



BOARD OF ZONING APPEALS

AGENDA

February 18, 2021

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 18, 2021 meeting. **This will be an online meeting format. Anyone interested in viewing the online meeting or participating in this online meeting can join with the following link: <https://us02web.zoom.us/j/87416863855?pwd=RmpKYWN3cUQydldCWnk2RjZuQ1VxQT09>, Passcode: 787898**

Please contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov with questions and to register prior to 02/18/2021.

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.

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

SPECIAL MOTIONS

"Motion to confirm that conducting today's meeting by electronic means is necessary to protect the public health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak."

MINUTES

January 21, 2021 meeting.

NEW BUSINESS

File: [2-A-21-VA](#)

Applicant: Anthony Nelson

Address: 2615 Brooks Ave.

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 082MD010

6th Council District

Variance Request:

Requesting reduction of RN-1 interior side setback from 8' to 2.36' (Article 4.3 Table 4-1)

Per plan submitted for an addition to a single-family residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: [2-B-21-VA](#)

Applicant: JT Development Group, LLC

Address: 504 Brunello Way

Zoning: RN-3 (General Residential Neighborhood) Zoning District

Parcel ID: 120LG013

2nd Council District

Variance Request:

Decrease the minimum required number of lots for a subdivision in an RN-3 zone to be eligible for an entrance sign from "more than 25" to 12. To install a proposed monument entrance sign for "Lusso Villas" (Article 13.9.D.1.c)

Per plan submitted to install an entrance sign at a new townhouse development in the RN-3 (General Residential Neighborhood) Zoning District.

File: 2-C-21-VA
Applicant: Patrick Mines
Address: 6400 Sherwood Dr.
Zoning: EN (Established Residential Neighborhood) Zoning District

Parcel ID: 121IC01501
2nd Council District

Variance Request:

- 1) Request for reduction in the amount of window/door systems required on the street-facing façade from 25% to 17.6% (Article 4.4.A.5.a)
- 2) Request to increase the length of continuous wall permitted before articulation from 24' to 29' (Article 4.4.A.5.b)

Per plan submitted to build a new single-family dwelling in the EN (Established Residential Neighborhood) Zoning District.

File: 2-E-21-VA
Applicant: Sara Martin
Address: 1121 Eleanor St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 081MH003
4th Council District

Variance Request:

- 1) Increase the maximum permitted building coverage percentage from 30% to 45.3% (Article 4, Section 4.3.C. Table 4-1)
- 2) Increase the maximum permitted impervious surface coverage percentage from 40% to 51.7% (Article 4, Section 4.3.C. Table 4-1)
- 3) Reduce the minimum number of required parking space for a single-family dwelling from 2 spaces to 1 space (Article 11, Section 11.4.A. Table 11-2)

Per plan submitted to renovate a single-family home in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 2-F-21-VA
Applicant: John G. Brock
Address: 416, 420 & 426 Troy Circle
Zoning: I-G (General Industrial) Zoning District

Parcel ID: 121HA00222
2nd Council District

Variance Request:

- 1) Reduce the minimum required front setback from 25 feet to 14.9 feet for a storage building, addressed as 426 Troy Circle. (Article 6, Section 6.3. Table 6-1.)
- 2) Reduce the minimum number of required parking spaces for a 9900 s.f. office building addressed as 416 Troy Circle, from 30 spaces to 7 spaces for the purposes of subdividing a lot with existing structures. (Article 11, Section 11.4. Table 11-2)

Per plan submitted to subdivide commercial property in the I-G (General Industrial) Zoning District.

OTHER BUSINESS

The next BZA meeting is March 18, 2021.

ADJOURNMENT