



## BOARD OF ZONING APPEALS

### AGENDA

April 19, 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 April 19, 2022 meeting at 4:00 pm in the Circuit Court Division II court 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](mailto: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 15, 2022 meeting

## **NEW BUSINESS**

**File:** 4-A-22-VA  
**Applicant:** Daniel Smith  
**Address:** 305 West Vine Ave  
**Zoning:** DK-G (Downtown Knoxville) Zoning District

**Parcel ID:** 094EJ032  
6<sup>th</sup> Council District

### **VARIANCE REQUEST:**

1. Increase the maximum permitted build-to-zone distance from 5 feet to 28 feet 5 inches.  
(Article 5, Section 5.5.B. Table 5-3)
2. Reduce the minimum required ground floor transparency percentage from 30% to 22.98%.  
(Article 5, Section 5.5.C. Table 5-4)
3. Increase the maximum distance permitted between building entries from 50 feet to 148 feet.  
(Article 5, Section 5.5.C. Table 5-4)

Per plan submitted to construct a 7 story residential building in the DK-G (Downtown Knoxville) Zoning District, 6<sup>th</sup> Council District.

**File:** 4-B-22-VA  
**Applicant:** Brian Floyd  
**Address:** 6603 Stone Mill Dr  
**Zoning:** EN-2 (Established Residential Neighborhood) Zoning District

**Parcel ID:** 121ID009  
Council District

### **VARIANCE REQUEST:**

Request to decrease the minimum rear setback from 25 feet to 9.54 feet in the EN district.  
(Article 4.3. Table 4-1)

Per plan submitted to reduce the setback of pre-existing nonconforming single family residence in the EN (Established Residential Neighborhood) zoning District, 2<sup>nd</sup> Council District.

**File:** 4-F-22-VA **Parcel ID:** 107FF02004  
**Applicant:** Jason Barnes 1<sup>st</sup> Council District  
**Address:** 4345 Apex Dr  
**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Request to reduce the front setback from 91 feet to 63.9 feet for development of a single-family residence (Article 4.3. Table 4-1).

Per plan submitted to reduce setback on property in RN-1 (Single Family Residential Neighborhood) Zoning District, 1<sup>st</sup> Council District.

**File:** 4-G-22-VA **Parcel ID:** 107FF02003  
**Applicant:** Jason Barnes 1<sup>st</sup> Council District  
**Address:** 4341 Apex Dr  
**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Request to reduce the front setback from 91 feet to 60 feet for development of a single-family residence (Article 4.3. Table 4-1).

Per plan submitted to reduce setback on property in RN-1 (Single Family Residential Neighborhood) Zoning District, 1<sup>st</sup> Council District.

**File:** 4-H-22-VA **Parcel ID:** 109AA005/109AA004  
**Applicant:** Kelsey Gaines 1<sup>st</sup> Council District  
**Address:** 407 Saint Paul St/316 W. Blount Ave  
**Zoning:** SW-6 (South Waterfront) Zoning District

**VARIANCE REQUEST:**

1. Decrease the minimum building height requirement from 40 feet to 34 feet for development of townhomes. (Article 7.1.3.G.4.)
2. Decrease the ground level minimum transparent glass on the principal frontage from a minimum of 70% to 40% for development of townhomes. (Article 7.1.3.G.6.)
3. Decrease the openings above the first story on the principal frontage from a minimum of 25% to 20% for the development of townhomes. (Article 7.1.3.G.6.). Per plan submitted to construct high density urban townhome development in the SW-6 (South Waterfront) Zoning District, 1<sup>st</sup> Council District.

## **OTHER BUSINESS**

The next BZA meeting will be held on May 17, 2022 in the Small Assembly Room.

## **ADJOURNMENT**