



BOARD OF ZONING APPEALS

AGENDA

March 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 March 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 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

February 28, 2023 meeting

NEW BUSINESS

FILE: 3-A-23-VA **PARCEL ID:** 120ED021
APPLICANT: Charles Rayman **COUNCIL DISTRICT:** 2
ADDRESS: 6800 Deane Hill Dr
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Increase the maximum square footage of an accessory structure for a lot size over one acre in a RN-1 zoning district from 1,100 square feet to 1,536 square feet. Per Article 10.3.A.

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

FILE: 3-B-23-VA **PARCEL ID:** 060HA004
APPLICANT: Kayland Scheckles **COUNCIL DISTRICT:** 4
ADDRESS: 5450 Millertown Pk
ZONING: C-R-2 (Regional Commercial) Zoning District

VARIANCE REQUEST:

Increase the maximum allowable attached signage from 52.5 square feet to 96.6 square feet. Per Article 13.9.F.1.b.

Per plan submitted to increase the maximum allowable signage in the C-R-2 (Regional Commercial) Zoning District.

FILE: 3-C-23-VA **PARCEL ID:** 068LD015
APPLICANT: Taylor D. Forrester **COUNCIL DISTRICT:** 5
ADDRESS: 206 Cedar Ln
ZONING: C-R-1 (Regional Commercial) Zoning District

VARIANCE REQUEST:

Increase the height of a privacy fence from five feet behind the front building line forward to the front lot line from 42 inches to 72 inches. Per Article 13.3.L.1.a.

Per plan submitted to increase the height of a privacy fence in the C-G-1 (General Commercial) Zoning District.

FILE: 3-D-23-VA
APPLICANT: David Arning
ADDRESS: 1113 & 1115 Phillips Ave
ZONING: SW-4 (South Waterfront) Zoning District

PARCEL ID: 095OB012
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Reduce the minimum required finished floor elevation for the existing structure (approximately 10,000 square feet) from 1 foot above the 500-year floodplain elevation (Minimum Floor Elevation = 829.5 feet) to two feet (2') above the 100-year floodplain elevation (Minimum Floor Elevation = 824.0 feet). Per Chapter 12-52.
2. Increase maximum parking requirement from 3 parking spaces per 1,000 square feet to 11 parking spaces per 1,000 square feet. Per Article 7.1.3.E.7.b.

Per plan submitted to allow existing structure to remain in place and allow up to 11 parking spaces per 1,000 SF in the SW-4 (South Waterfront) Zoning District, 1st Council District.

FILE: 3-E-23-VA
APPLICANT: Matt Brazille
ADDRESS: 0 (3627) Division St
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 107DA001
COUNCIL DISTRICT: 6

VARIANCE REQUEST:

Increase the build-to-zone from 0 to 25 feet to 47.36 feet for a multi-family dwelling in the I-MU district. Per Article 6.3; Table 6-1.

Per plan submitted to adjust build-to-zone in the I-MU (Industrial Mixed-Use) Zoning District.

FILE: 3-F-23-VA
APPLICANT: Benjamin Mullins
ADDRESS: 416 Cherokee Blvd
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 108ID032
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

1. Increase the maximum height of wall in a front and corner side yard from 42 inches to 120 inches. Per Article 10.3.L.1.a.
2. Increase the maximum width of a driveway from 18 feet to 32 feet. Per Article 11.7.C; Table 11-7.

Per plan submitted to increase maximum height of wall and increase maximum width of a driveway in the RN-1 (Single Family Residential) Zoning District.

FILE: 3-G-23-VA
APPLICANT: Kathryn Greer
ADDRESS: 2439 E. Magnolia Ave
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 082JN017
COUNCIL DISTRICT: 6

VARIANCE REQUEST:

Reduce the minimum parking requirement for a reception facility from 85 parking spaces to 8 parking spaces. Per Article 11.4; Table 4-2.

Per plan submitted to reduce parking in the C-G-2 (General Commercial) Zoning District.

FILE: 3-H-23-VA
APPLICANT: Brad Pearman
ADDRESS: 2424 Washington Ave
ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 08JR007
COUNCIL DISTRICT: 6

VARIANCE REQUEST:

1. Increase the maximum square footage of an accessory structure on a lot 15,000 square feet or less from 750 square feet to 891 square feet. Per Article 10.3.A.6.

2. Increase the maximum building lot coverage from 30% to 32.53% in a RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to increase the size of existing accessory structure and increase maximum building lot coverage in the RN-2 (Single Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on April 18, 2023 in the Small Assembly Room.

ADJOURNMENT