



BOARD OF ZONING APPEALS

AGENDA August 16, 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 August 16, 2022 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

July 19, 2022 meeting

NEW BUSINESS

FILE: 7-G-22-VA
APPLICANT: Joshua Wright
ADDRESS: 2425 Anita Dr
ZONING: RN-4 (Single Family Residential) Zoning District

PARCEL ID: 095OD00603
1ST COUNCIL DISTRICT

VARIANCE REQUEST:

1. Increase the maximum building height from 45 feet to 66 feet for a multi-family dwelling in the RN-4 district. Per Article 4.3; Table 4-1.
2. Increase the maximum lot area from 40,000 square feet to 258,311 square feet for a multi-family dwelling in the RN-4 district. Per Article 4.3; Table 4-1.

Per plan submitted to construct a multi-family dwelling in the RN-4 (General Residential Neighborhood) Zoning District, 1st Council District (095OD00603).

FILE: 8-A-22-VA
APPLICANT: Rick Collins
ADDRESS: 1909 Nickerson Ave
ZONING: RN-2 (Single Family Residential) Zoning District

PARCEL ID: 069MD045
4th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Increase the maximum building coverage from 30% to 31.3% for construction of an enclosed porch in the RN-2 district. Per Article 4.3; Table 4-1.
2. Increase the maximum impervious surface coverage from 40% to 49.5% for construction of an enclosed porch in the RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to replace deck and add a roof to deck in the RN-2 (Single-Family Residential Neighborhood) Zoning District, 4th Council District (069MD045).

FILE: 8-B-22-VA
APPLICANT: Jason Stark
ADDRESS: 307 E. Oklahoma Ave
ZONING: RN-2 H (Single Family Residential) Zoning District

PARCEL ID: 081LQ030
4th COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum lot area from 10,000 square feet to 8,238 square feet to permit a two-family dwelling in RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to renovate a two-family dwelling in the RN-2 (Single Family Residential Neighborhood) Zoning District, 4th Council District (081LQ030).

FILE: 8-C-22-VA
APPLICANT: William Dohm
ADDRESS: 3221 Garden Dr
ZONING: RN-1 (Single Family Residential) Zoning District

PARCEL ID: 058DM010
4th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the minimum interior side setback from 10 feet to 3.4 feet for a nonresidential use in the RN-1 district. Per Article 4.3; Table 4-1.

2. Decrease the driveway width from 20 feet to 10 feet for a nonresidential use in the RN-1 district. Per Article 11.7.C; Table 11-6. 3. Decrease the minimum lot area for nonresidential from 20,000 square feet to 12,692 square feet for an educational facility - primary or secondary use in the RN-1 district. Per Article 4.3; Table 4-1.

Per plan submitted to change the use from single family to educational in the RN-1 (Single Family Residential) Zoning District, 4th Council District (058DM010).

FILE: 8-D-22-VA
APPLICANT: Calvin David O'Dell
ADDRESS: 333 Macedonia Ln
ZONING: RN-1(Single Family Residential) Zoning District

PARCEL ID: 071D007
6th COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum interior side setback from 5 feet to 0 feet for an attached carport. Per Article 10.3.A.5.

Per plan submitted to allow storage building to remain on the previous carport footprint in the RN-1 (Single Family Residential) Zoning District, 6th Council District (071D007).

FILE: 8-E-22-VA
APPLICANT: Glenn Richters
ADDRESS: 2150 N. Central St
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081KB001, 081KB002
5th COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum number of required parking spaces for industrial craft use from 29 parking spaces to 20 parking spaces. Per Article 11.4; Table 11-2.

Per plan submitted to for an industrial craft use in the C-G-2 (General Commercial) Zoning District, 5th Council District (081KB001, 081KB002).

FILE: 8-F-22-VA
APPLICANT: David Rosser
ADDRESS: 4051 Sutherland Ave
ZONING: RN-1 (Single Family Residential) Zoning District

PARCEL ID: 107KJ020
2nd COUNCIL DISTRICT

VARIANCE REQUEST:

Reduce the front setback from 44 to 32 feet for a single-family dwelling addition in the RN-1 district. Per Article 4.3; Table 4-1.

Per plan submitted to build an addition in the RN-1 (Single Family Residential) Zoning District, 2nd Council District (107KJ020).

FILE: 8-G-22-VA
APPLICANT: Lara Sievers, Bluemont Property LLC
ADDRESS: 6115 Asheville Hwy
ZONING: C-H-2 (Highway Commercial) Zoning District

PARCEL ID: 07100101
4th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to increase the maximum allowance for attached signage from 39.1 square feet to 149.1 square feet for a drive-through establishment in the C-H-2 district. Per Article 13.9.F.1.b.

Per plan submitted to install sign graphics on building for drive thru in the C-H-2 (Highway Commercial) Zoning District, 4th Council District (07100101).

FILE: 8-H-22-VA
APPLICANT: Rusty Baska
ADDRESS: 720 Burgess Ave & 0 Teddy Ave
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 094CJ016, 094CJ020
6th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the front setback from 25 feet to 10 feet for a storage facility outdoor use in the I-G district. Per Article 6.3; Table 6-1.

2. Decrease the parking/driveway lane that must be provided adjacent to all buildings when the buildings open only to one side of the lane from 26-feet to 18-feet for a storage facility outdoor use in the I-G district. Per Article 9.3.AA.3.

