



BOARD OF ZONING APPEALS

AGENDA

May 17, 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 May 17, 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

April 19, 2022 meeting

NEW BUSINESS

File: 4-E-22-VA
Applicant: John Holmes
Address: 1537 Forest Ave
Zoning: RN-5 (General Residential) Zoning District

Parcel ID: 094KJ022
Council District: 1

Variance Request:

1. Reduce the combined minimum interior side setbacks for a multi-family development from 10 feet to 9 feet for an addition onto an existing residential structure in the RN-5 zoning district. Per Article 4.3; Table 4-1.
2. Reduce the minimum lot width from 60 feet to 49.9 feet for a multi-family dwelling (independent living facility use) in the RN-5 zoning district. Per Article 4.3; Table 4-1.
3. Reduce the number of required parking spaces for an independent living facility use from 6 spaces to 5 spaces. Per Article 11.4.A.1; Table 11-2.
4. Increase the driveway width for a multi-family development from a maximum of 30 feet to 49.9 feet. Per Article 11.7.C; Table 11-6.

File: 5-A-22-VA
Applicant: Skapa, LLC/Joe Fox
Address: 3917 Holston Dr
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 070MK018
Council District: 6

Variance Request:

Reduce the minimum required number of parking spaces for a two-family dwelling from 3 spaces to zero. Per Article 11.4.A.1; Table 11-2.

File: 5-B-22-VA
Applicant: James Teal
Address: 4831 Summit Cir
Zoning: RN-6 (Multi-Family Residential Neighborhood) Zoning District

Parcel ID: 107FJ014
Council District: 2

Variance Request:

Reduce the minimum required amount of street frontage for a ground sign in an RN-6 zoning district from a number exceeding 150 linear feet to 50 linear feet. Per Article 13.9.D.1.c.

File: 5-C-22-VA **Parcel ID:** 122HA007
Applicant: Johnathan Miller Architecture & Design/
Briana Burdorf **Council District:** 2
Address: 3908 Wilani Rd
Zoning: RN-1 (Single Family Residential Neighborhood) Zoning District

Variance Request:

Increase the front setback from the blockface average of 96.8 feet to 115 feet for new single-family dwelling in the RN-1 zoning district. Per Article 4.3; Table 4-1

File: 5-D-22-VA **Parcel ID:** 122HA006
Applicant: Stuart & Cindy Bresee **Council District:** 2
Address: 3912 Wilani Rd
Zoning: RN-1 (Single Family Residential Neighborhood) Zoning District

Variance Request:

Increase the front setback from the blockface average of 96.8 feet to 133 feet for new single-family dwelling in the RN-1 zoning district. Per Article 4.3; Table 4-1.

File: 5-E-22-VA **Parcel ID:** 109AA013
Applicant: Knoxville Student Property LLC/John Elliott 109AA13.01, 109AA014.01
Address: 200 E. Blount Ave 109AA015, 109AA16.01
Zoning: SW (South Waterfront) Zoning District **Council District:** 1

Variance Request:

1. Increase the front setback from 0 feet to 31 feet for a new multi-family dwelling in the SW-6 zoning district. Per Article 7.1.3.G.4.
2. Increase the maximum side setback from 25 feet to 40 feet for a new multi-family dwelling in the SW-6 zoning district. Per Article 7.1.3.G.4.
3. Increase the maximum footprint/floor plate from 50,000 square feet to 52,500 square feet for a new multi-family dwelling in the SW-6 zoning district. Per Article 7.1.3.G.4.
4. Decrease the ground level transparency on the principal frontage from a minimum of 70 percent to 31 percent for a new multi-family dwelling in the SW-6 zoning district. Per Article 7.1.3.G.4.
5. Increase the maximum number of parking spaces from 441 spaces to 484 spaces for a new multi-family dwelling in the SW-6 zoning district. Per Article 7.1.3.G.7.b.
6. Decrease the minimum front setback of 10 feet to 3 feet for structured parking in the SW-6 zoning district. Per Article 7.1.3.G.7.

