



BOARD OF ZONING APPEALS

AGENDA

DECEMBER 20, 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 December 20, 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

November 15, 2022

OLD BUSINESS

FILE:	9-C-22-VA	PARCEL ID: 120GA001
APPLICANT:	Gilmore Conners	COUNCIL DISTRICT: 2
ADDRESS:	7727 Kingston Pk	
ZONING:	C-H-2 (Highway Commercial) Zoning District	

VARIANCE REQUEST

Request to 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 decrease the minimum front setback in the C-H-2 (Highway Commercial) Zoning District, 2nd Council District.

NEW BUSINESS

FILE:	12-A-22-VA	PARCEL ID: 070MG007
APPLICANT:	Javonte Cotner	COUNCIL DISTRICT: 6
ADDRESS:	3940 Seahorn Ave	
ZONING:	O (Office) Zoning District	

VARIANCE REQUEST

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for the construction of a single-family residence in the O district. Per Article 5.3; Table 5-1.

Per plan submitted to decrease minimum interior side setback in the O (Office) Zoning District, 6th Council District.

FILE: 12-B-22-VA
APPLICANT: John Holmes
ADDRESS: 1915 Forest Ave
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 094NB011
COUNCIL DISTRICT: 1

VARIANCE REQUEST

1. Decrease the minimum interior side setback from 15 feet when abutting a residential district to four feet for the construction of a multi-family dwelling in the I-MU district. Per Article 6.3; Table 6-1.
2. Decrease the minimum ground floor transparency of the front facade from 30% to 20% for the construction of a multi-family dwelling in the I-MU district. Per Article 6.3; Table 6-2.
3. Decrease the interior side setback for a parking lot from 20 feet to 8 feet 6 inches when an industrial district abuts a residential district. Per Article 11.3.C.1.

Per plan submitted to decrease minimum interior side setbacks, and decrease minimum ground floor transparency in the I-MU (Industrial Mixed-Use) Zoning District, 1st Council District.

FILE: 12-C-22-VA
APPLICANT: Gary Hayes
ADDRESS: 4103 Chapman Hwy
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 109PG012
COUNCIL DISTRICT: 1

VARIANCE REQUEST

Request to increase the maximum allowable area from 68.4 square feet to 96.32 square feet for attached signage on a nonresidential development in the C-G-2 district. Per Article 13.9.F.1.b.

Per plan submitted to increase maximum allowable area for attached signage in the C-G-2 (General Commercial) Zoning District, 1st Council District.

FILE: 12-D-22-VA
APPLICANT: Glenn Richters
ADDRESS: 701 Cherry St
ZONING: C-N (Neighborhood Commercial)

PARCEL ID: 082JF019
COUNCIL DISTRICT: 6

VARIANCE REQUEST

Request to increase the maximum distance a patio can encroach into a corner side setback from 5 feet to 15 feet for a nonresidential development in the C-N district. Per Article 10.4; Table 10-1.

Per plan submitted to increase patio into corner side setback in the C-N (Neighborhood Commercial) Zoning District, 6th Council District

FILE: 12-E-22-VA
APPLICANT: R. Bentley Marlow
ADDRESS: 1100 University Ave
ZONING: C-N (Neighborhood Commercial)

PARCEL ID: 094FQ010
COUNCIL DISTRICT: 6

VARIANCE REQUEST

Request to decrease the minimum vehicle parking required for an eating and drinking establishment from four spaces to zero spaces in a C-N district. Per Article 11.4.1; Table 11-2.

Per plan submitted to decrease minimum vehicle parking in the C-N (Neighborhood Commercial) Zoning District, 6th Council District

FILE: 12-F-22-VA
APPLICANT: Daryl Johnson
ADDRESS: 400 Neyland Dr
ZONING: C-G-1 (General Commercial)

PARCEL ID: 095PB00901
COUNCIL DISTRICT: 6

VARIANCE REQUEST

Request to decrease the minimum finished floor elevation from 828.4 feet to 825 feet to enclose an existing roofed deck. Per plan submitted to decrease minimum finished floor elevation in the C-G-1 (General Commercial) Zoning District, 6th Council District (095PB00901).

OTHER BUSINESS

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

ADJOURNMENT