



BOARD OF ZONING APPEALS

AGENDA

November 16, 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 November 16, 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@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 19, 2021 meeting.

NEW BUSINESS

File: 10-B-21-VA

Applicant: Renee Dollar

Address: 210 Stratford Rd

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

Parcel ID: 123LH001

1st Council District

Variance Request:

Increase the maximum permitted height of a privacy fence in the front yard from 42 inches to 72 inches (Article 10, Section 10.3.L.1.a.)

Per plan submitted to keep existing fence at 6 ft. in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 11-A-21-VA

Applicant: Chris Davis

Address: 710 Forest Heights Rd

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

Parcel ID: 107KA001

2nd Council District

Variance Request:

Requests 2 - 8 will only be considered if request 1 is approved.

- 1) Appeal the Zoning Administrator's interpretation that the proposed driveway is not a circular driveway (Article 14, Section 14.4.)
- 2) Reduce the minimum distance between a driveway and a local street from 50ft to 40ft for the driveway accessing Forest Heights Rd (11.7.B. Table 11-5.)
- 3) Reduce the minimum distance between a driveway and a local street from 50ft to 43ft for the driveway accessing Bolling Ln (11.7.B. Table 11-5.)
- 4) Decrease the minimum frontage required to allow a circular driveway from 100 feet to 73 feet (Article 11.7.A.1. Table 11-4.)
- 5) Increase the distance a driveway (on a lot with 75 feet or less of frontage) can be from the side lot line from 10 feet to 29 feet (Article 11.3.E.2.)
- 6) Increase the allowable number of branch type turnarounds from 1 to 2 (Article 11.3.E.3.)
- 7) Increase the allowable size of the southern branch type turnaround (plan right) from 200 square feet to 630 square feet (Article 11.3.E.3.)
- 8) Increase the allowable size of the northern branch type turnaround (plan left) from 200 square feet to 350 square feet (Article 11.3.E.3.)

Per plan submitted to construct a driveway and parking area in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is December 21, 2021.

ADJOURNMENT