3. Decrease the parking/driveway lane that must be provided adjacent to all building when the buildings open to both sides of the lane from 30-feet to 24.84 feet for a storage facility outdoor use in the I-G district. Per Article 9.3.AA.3.

Per plan submitted to build a self-storage facility in the I-G (General Industrial) Zoning District, 6th Council District (094CJ016, 094CJ020).

FILE:	8-I-22-VA	PARCEL ID: 108CD040, 108CD041
APPLICANT:	Ben Mullins	108CD042, 108CD043, 108CD044
ADDRESS:	1901, 1905, 1915, 1931, 1937 Cumberland Ave	108CD006, 108CD007, 108CD038
	705, 709, 711, 713 Nineteenth St	108CD039, 108CD001, 108CD045
	700, 702 Twentieth St	108CD005, 108CD004, 108CD003
	1902, 1908, 1912, 1916 White Ave	108CD002
ZONING:	CU-2, CU-3 (Cumberland Avenue) Zoning District	

VARIANCE REQUEST: 1st COUNCIL DISTRICT

1. Increase the maximum building height and stories from 90 feet and 8 stories to 115 feet and 10 stories for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.3.A.
2. Decrease the 10 foot setback in building mass above the minimum 2nd story to the 1st story for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.3.C.
3. Decrease the distance a driveway from 20th Street must be located a minimum of 100 feet from Cumberland Avenue to 92 feet 5 inches for a multi-family dwelling in the CU-2 district. Per Article 11.7.B; Table 11-5.
4. Increase the maximum building height and stories from 90 feet and 8 stories to 105 feet and 10 stories for a structured parking garage in the CU-3 district. Per Article 7.2.3.C.3.A.
5. Increase the maximum building height an accessory structure can exceed the building height from 10 feet to 16 feet 6 inches for an elevator and stairway access for a structured parking garage in the CU-3 district. Per Article 7.0.3.I.3.
6. Increase the maximum entrance spacing along a primary street from 100 feet to 340 feet for a structured parking garage in the CU-3 district. Per Article 7.2.3.C.4.A.
7. Decrease the distance a driveway from 19th Street must be located a minimum of 50 feet from White Avenue to 38 feet 7 inches for a structured parking garage in the CU-3 district. Per Article 11.7.B; Table 11-5.
8. Decrease the distance a driveway from 20th Street must be located a minimum of 50 feet from White Avenue to 40 feet 3 inches for a structured parking garage in the CU-3 district. Per Article 11.7.B; Table 11-5.

Per plan submitted to build mixed-use housing in the CU-2 and CU-3 (Cumberland Avenue) Zoning Districts, 1st Council District (108CD040, 108CD041, 108CD042, 108CD043, 108CD044, 108CD006, 108CD007, 108CD038, 108CD039, 108CD001, 108CD045, 108CD005, 108CD004, 108CD003, 108CD002).

FILE: 8-J-22-VA
APPLICANT: Ben Mullins
ADDRESS: 2001, 2017 Cumberland Ave
ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CC023, 108CC024
1st COUNCIL DISTRICT

VARIANCE REQUEST:

1. Increase the maximum building height and stories from 90 feet and 8 stories to 115 feet and 10 stories for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.3.A.
2. Increase the maximum building height an accessory structure can exceed the building height from 10 feet to 15 feet for a multi-family dwelling in the CU-3 district. Per Article 7.0.3.I.3.
3. Increase the primary street build to zone from 0 to 10 feet to 0 to 17 feet for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.2.A.
4. Decrease the minimum setback from 10 feet to 0 feet for ground level parking along the rear of the property for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.2.H.

Per plan submitted to build mixed-use housing in the CU-2 (Cumberland Avenue) Zoning District, 1st Council District (108CC023, 108CC024).

FILE: 8-K-22-VA
APPLICANT: Ben Mullins
ADDRESS: 2109, 2121 Cumberland Ave
ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CC027, 108CC028
1st COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum upper story height, floor to ceiling from 9 feet to 8 feet 8 inches for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.3.E.

Per plan submitted to build mixed-use housing in the CU-2 (Cumberland Avenue) Zoning District, 1st Council District (108CC027, 108CC028)

FILE: 8-L-22-VA **PARCEL ID:** 108CH007, 108CH005
APPLICANT: Ben Mullins 108CH004, 108CH009, 108CH010
ADDRESS: 1900, 1912, 2000 Cumberland Ave 1st COUNCIL DISTRICT
817 Nineteenth St
1901 Lake Ave
ZONING: CU-1, CU-2 (Cumberland Avenue) Zoning District

VARIANCE REQUEST:

1. Decrease the minimum upper story height, floor to ceiling from 9 feet to 8 feet 8 inches for a multi-family dwelling in the CU-2 district. Per Article 7.2.3.B.3.E.
2. Decrease the minimum upper story height, floor to ceiling from 9 feet to 8 feet 8 inches for a multi-family dwelling in the CU-1 district. Per Article 7.2.3.A.3.H.

Per plan submitted to build mixed-use housing in the CU-1 and CU-2 (Cumberland Avenue) Zoning Districts, 1st Council District (108CH004, 108CH005, 108CH007, 108CH009, 108CH010).

OTHER BUSINESS

The next BZA meeting will be held on September 20, 2022 in the Small Assembly Room.

ADJOURNMENT