File: 5-F-22-VA
Applicant: Signco, Inc/Kayland Scheckles
Address: 2750 Schaad Rd
Zoning: C-R-2 (Regional Commercial) Zoning District

Parcel ID: 07909119
Council District: 3

Variance Request:

1. Increase the maximum allowable height from 10 feet to 48 feet for a detached sign in the C-R-2 zoning district. Per Article 13.9.F.3; Table 13-2.
2. Increase the maximum allowable sign area from 100 square feet to 248.13 square feet for a detached sign in the C-R-2 zoning district. Per Article 13.9.F.4; Table 13-3.

File: 5-G-22-VA
Applicant: Knoxville Multifamily/Benjamin Mullins
Address: 1905, 1909, 1911, 1915 Lake Ave
Zoning: CU-1 (Cumberland Avenue) Zoning District

Parcel ID: 108CH011
108CH012, 108CH013
108CH014
Council District: 1

Variance Request:

1. Increase the maximum height and stories from 120 feet and 10 stories to 126 feet and 12 stories for a new multi-family dwelling in the CU-1 zoning district. Per Article 7.2.3.A.3.A.
2. Increase the maximum width of a walk-out stoop from 6 feet to 11 feet for a new multi-family dwelling in the CU-1 zoning district. Per Article 7.2.4.B.1.
3. Increase the maximum height for an elevator bulkhead to exceed the maximum building height from 10 feet to 16 feet for a new multi-family dwelling in the CU-1 zoning district. Per Article 7.0.3.I.3.

File: 5-H-22-VA
Applicant: Ron Whittaker
Address: 4301 Kingston Pike
Zoning: RN-1 (Single Family Residential Neighborhood) Zoning District

Parcel ID: 107LA017
Council District: 2

Variance Request:

1. Decrease the minimum interior side setback from 21 feet to 13 feet for a new primary or secondary educational facility in the RN-1 zoning district. Per Article 4.3; Table 4-1.
2. Reduce the minimum number of required parking spaces from 2 to 0 for a new primary or secondary educational facility in the RN-1 zoning district. Per Article 11.4.1; Table 11-2.

File: 5-J-22-VA **Parcel ID:** 147 030
Applicant: Calvary Chapel Church/Robert Cox **Council District:** 1
Address: 3330 West Governor John Sevier Hwy
Zoning: RN-1 (Single Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum height from 20 feet to 28 feet for a freestanding cutoff luminaire for the expansion of a church parking lot in a RN-1 zoning district. Per Article 10.2.B.5.

File: 5-K-22-VA **Parcel ID:** 108EA00702
Applicant: Bo Jones **Council District:** 1
Address: 451 West Blount Ave
Zoning: SW4 (South Waterfront) Zoning District

Variance Request:

1. Increase the maximum perimeter for block size from 1,400 feet to 1,922 lineal feet for a new multi-family dwelling in the SW-4 zoning district. Per Article 7.1.3.E.3.b.
2. Increase the maximum lot size from 3 acres to 5.5 acres for a new multi-family dwelling in the SW-4 zoning district. Per Article 7.1.3.E.4.
3. Increase the maximum front setback from 10 feet to 37.5 feet for a new multi-family dwelling on the northeastern portion of the parcel in the SW-4 zoning district. Per Article 7.1.3.E.4.
4. Increase the maximum building height from 50 feet and 4 stories to 64.5 feet and 5 stories for a new multi-family dwelling in the SW-4 zoning district. Per Article 7.1.3.E.4.
5. Increase the maximum building footprint from 30,000 square feet to 68,087 square feet for a new multi-family dwelling in the SW-4 zoning district. Per Article 7.1.3.E.4.
6. Decrease the ground level transparency on the principal frontage from a minimum of 70% to 38.5% for building 100 and 48% for building 200 in the SW-4 zoning district. Per Article 7.1.3.E.6.

File: 5-L-22-VA **Parcel ID:** 071ME011
Applicant: Thomas Keeler **Council District:** 4
Address: 5705 Crestwood Dr
Zoning: EN (Established Residential Neighborhood) Zoning District

Variance Request:

Reduce the front setback from 73 feet to 55 feet for an addition to an existing single-family dwelling in the EN zoning district. Per Article 4.3; Table 4-1.

OTHER BUSINESS

The next BZA meeting will be held on June 21, 2022 in the Small Assembly Room.

ADJOURNMENT