



## BOARD OF ZONING APPEALS

### AGENDA

**November 21, 2023**

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 21, 2023 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](mailto: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**

October 17, 2023 meeting

## **NEW BUSINESS**

**FILE:** 11-A-23-VA **PARCEL ID:** 058EB024  
**APPLICANT:** Lauren Bush **COUNCIL DISTRICT:** 4  
**ADDRESS:** 3038 Gibbs Dr  
**ZONING:** RN-1 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1422.33 sf. Per Article 10.3.A.6.

Per plan submitted to increase the maximum size of a single accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

**FILE:** 11-B-23-VA **PARCEL ID:** 108CA001  
**APPLICANT:** John Holmes **COUNCIL DISTRICT:** 1  
**ADDRESS:** 2230 Laurel Ave  
**ZONING:** RN-5 (General Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

1. Appeal of the Director of Plans Review and Inspections classification of "Independent Living Facility". Per Article 16.12.
2. Reduction of the minimum lot width for an independent living facility in the RN-5 zone from 60 feet to 50 feet. Per Article 4.3; Table 4-1.

Per plan submitted to appeal the Director of Plans Review and Inspections classification of "Independent Living Facility" and reduce the minimum lot width for an independent living facility in the RN-5 (General Residential Neighborhood) Zoning District.

**FILE:** 11-C-23-VA **PARCEL ID:** 121GJ003  
**APPLICANT:** Scott Boruff **COUNCIL DISTRICT:** 2  
**ADDRESS:** 5660 Lyons View Pk  
**ZONING:** RN-1 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Increase the minimum front setback in a RN-1 zoning district from 84.9 feet to 213 feet. Per Article 4.3; Table 4-1.

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

**FILE:** 11-D-23-VA **PARCEL ID:** 109DA009  
**APPLICANT:** Vanessa Binns **COUNCIL DISTRICT:** 1  
**ADDRESS:** 2312 & 2314 Island Home Ave  
**ZONING:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1125sf. Per Article 10.3.A.6.

Per plan submitted to increase maximum size of single accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

**FILE:** 11-F-23-VA **PARCEL ID:** 106CA00  
**APPLICANT:** John Huber **COUNCIL DISTRICT:** 3  
**ADDRESS:** 0 Helmbolt Rd  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

1. Decrease the minimum front setback from 20 feet to 5 feet for lots 25, 26, 31, 32 and 33.
2. Decrease the minimum rear setback from 25 feet to 5 feet for lots 24, 25, 26, 30, 31, 32 and 33.

Per plan submitted to decrease the minimum front and rear setbacks in the RN-2 (Single-Family Residential Neighborhood) Zoning District

**OTHER BUSINESS**

The next BZA meeting will be held on December 19, 2023 in the Small Assembly Room.

**ADJOURNMENT**