



## BOARD OF ZONING APPEALS

### AGENDA

**February 20, 2024**

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 February 20, 2024 meeting at 4:00 pm in **Conference Room 461, 4th Floor**, 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**

December 19, 2023 meeting.

## **NEW BUSINESS**

**FILE:** 1-C-24-VA **PARCEL ID:** 070IH018  
**APPLICANT:** Len Johnson **COUNCIL DISTRICT:** 4  
**ADDRESS:** 2807 Washington Pk  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Request to increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1,128sf. Per Article 10.3.A.6.

Per plan submitted to increase the maximum size of a single accessory structure in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

**FILE:** 1-D-24-VA **PARCEL ID:** 107MF02101  
**APPLICANT:** Steve Bailey **COUNCIL DISTRICT:** 2  
**ADDRESS:** 806 Scenic Dr  
**ZONING:** RN-1 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Request to reduce the required minimum corner side setback from 12'-6" to 7'-6" per Article 4.3, Table 4-1.

Per plan submitted to reduce the required minimum corner side setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

**FILE:** 1-E-24-VA **PARCEL ID:** 121GJ006  
**APPLICANT:** Taylor D. Forrester **COUNCIL DISTRICT:** 2  
**ADDRESS:** 5628 Lyons View Pk  
**ZONING:** RN-1 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Request to increase the required minimum front setback from +/- 10ft of the average of blockface, calculated as 74.9ft., with a maximum front setback of 84.9ft., to 171ft. Per Article 4.3, Table 4-1.

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

**FILE:** 1-F-24-VA  
**APPLICANT:** Forrest Kirkpatrick  
**ADDRESS:** 1547 Clinch Ave  
**ZONING:** C-N (Neighborhood Commercial) Zoning District

**PARCEL ID:** 094MJ017  
**COUNCIL DISTRICT:** 1

**VARIANCE REQUEST:**

1. Reduce the required off-street parking spaces for a Mixed-Use Multi-Tenant from 10 spaces to 5 spaces. Per Article 11.4, Table 11-2.
2. Reduce the minimum required setback for a refuse dumpster from 5ft to 0ft. Per Article 10.3.A.5.

Per plan submitted to reduce the required off-street parking and reduce minimum required setback for refuse dumpster in the C-N (Neighborhood Commercial) Zoning District.

**FILE:** 1-G-24-VA  
**APPLICANT:** Tony Allen  
**ADDRESS:** 3115 Pacific St  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 069MK018  
**COUNCIL DISTRICT:** 5

**VARIANCE REQUEST:**

1. Reduce the required minimum interior side setback from 15ft to 5ft. Per Article 5.3, Table 5-1.
2. Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 0% in the O zoning district per Article 5.4, Table 5-2.

Per plan submitted to reduce required minimum interior side setback and reduce the minimum transparency requirement in the O (Office) Zoning District.

**FILE:** 2-A-24-VA  
**APPLICANT:** Grant McMahan  
**ADDRESS:** 6716 Sherwood Dr  
**ZONING:** EN (Established Residential Neighborhood) Zoning District

**PARCEL ID:** 121ID001  
**COUNCIL DISTRICT:** 2

**VARIANCE REQUEST:**

Reduction in the minimum distance between a driveway and the intersecting street from 50' to 33'-10 3/8". Per Article 11-7.B, Table 11-6.

Per plan submitted to reduce the minimum distance between a driveway and intersecting street in the EN (Established Residential Neighborhood) Zoning District.

**FILE:** 2-C-24-VA **PARCEL ID:** 094BB001  
**APPLICANT:** Adam Wilson, P.E. **COUNCIL DISTRICT:** 6  
**ADDRESS:** 1775/1763/1787 Virginia Ave, 1790/1814 Vermont Ave  
**ZONING:** RN-6 (Multi-Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Request to reduce the required minimum front setback for a structure over 35ft in height, from 35ft to 10ft. Per Article 4.3, Table 4-1.

Per plan submitted to reduce the required minimum front setback in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

**OTHER BUSINESS**

The next BZA meeting will be held on March 19, 2024 in the Small Assembly Room,

**ADJOURNMENT**