



BOARD OF ZONING APPEALS

AGENDA

March 19, 2024

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 March 19, 2024 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

February 20, 2024 meeting

NEW BUSINESS

FILE: 3-C-24-VA **PARCEL ID:** 079KB71
APPLICANT: Jeffery Hensley **COUNCIL DISTRICT:** 3
ADDRESS: 7109 Lavender Ln
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required maximum building coverage for a single accessory structure from 900sf to 1,440sf based on the area of the lot being more than 15,000sf, but less than an acre per Article 10.3.A.

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

FILE: 3-D-24-VA **PARCEL ID:** 122AB026
APPLICANT: Scott Busby **COUNCIL DISTRICT:** 2
ADDRESS: 3700 Keowee Ave SW
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required maximum impervious surface coverage for a property located in a RN-1 zoning district from 40% to 68% per Article 4.3, Table 4-1.

Per plan submitted to increase the required maximum impervious surface coverage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 3-E-24-VA **PARCEL ID:** 108PB006
APPLICANT: Devon Rodriguez **COUNCIL DISTRICT:** 2
ADDRESS: 3636 Woodland Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required minimum front setback in a RN-1 zoning district from +/- 10ft of the average of blockface, calculated as 59ft with a maximum front setback of 69ft, to 94.2ft per Article 4.3, Table 4-1.

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

FILE: 3-F-24-VA
APPLICANT: Rodney Calvin
ADDRESS: 1108 Sevier Ave
ZONING: SW-3 (South Waterfront) Zoning District

PARCEL ID: 095ON001
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Decrease the required minimum drive aisle width for a two-way, 90 degree parking lot from 26ft to 24ft per Article 11.5, Table 11-4.
2. Increase the required maximum front setback in a SW-3 zoning district from 10ft to 13ft, per Article 7.1.3.D.4.

Per plan submitted to decrease the required minimum drive aisle width and increase the required maximum front setback in the SW-3 (South Waterfront) Zoning District.

FILE: 3-G-24-VA
APPLICANT: Rodney Calvin
ADDRESS: 313 Hawthorne Ave
ZONING: SW-4 (South Waterfront) Zoning District

PARCEL ID: 108DB010
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request to decrease the required minimum drive aisle width for a two-way, 90 degree parking lot from 26ft to 22ft per Article 11.5, Table 11-4.

Per plan submitted to decrease the required minimum drive aisle width in the SW-4 (South Waterfront) Zoning District.

FILE: 3-H-24-VA
APPLICANT: Lara Sievers
ADDRESS: 9411 S. Northshore Dr
ZONING: C-H-2 (Highway Commercial) Zoning District

PARCEL ID: 15411201
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to increase the required maximum allowed detached sign height on a lot adjacent to a scenic highway system from 6ft to 10ft per Article 13.9.F.5.b.

Per plan submitted to increase the required maximum allowed detached sign height in the C-H-2 (Highway Commercial) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on April 16, 2024 in the Small Assembly Room.

ADJOURNMENT