



BOARD OF ZONING APPEALS

AGENDA OCTOBER 18, 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 October 18, 2022 meeting at 4:00 pm in the Division II Circuit Court 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

September 20, 2022 meeting

OLD BUSINESS

FILE: 9-C-22-VA

APPLICANT: Gilmore Conners/Chartwell Residential

ADDRESS: 7727 Kingston Pike

ZONING: CH-2 (Highway Commercial) Zoning District

PARCEL ID: 120GA001

2nd COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum front setback from 20 feet to 10 feet for a multi-family dwelling in the C-H-2 district. Per Article 5.3.A; Table 5-1.

Per plan submitted to construct a multifamily apartment building in the C-H-2 (Highway Commercial) Zoning District, 2nd Council District (120GA001).

FILE: 9-G-22-VA

APPLICANT: Janice Tocher

ADDRESS: 451 W. Blount Ave

ZONING: SW4 (South Waterfront) Zoning District

PARCEL ID: 108EA00702

1st COUNCIL DISTRICT

ADMINISTRATIVE APPEAL:

The project mentioned above is not subject to appeal as the project earned vested rights under Article 15, Section 15.3.B.5.

None of the variances or the scope of the variances were appealed when this board granted them on 5/17/2022. The appeal period for those variances expired on 6/2/2022, and cannot be appealed at this time.

Article 16, Section 16.12 does not provide a time limit under which the Zoning Administrators decision may be appealed.

The applicant is appealing the Zoning Administrators decision to utilize the Level II Development Plan Review compliance path for projects if six variances are required. The applicant asserts that Article 7, Section 7.0.2.F.8.c "Unlisted Standards" - Any request for relief from a required standard, other than those listed above, must be reviewed by the City of Knoxville Board of Zoning Appeals does not apply if a proposed project requires 6 or more variances, and must follow the Level III Alternative Compliance Review path.

Level III Alternative Compliance Review applies to any development that does not meet the requirements of Level I Site Plan Review, Level II Development Plan Review, or Variances per Article 7.0.2.G.3.

NEW BUSINESS

FILE: 10-A-22-VA

APPLICANT: Arlene Gnoose

ADDRESS: 3934 Alma Ave

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 070MJ009

4th COUNCIL DISTRICT

VARIANCE REQUEST:

Increase the permitted height of a solid fence from five feet behind the front building line forward to the front lot line from 42 inches to 72 inches. Per Article 10.3.L.1.a

Per plan submitted to increase permitted height of fence in the RN-2 (Single Family Residential Neighborhood) Zoning District, 4th Council District.

FILE: 10-B-22-VA

APPLICANT: David Drozhzin

ADDRESS: 5858 Lucerne Ln

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

PARCEL ID: 092MB01603

3rd COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the average blockface front setback from 56.4 feet to 32 feet for a new single-family dwelling in the RN-1 district. Per Article 4.3; Table 4-1.

Per plan submitted to construct a new single family dwelling in the RN-1 (Single Family Residential Neighborhood) Zoning District, 3rd Council District.

FILE: 10-C-22-VA

APPLICANT: Steven Abbott, Jr.

ADDRESS: 2323 E. Glenwood Ave

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 082JW013

6th COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum lot width from 50 feet to 40 feet on an existing lot for a new single-family dwelling in the RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to construct a new single family dwelling in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

FILE: 10-D-22-VA

APPLICANT: Javonte Cotner

ADDRESS: 2113 Sunny Ln

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

PARCEL ID: 080KB013

5th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the rear setback from 25' to 21.1' for a new single-family residence in an RN-1 zoning district. Per Article 4.3; Table 4-1.
2. Decrease the front setback from a minimum of 38.8" to 25' for a new single-family residence in a RN-1 zoning district. Per Article 4.3; Table 4-1.

Per plan submitted to reduce rear and front setback for a new single family residence in the RN-1 (Single Family Residential Neighborhood) Zoning District, 5th Council District.

FILE: 10-E-22-VA

APPLICANT: Phillip Lopez

ADDRESS: 4208 Garden Dr.

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 049PA052

4th COUNCIL DISTRICT

VARIANCE REQUEST:

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

Per plan submitted to reduce accessory structure setback in the RN-1 (Single Family Residential Neighborhood) Zoning District, 4th Council District.

OTHER BUSINESS

The next BZA meeting will be held on November 15, 2022 in the Small Assembly Room.

ADJOURNMENT