



BOARD OF ZONING APPEALS

AGENDA

July 18, 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 July 18, 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

June 20, 2023 meeting

NEW BUSINESS

FILE: 7-B-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to reduce the driveway separation by a minimum distance equal to the width of the wider driveway from 35 feet to 13 feet. Per Article 11.7.B.2.

Per plan submitted to reduce driveway separation in the I-G (General Industrial) Zoning District.

FILE: 7-C-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

1. Increase the height of the primary detached sign from 10 feet to 25 feet. Per Article 13.9.F.3; Table 13-2.
2. Increase the height of the secondary detached sign from 8 feet to 25 feet. Per Article 13.9.F.2.c.
3. Reduce the minimum width requirement of a parcel to allow Changeable Price Signs from 250 feet to 217 feet. Per Article 13.6.G.1.
4. Increase the size of the primary detached sign from 100 square feet to 114 Square feet. Per Article 13.9.F.3; Table 13-3.
5. Increase the size of the secondary detached sign from 32 square feet to 114 Square feet. Per Article 13.9.F.2.c.

Per plan submitted to increase height and size of primary and secondary detached signs and reduce minimum width requirement of a parcel for changeable price signs in the I-G (General Industrial) Zoning District.

FILE: 7-D-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to reduce minimum parking requirement from 19 to 16. Per Article 11.4; Table 11-2.

Per plan submitted to reduce minimum parking requirement in the I-G (General Industrial) Zoning District.

FILE: 7-E-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. Reduce required front setback in RN-5 zone from 25 feet to 2.2 feet. Per Article 4.3; Table 4-1.
2. Reduce required rear setback in RN-5 zone from 25 feet to 5 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required front and rear setbacks in the RN-5 (General Residential Neighborhood) Zoning District.

FILE: 7-G-23-VA
APPLICANT: Anna S. Heins
ADDRESS: 816 Heins Ct
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

PARCEL ID: 069JA02002
COUNCIL DISTRICT: 5

VARIANCE REQUEST:

1. Decrease the front setback from 105 feet to 75 feet in a RN-1 zone. Per Article 4.3. Table 4-1.
2. Decrease the rear setback from 25 feet to 9 feet in a RN-1 zone. Per Article 4.3. Table 4-1.

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

FILE: 7-H-23-VA
APPLICANT: Alec Persch
ADDRESS: 200 W. Fifth Ave
ZONING: DK-E (Downtown Knoxville) Zoning District

PARCEL ID: 094ED007
COUNCIL DISTRICT: 6

VARIANCE REQUEST:

Request to increase the maximum projection of a sign from 10 feet to 17 feet. Per Article 13.5.B.1.

Per plan submitted to increase maximum projection of a sign in the DK-E (Downtown Knoxville) Zoning District.

FILE: 7-I-23-VA
APPLICANT: Aaron Jernigan
ADDRESS: 1600 Island Home Ave
ZONING: SW-2 (South Waterfront) Zoning District

PARCEL ID: 095OD00602
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request to increase the maximum front setback from 10 feet to 12 feet, 6 inches in a SW-2 zone. Per Article 7.1.3.C.4.

Per plan submitted to increase maximum front setback in the SW-2 (South Waterfront) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on August 15, 2023 in the Small Assembly Room.

ADJOURNMENT