



BOARD OF ZONING APPEALS

AGENDA

June 21, 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 June 21, 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

May 17, 2022 meeting

OLD BUSINESS

FILE: 5-A-22-VA
APPLICANT: Joe Fox
ADDRESS: 3917 Holston Dr
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 070MK018
6th Council District

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.

Per plan submitted for a two-family dwelling in the C-G-2 (General Commercial) Zoning District, 6th Council District

NEW BUSINESS

FILE: 6-A-22-VA
APPLICANT: R. Bentley Marlow
ADDRESS: 401 Cansler Ave
ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 094FP028
6th Council District

VARIANCE REQUEST:

1. Reduce the corner side setback from 12 feet to 6 feet for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.
2. Increase the maximum building coverage from 30 percent to 37.75 percent for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.
3. Increase the maximum impervious surface coverage from 40 percent to 56.25 percent for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted for new construction of single family home in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

FILE: 6-C-22-VA
APPLICANT: James Ryan
ADDRESS: 2018 Davenport Rd
ZONING: SW-3 (South Waterfront) Zoning District

PARCEL ID: 095PE031
1st Council District

VARIANCE REQUEST:

1. Increase the maximum number of allowed parking spaces from 20 to 31 for a nonresidential use in the SW3 district. Per Article 7.1.4.D.7.b.
2. Permit the enlargement of a preexisting nonconforming building for an office use in the SW3 district. Per Article 17.1.A.2.

Per plan submitted for increase parking permitted in the SW3 (South Waterfront) Zoning District, 1st Council District

FILE: 6-D-22-VA
APPLICANT: Benjamin Mullins
ADDRESS: 1717 White Ave
ZONING: CU-5 (Cumberland Avenue) Zoning District

PARCEL ID: 094NJ016
1st Council District

VARIANCE REQUEST:

1. Increase the maximum building height of 8 stories and 90 feet to 11 stories and 120 feet. Per Article 7, Section 7.2.3.E.3.
2. Reduce the minimum rear alley building setback from 5 feet to 0 feet. Per Article 7, Section 7.2.3.E.1.

Per plan submitted to construct a multi-family student housing development in the CU-5 (Cumberland Avenue) Zoning District, 1st Council District.

FILE: 6-E-22-VA
APPLICANT: Brian Strutz
ADDRESS: 524 Williams St
ZONING: DK-E (Downtown Knoxville) Zoning District

PARCEL ID: 094ED006
6th Council District

VARIANCE REQUEST:

Request to decrease the build to zone from 70% to 0% in the DK-E. Per Article 5.5.B; Table 5-3.

Per plan submitted to build new structure in the DK-E (Downtown Knoxville) Zoning District, 6th Council District.

OTHER BUSINESS

The next BZA meeting will be held on July 19, 2022 in the Main Assembly Room.

ADJOURNMENT