



BOARD OF ZONING APPEALS

AGENDA

September 19, 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 September 19, 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

August 15, 2023 meeting

NEW BUSINESS

FILE: 9-B-23-VA **PARCEL ID:** 0711F028
APPLICANT: Greg Smith **COUNCIL DISTRICT:** 6
ADDRESS: 153 Old State Rd
ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Reduction in the minimum distance between a driveway and the intersecting street from 50 feet to 22.1 feet. Per Article 11-7.B; Table 11-6.

Per plan submitted to reduce the minimum distance between a driveway and intersection street in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

FILE: 9-C-23-VA **PARCEL ID:** 106AA00305
APPLICANT: T. Dean LaRue **COUNCIL DISTRICT:** 3
ADDRESS: 2342/2344 Robinson Rd
ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Reduction in the minimum lot width for a circular driveway from 75 feet to 74.17 feet. Per Article 11-7.A.1; Table 11-5.

Per plan submitted to reduce the minimum lot width for circular driveway in the RN-2 (Single Family Residential Neighborhood) Zoning District, 3rd Council District.

FILE: 9-D-23-VA **PARCEL ID:** 049IB034
APPLICANT: Nathan Kiser **COUNCIL DISTRICT:** 4
ADDRESS: 4610 Villa Rd
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Increase the maximum height of any detached accessory structure from 18 feet to 20 feet 10-3/4 inches. Per Article 10.3.A.4.

Per plan submitted to increase the maximum height of detached accessory structure in the RN-1 (Single Family Residential Neighborhood) Zoning District, 4th Council District.

FILE: 9-E-23-VA **PARCEL ID:** 1007FF02001
APPLICANT: Randall Jason Barnes **COUNCIL DISTRICT:** 6
ADDRESS: 4335 Apex Dr
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Reduction of required minimum front setback in RN-1 from 100.18 feet to 38.3 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required minimum front setback in the RN-1 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

FILE: 9-F-23-VA **PARCEL ID:** 107LA048
APPLICANT: Michael Messer **COUNCIL DISTRICT:** 2
ADDRESS: 4302 Thistlewood Way
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST: (from public notice)

1. Reduction of required minimum front setback in RN-1 from 34.5 feet to 25 feet. Per Article 4.3; Table 4-1. 2. Increase the maximum building coverage in RN-1 from 30% to 31.3%. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required maximum front setback and increase the maximum building coverage in the RN-1 (Single Family Residential Neighborhood) Zoning District.

FILE: 9-H-23-VA

PARCEL ID: 048LD029

APPLICANT: Lloyd E. Owens

COUNCIL DISTRICT: 4

ADDRESS: 4211 Mockingbird Ln NE

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

VARIANCE REQUEST:

1. Reduction of required minimum front setback in RN-1 from 50.3 feet to 31.2 feet. Per Article 4.3; Table 4-1.
2. Increase the maximum encroachment of a front porch from 5 feet to 6 feet. Per Article 10.4; Table 10-1.

Per plan submitted to reduce the required minimum front setback and increase maximum encroachment of front porch in the RN-1 (Single Family Residential Neighborhood) Zoning District, 4th Council District

OTHER BUSINESS

The next BZA meeting will be held on October 17, 2023 in the Small Assembly Room.

ADJOURNMENT