



BOARD OF ZONING APPEALS

AGENDA May 16, 2023

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 May 16, 2023 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

April 18, 2023 meeting

NEW BUSINESS

FILE: 5-A-23-VA

APPLICANT: John Holmes

ADDRESS: 2230 Laurel Ave

ZONING: RN-5 (General Residential Neighborhood) Zoning District

PARCEL ID: 108CA001

COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Decrease front setback from 25 feet to 5 feet in the RN-5 district, per article 4.3; Table 4-1.
2. Decrease rear setback from 25 feet to 5 feet in the RN-5 district, per article 4.3; Table 4-1.
3. Increase number of driveways from 2 to 4. Per Article 11-7; Table 11-5.
4. Decrease min driveway corner clearance from 50 feet to 31 feet per Table 11-8 for a "local" street. Per Article 11-7; Table 11-6.
5. Separation between driveways to 18 feet to 5 feet. Per Article 11.7.B.2.
6. Decrease minimum lot size from 10,800 sq ft to 8,134 sq ft for 6 units. Per article 4.3; Table 4-1.

Per plan submitted to decrease front and rear setbacks, minimum driveway corner clearance, and minimum lot size and increase number of driveways in the RN-5 (General Residential Neighborhood) Zoning District.

FILE: 5-B-23-VA

APPLICANT: Thomas Burdette

ADDRESS: 1458 Wilson Rd

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

PARCEL ID: 080ED01501

COUNCIL DISTRICT: 5

VARIANCE REQUEST:

Request to decrease the minimum front setback from 52.4 feet to 25 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

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

FILE: 5-C-23-VA **PARCEL ID:** 080ED01502
APPLICANT: Thomas Burdette **COUNCIL DISTRICT:** 5
ADDRESS: 1452 Wilson Rd
ZONING: RN-1(Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to decrease the minimum front setback from 52.4 feet to 25 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

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

FILE: 5-D-23-VA **PARCEL ID:** 120DA018
APPLICANT: Eileen Black-Hampton **COUNCIL DISTRICT:** 2
ADDRESS: 6919 Haverhill Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the maximum height of a privacy fence in a front and corner side yard from 42 inches to 72 inches. Article 10.3.L.1.a.

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

FILE: 5-E-23-VA **PARCEL ID:** 071BA00501
APPLICANT: Jeff Lonchor **COUNCIL DISTRICT:** 4
ADDRESS: 5402 Rutledge Pk
ZONING: C-H-1 (Highway Commercial) Zoning District

VARIANCE REQUEST:

Request for reduction of parking requirements from 15 spaces to 7 spaces. Article 11.4; Table 11-2.

Per plan submitted to reduce parking requirements in the C-H-1 (Highway Commercial) Zoning District.

FILE: 5-F-23-VA
APPLICANT: Eric Reichenbach
ADDRESS: 11068 Parkside Dr
ZONING: C-R-1 (Regional Commercial) Zoning District

PARCEL ID: 13102943
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request for expansion of drive thru via Article 17.1.A.1

Per plan submitted to expand drive thru in the C-R-1 (Regional Commercial) Zoning District.

FILE: 5-G-23-VA
APPLICANT: Michael Hicks
ADDRESS: 2900 N. Broadway
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081DC004
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to increase the corner side setback in a C-G-2 zone from Build-To-Zone 0-10 feet to 30.5 feet. Article 5.3; Table 5-1.

Per plan submitted to increase corner side setback in the C-G-2 (General Commercial) Zoning District.

FILE: 5-H-23-VA
APPLICANT: Aaron Pennington
ADDRESS: 2126 Forest Ave
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 094NR013
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Reduction of minimum parking required from 10 spaces required to 0. Article 11, Section 11.4.C.
2. Reduction of interior side yard setback from 15 feet required to 0 feet Article 6, Section 6.1.

Per plan submitted to reduce minimum required parking and interior side yard setback in the I-MU (Industrial Mixed-Use) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on June 20, 2023 in the Small Assembly Room.

ADJOURNMENT