



## **BOARD OF ZONING APPEALS**

### **AGENDA** **July 19, 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 July 19, 2022 meeting at 4:00 pm in the Main 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**

June 21, 2022 meeting

## **NEW BUSINESS**

**FILE:** 7-A-22-VA **PARCEL ID:** 107OB00203  
**APPLICANT:** Hitch Gilchrist 2<sup>nd</sup> Council District  
**ADDRESS:** 5806 Westover Dr  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Request to decrease the interior side setback for a detached accessory structure from five feet to two feet for a carport in the RN-1. Per Article 10.3.A.5.

Per plan submitted to build a carport in the RN-1 (Single Family Residential Neighborhood) Zoning District, 2<sup>nd</sup> Council District

**FILE:** 7-B-22-VA **PARCEL ID:** 123AF045  
**APPLICANT:** Michael G. Hall 1<sup>st</sup> Council District  
**ADDRESS:** 835 Tally Ho Dr  
**ZONING:** RN-1 (Single Family Residential) Zoning District

### **VARIANCE REQUEST:**

Request to increase the maximum building coverage for a single accessory structure on a lot 15,000 square feet or less from 750 square feet to 864 square feet for a detached garage in the RN-1. Per Article 10.3.A.6.

Per plan submitted to build a detached garage in the RN-1 (Single Family Residential Neighborhood) Zoning District, 1<sup>st</sup> Council District

**FILE:** 7-C-22-VA **PARCEL ID:** 121DG015  
**APPLICANT:** Brian Lundberg 2<sup>nd</sup> Council District  
**ADDRESS:** 4061 Sequoyah Ave  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Request to decrease the rear setback from 25 feet to 12.8 feet for an addition onto an existing single-family dwelling in the RN-1. Per Article 4.3; Table 4-1.

Per plan submitted to build an addition in the RN-1 (Single Family Residential Neighborhood) Zoning District, 2<sup>nd</sup> Council District.

**FILE:** 7-D-22-VA  
**APPLICANT:** Bret Maser  
**ADDRESS:** 713 S. Seventeenth St  
**ZONING:** CU-2 (Cumberland Avenue) Zoning District

**PARCEL ID:** 108CD025  
1<sup>st</sup> Council District

**VARIANCE REQUEST:**

Request appeal of the zoning administrator's determination that the proposed use by MOKE America Tennessee is not a vehicle dealership but a retail goods establishment and office and allowed in the CU-2 district. Per Article 16.12.A.3.a.

Per plan submitted to permit the proposed use in the CU-2 (Cumberland Avenue) Zoning District, 1<sup>st</sup> Council District.

**FILE:** 7-F-22-VA  
**APPLICANT:** Jordan Hutchinson  
**ADDRESS:** 9111 Cross Park Dr  
**ZONING:** OP (Office Park) Zoning District

**PARCEL ID:** 11903312  
6<sup>th</sup> Council District

**VARIANCE REQUEST:**

Request to decrease the minimum requirement for a detached on-premise sign must be setback from 15 to the edge of pavement to 14.8 feet. Per Article 13.5.A.1.

Per plan submitted to replace sign in the OP (Office Park) Zoning District, 2<sup>nd</sup> Council District

**FILE:** 7-H-22-VA  
**APPLICANT:** Javonte Cotner  
**ADDRESS:** 3944 Seahorn Ave  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 070MG008  
6<sup>th</sup> Council District

**VARIANCE REQUEST:**

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6<sup>th</sup> Council District

**FILE:** 7-I-22-VA  
**APPLICANT:** Javonte Cotner  
**ADDRESS:** 3948 Seahorn Ave  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 070MG009  
6<sup>th</sup> Council District

**VARIANCE REQUEST:**

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6<sup>th</sup> Council District

**FILE:** 7-J-22-VA  
**APPLICANT:** Javonte Cotner  
**ADDRESS:** 3952 Seahorn Ave  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 070MG010  
6<sup>th</sup> Council District

**VARIANCE REQUEST:**

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6<sup>th</sup> Council District

**FILE:** 7-K-22-VA  
**APPLICANT:** Benjamin Mullins  
**ADDRESS:** 5201 Western Ave  
**ZONING:** RN-6 (Multi-Family Residential) Zoning District

**PARCEL ID:** 093AB041  
3<sup>rd</sup> Council District

**VARIANCE REQUEST:**

Request to increase the maximum height from six feet to nine feet for detached monument sign in the RN-6 district. Per Article 13.9.D.1.c.

Per plan submitted to replace damaged sign in the RN-6 (Multi-Family Residential Neighborhood) Zoning District, 3<sup>rd</sup> Council District

**FILE:** 7-L-22-VA  
**APPLICANT:** Conrad Sick  
**ADDRESS:** 1727 Grand Ave  
**ZONING:** I-MU (Industrial Mixed-Use) Zoning District

**PARCEL ID:** 094OD00101  
1<sup>st</sup> Council District

**VARIANCE REQUEST:**

1. Decrease the minimum rear setback from 15 feet to 0 feet for a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6-1.
2. Increase the maximum building height from 50 feet to 61 feet 10 inches for a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6-1.

Per plan submitted to decrease maximum rear setback and increase maximum building height in the I-MU (Industrial Mixed-Use) Zoning District, 1<sup>st</sup> Council District

**OTHER BUSINESS**

The next BZA meeting will be held on August 16, 2022 in the Small Assembly Room.

**ADJOURNMENT**