



BOARD OF ZONING APPEALS

AGENDA August 17, 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 August 17, 2021 meeting at 4:00 pm in Room #461, 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 Cheri Burke at 865-215-2867 or cmburke@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

July 20, 2021 meeting.

NEW BUSINESS

File: 8-A-21-VA **Parcel ID:** 134AB008
Applicant: Edward & Lisa Shouse 2nd Council District
Address: 1301 Wilshire Rd
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum required interior side yard setback for a detached carport accessory structure from 5 feet to 2.6 feet. (Article 10, Section 10.3.A.5.)

Per plan submitted to build a detached carport accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 8-C-21-VA **Parcel ID:** 059 026
Applicant: Richard E. Graves o/b/o Seefried Industrial Properties 4th Council District
Address: 3001 Knoxville Center Dr
Zoning: I-G (General Industrial) Zoning District

Variance Request:

1. Increase the maximum total height for freestanding cut off luminaires in a nonresidential district from 20 feet to 28 feet. (Article 10, Section 10.2.B.5.)
2. Increase the maximum permitted cut of angle for a luminaire from 75 degrees to 90 degrees. (Article 10, Section 10.2.B.3)

Per plan submitted to construct a new warehouse and distribution facility and related site work in the I-G (General Industrial) Zoning District.

File: 8-F-21-VA **Parcel ID:** 121JD003
Applicant: Betty McKeehan **2nd Council District**
Address: 6202 Westland Dr
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum required front yard setback from +/- 10 feet of the average blockface distance of 58.5 feet to 44 feet. (Article 4, Section 4.3, Table 4-1.)

Per plan submitted to construct a new residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 8-G-21-VA **Parcel ID:** 081MM017
Applicant: Amy Sherrill **4th Council District**
Address: 700 Eleanor St
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

1. Increase the maximum permitted building coverage from 30% to 55%. (Article 4, Section 4.3, Table 4-1.)
2. Increase the maximum permitted impervious surface coverage from 40% to 65%. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct an addition on an existing residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 8-I-21-VA
Applicant: Dominion Development Group
Address: 10865 Parkside Dr
Zoning: C-R-1 (Regional Commercial) Zoning District

Parcel ID: 131 02930
2nd Council District

Variance Request:

1. Increase the maximum driveway width from 30 ft to 36 ft. (Article 11, Section 11.7.c, Table 11-6.)
2. Increase the maximum curb cut width from 60 ft to 86.2 ft, (Article 11, Section 11.7.c, Table 11-6.)

Per plan submitted to construct a multi-family development in the C-R-1 (Regional Commercial) Zoning District.

File: 8-J-21-VA
Applicant: Kathryn Greer
Address: 525 Henley St
Zoning: DK-B (Downtown Knoxville) Zoning District

Parcel ID: 094LJ00100B
6th Council District

Variance Request:

Reduce the minimum required setback for a flag pole from the lot line abutting Henley St from 5 ft to 2 ft 3 in (Article 10, Section 10.3.M.3.)

Per plan submitted to relocate flagpole location in the DK-B (Downtown Knoxville) Zoning District.

OTHER BUSINESS

The next BZA meeting is September 21, 2021.

ADJOURNMENT