



## BOARD OF ZONING APPEALS

### AGENDA

**August 15, 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 August 15, 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](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**

July 18, 2023 meeting

## **NEW BUSINESS**

**FILE:** 7-A-23-VA  
**APPLICANT:** Robert Marlino  
**ADDRESS:** 5121 Camelia Rd  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 068LA009  
**COUNCIL DISTRICT:** 5

### **VARIANCE REQUEST:**

Reduction of minimum required parking from 14 spaces to 4 spaces. Per Article 11.4; Table 11-2.

Per plan submitted to reduce minimum required parking in the O (Office) Zoning District.

**FILE:** 8-A-23-VA  
**APPLICANT:** Cody Vitkus  
**ADDRESS:** 4145 Holston Dr  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 070MG030  
**COUNCIL DISTRICT:** 6

### **VARIANCE REQUEST:**

Reduction of minimum side setbacks in a O zone from 15 feet to 5 feet. Per Article 5.3; Table 5-1.

Per plan submitted to reduce minimum side setbacks in the O (Office) Zoning District.

**FILE:** 8-B-23-VA  
**APPLICANT:** Andrew Godwin  
**ADDRESS:** 185 Wrinkle Ave  
**ZONING:** AG (Agricultural) Zoning District

**PARCEL ID:** 109IA02101  
**COUNCIL DISTRICT:** 1

### **VARIANCE REQUEST:**

1. Reduction of required 34 shade trees to 0. Per Article 12.8.2.c Class B Buffer Yard.

2. Reduction of required 51 evergreen trees to 0. Per Article 12.8.2.c Class B Buffer Yard.

3. Reduction of required 337 shrubs to 0. Per Article 12.8.2.b Class B Buffer Yard.

Per plan submitted to reduce required shade trees, evergreen trees and shrubs in the AG (Agricultural) Zoning District.

**FILE:** 8-C-23-VA  
**APPLICANT:** Aws Al Hadeethi  
**ADDRESS:** 1108 Forest Ave  
**ZONING:** C-G-2 (General Commercial) Zoning District

**PARCEL ID:** 094LL001  
**COUNCIL DISTRICT:** 1

**VARIANCE REQUEST:**

Reduction of minimum parking requirements from 22 to 0. Per Article 11.4; Table 11-2.

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

**FILE:** 8-D-23-VA  
**APPLICANT:** Matt Brazille  
**ADDRESS:** 1800 & 1900 Vermont Ave  
**ZONING:** RN-4 (General Residential Neighborhood) Zoning District

**PARCEL ID:** 094BB001 & 094AE012  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Reduction of minimum front setback in a RN-6 zone from 25 feet to 10 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce minimum front setback in the RN-4 (General Residential Neighborhood) Zoning District.

**FILE:** 8-E-23-VA  
**APPLICANT:** Jerrod Herron  
**ADDRESS:** 500 Clinch Ave  
**ZONING:** DK-G (Downtown Knoxville) Zoning District

**PARCEL ID:** 094LG00102  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Reduction of minimum clearance of a canopy over a sidewalk from 9 feet to 8 feet 6 inches. Per Article 10.3.F.2.i.

Per plan submitted to reduce minimum clearance of a canopy over a sidewalk in the DK-G (Downtown Knoxville) Zoning District.

**FILE:** 8-F-23-VA **PARCEL ID:** 120CA017  
**APPLICANT:** Jared Huisingh **COUNCIL DISTRICT:** 2  
**ADDRESS:** 7300 Westridge Dr  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum front setback in a RN-1 zone from 38.2 feet to 29 feet. Per Article 4.3; Table 4-1.

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

**FILE:** 8-G-23-VA **PARCEL ID:** 095CA015  
**APPLICANT:** Don Horton **COUNCIL DISTRICT:** 6  
**ADDRESS:** 0 Sanders Ln  
**ZONING:** RN-2 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum rear setback in a residential zone from 25 feet to 12 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce of minimum rear setback in the RN-2 (Single-Family Residential Neighborhood) Zoning District

**FILE:** 8-I-23-VA **PARCEL ID:** 108CA001  
**APPLICANT:** John Holmes **COUNCIL DISTRICT:** 1  
**ADDRESS:** 2230 Laurel Ave  
**ZONING:** RN-5 (General Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

1. Reduction of the corner side setback from 12 feet to 5 feet in a RN-5 zone. Article 4.3; Table 4-1.
2. Reduction of the sum of interior side setbacks from 15 feet to 10 feet in a RN-5 zone. Article 4.3; Table 4-1.
3. Reduction of the minimum lot width for a 4 townhouse development from 80 feet to 50 feet in a RN-5 zone. Article 4.3; Table 4-1.

Per plan submitted to reduce corner setback, sum of interior side setbacks and minimum lot width in the RN-5 (General Residential Neighborhood) Zoning District

## **OTHER BUSINESS**

The next BZA meeting will be held on September 19, 2023 in the Small Assembly Room.

## **ADJOURNMENT**