



BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 20, 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 September 20, 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

August 16, 2022 meeting

OLD BUSINESS

FILE: 8-C-22-VA
APPLICANT: William Dohm
ADDRESS: 3221 Garden Dr
ZONING: RN-1 (Single Family Residential) Zoning District

PARCEL ID: 058DM010
4th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the minimum interior side setback from 10 feet to 3.4 feet for a nonresidential use in the RN-1 district. Per Article 4.3; Table 4-1.
2. Decrease the driveway width from 20 feet to 10 feet for a nonresidential use in the RN-1 district. Per Article 11.7.C; Table 11-6.
3. Decrease the minimum lot area for nonresidential from 20,000 square feet to 12,692 square feet for an educational facility - primary or secondary use in the RN-1 district. Per Article 4.3; Table 4-1.

Per plan submitted to change the use from single family to educational in the RN-1 (Single Family Residential) