2 zoning district, from 25ft to 16ft per Article 4.3, Table 4-1.

Per plan submitted to decrease the minimum required setback in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-F-24-VA **PARCEL ID:** 106NK023
APPLICANT: Brad White **COUNCIL DISTRICT:** 2
ADDRESS: 7412 Bennington Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Decrease the required minimum interior side setback in a RN-1 zoning district from 8ft to 3ft per Article 4.3, Table 4-1.

Per plan submitted to decrease the required minimum interior side setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-K-24-VA
APPLICANT: George Ewart
ADDRESS: 10001 Kingston Pk
ZONING: C-H-2 (Highway Commercial) Zoning District

PARCEL ID: 13112101
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

1. Increase the maximum allowed percentage of plastic used as a surface finish material from 25% to 78% in a C-H-2 zoning district per Article 5.4.B.
2. Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 0% in the C-H-2 zoning district per Article 5.4, Table 5-2.

Per plan submitted to increase the maximum allowed percentage of plastic used as a surface finish material and reduce the minimum transparency requirement of the ground floor facade in the C-H-2 (Highway Commercial) Zoning District.

FILE: 4-L-24-VA
APPLICANT: Jennifer Podhajsky
ADDRESS: 130 / 134 Bearden Pl
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 094DC003 / 094DC004
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Reduction in the required minimum off-street parking spaces provided for a Retail Goods Establishment from 22 spaces to 0 spaces in a C-G-2 zoning district per Article 11.4, Table 11-2.

Per plan submitted to reduce the required minimum off-street parking spaces in the C-G-2 (General Commercial) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on May 21, 2024 in the Small Assembly Room.

ADJOURNMENT