



BOARD OF ZONING APPEALS

AGENDA June 20, 2019

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 June 20, 2019 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.

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.

An agenda review meeting is held at 3:00 pm in Room 461 of the City County Building, prior to the meeting.

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

May 16, 2019 meeting.

NO OLD BUSINESS

NEW BUSINESS

File: 06-A-19-VA
Applicant: David C. Kerns
Address: 2451 Washington Ave.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 082JE028
6th Council District

Variance Request:

1) Reduce the minimum required front yard setback on Lemon St. from 25' to 16' 4" (Article 4, Section 2.1.2.D.1.a)

As per plan submitted to construct a single family residence in the R-1A (Low Density Residential) District.

File: 06-C-19-VA
Applicant: Archie Powell
Address: 204 Kingwood Rd.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 058FG04101
2nd Council District

Variance Request:

1) Request to allow an alley to be the primary means of vehicular egress and ingress in an R-1A zone (Article 5, Section 6.D.9)

As per plan submitted to construct a single family residence in the R-1A (Low Density Residential) District.

File: 06-D-19-VA
Applicant: Sanders Pace Architecture
Address: 1000 Cherokee Trail
Zoning: RP-1 (Planned Residential) and R-1 (Low-Density Residential) Districts

Parcel ID: 108MA02401
1st Council District

Variance Request:

1) Reduce the front yard setback for a monument sign from 10' to 2'2" (Article 8, Section 7.1.a)

As per plan submitted to construct new signage in the RP-1 (Planned Residential) and R-1 (Low-Density Residential) Districts.

File: [06-E-19-VA](#) **Parcel ID:** 108CC03301
Applicant: Sycamore Sign Service 1st Council District
Address: 2223 Cumberland Ave.
Zoning: FD (Form Based) and CU-2 (Cumberland Ave.) Districts

Variance Request:

1) Increase the maximum height of a wall sign in a FD-CU-2 zone from 18' to 24'6" (Article 4, Section 4.2.8.D.1)

As per plan submitted to elevate signage in the FD (Form Based) and CU-2 (Cumberland Ave.) Districts.

File: [06-F-19-VA](#) **Parcel ID:** 082JR001
Applicant: Lloyd Owens 6th Council District
Address: 2400 Washington Ave.
Zoning: R-1A (Low Density Residential) District

Variance Request:

1) Reduce the minimum required front yard setback on Spruce St. from 25' to 13' (Article 4, Section 2.1.2.D.1.a)

2) Request to allow an alley to be the primary means of vehicular egress and ingress in an R-1A zone (Article 5, Section 6.D.9)

As per plan submitted to construct a single family residence in the R-1A (Low Density Residential) District.

File: 06-G-19-VA
Applicant: Urban Engineering
Address: 209 S. Central St.
Zoning: C-2 (Central Business) District

Parcel ID: 094EH01401
6th Council District

Variance Request:

1) Reduce the minimum required front yard setback from 5' to 0 (Article 4, Section 2.2.5.E.1)

As per plan submitted to construct an addition to an existing building in the C-2 (Central Business) District.

File: 06-H-19-VA
Applicant: Greg Terry
Address: 3701 Terrace View Dr.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 048MF001
4th Council District

Variance Request:

1) Reduce the minimum required side yard setback from 8' to 0 (Article 4, Section 2.1.1.E.2.b)

As per plan submitted to construct a new detached carport in the R-1 (Low Density Residential) District.

OTHER BUSINESS

The next BZA meeting is July 18, 2019 in the Small Assembly Room.

ADJOURNMENT