



BOARD OF ZONING APPEALS

AGENDA

September 21, 2021

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 21, 2021 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 Cheri Burke at 865-215-2867 or cmburke@knoxvillekn.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 17, 2021 meeting.

NEW BUSINESS

File: 9-A-21-VA

Applicant: Jeremy Mathes

Address: 3903 Whedbee Dr.

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

Parcel ID: 093EB01501

3rd Council District

Variance Request:

Reduce the minimum required interior side yard setback from 8 feet to 4 feet. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct an addition on an existing residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 9-B-21-VA

Applicant: Ashli Smith

Address: 4410 Western Ave

Zoning: C-H-1 (Highway Commercial) Zoning District

Parcel ID: 093FB00902

3rd Council District

Variance Request:

Increase the maximum permitted height of a detached sign in a C-H-1 zoning district from 20 feet to 25 feet per (Article 13, Section 13.9.F.3. Table 13-2.)

Per plan submitted to construct a new ground sign in the C-H-1 (Highway Commercial) Zoning District.

File: 9-C-21-VA
Applicant: Taylor D. Forrester o/b/o Dogtopia
Address: 5213 Homberg Drive
Zoning: C-G-3 (General Commercial) Zoning District

Parcel ID: 107NJ011
2nd Council District

Variance Request:

Appeal of the Zoning Administrator's interpretation that the proposed use constitutes the definition of a "kennel" as prescribed in the zoning ordinance. (Article 14, Section 14.4).

Per plan to establish a new business in the C-G-3 (General Commercial) Zoning District.

File: 9-D-21-VA
Applicant: Matthew Jordan
Address: 945 Dameron Avenue
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 094CL018
6th Council District

Variance Request:

Increase the maximum impervious area for a lot in the RN-1 district from 40% to 54%. (Article 4.3, Table 4-1.)

Per plan submitted to construct a supportive housing duplex in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 9-E-21-VA **Parcel ID:** 107LC020
Applicant: TF Building Solutions/Thomas Frazer 2nd Council District
Address: 3841 Woodhill Pl
Zoning: RN-1/HP (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum distance an enclosed porch may encroach into a front setback from 5 feet to 7 feet. (Article 10, Section 10.4, Table 10.1.)

Per plan submitted to replace front porch and add a circle driveway in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is October 19, 2021.

ADJOURNMENT