



BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 15, 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 November 15, 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

October 18, 2022 meeting

NEW BUSINESS

FILE: 11-B-22-VA

APPLICANT: Ben Mullins

ADDRESS: 5910 Holston Hills Rd

ZONING: EN (Established Residential Neighborhood) Zoning District

PARCEL ID: 071MC028

4th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to increase the average blockface front setback from 121.5 feet to 289 feet for a new single-family dwelling in the EN district. Per Article 4.3; Table 4-1.

Per plan submitted for a new single family dwelling in the EN (Established Residential Neighborhood) Zoning District, 4th Council District.

FILE: 11-D-22-VA

APPLICANT: Sara Martin

ADDRESS: 414 Jomandowa Dr

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

PARCEL ID: 107KJ002

2nd COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the average blockface front setback of from 55 feet to 46 feet for an addition onto an existing single-family dwelling in the RN-1 district. Per Article 4.3; Table 4-1.

2. Increase the maximum distance an unenclosed front porch can encroach into a front setback from five feet to 15 feet.

Per Article 10.4; Table 10-1. Per Article 17.1.A.1. Per plan submitted for an addition to an existing single-family dwelling in the RN-1 (Single-Family Residential Neighborhood) Zoning District, 2nd Council District.

FILE: 11-F-22-VA

APPLICANT: Ben Mullins

ADDRESS: 124 S. Concord St

ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 108BB010

6th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to increase the maximum building height from 50 feet to 61 feet seven inches for construction of a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6.1.

Per plan submitted to construct a multi-dwelling structure in the I-MU (Industrial Mixed-Use) Zoning District, 6th Council District.

FILE: 11-G-22-VA
APPLICANT: Dale Maddox
ADDRESS: 701 Merchant Dr
ZONING: C-H-1 (Highway Commercial) Zoning District

PARCEL ID: 068KF010
5th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to decrease the distance a parking lot with common frontage on the same block with residentially zoned property and located on roads with less than four existing travel lanes must be setback from 25 feet to eight feet. Per Article 11.3.B.

Per plan submitted for improvements to an existing parking lot in the C-H-1 (Highway Commercial) Zoning District, 5th Council District.

FILE: 11-H-22-VA
APPLICANT: John Chandler
ADDRESS: 3928 West Bellemeade Ave
ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 107EK010
6th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the distance from 5 feet to zero feet an attached carport must be from the interior side setback. Per Article 10.3.A.5.
2. Increase the total length of an attached carport from 22 feet to 35 feet. Per Article 10.3.G.3.

Per plan submitted to permit an attached carport that was constructed without a permit in the RN-2 (Single-Family Residential Neighborhood) Zoning District, 6th Council District.

OTHER BUSINESS

Board discussion regarding recommendation to City Council concerning the appeal deadline for interpretations by the Zoning Administrator

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

ADJOURNMENT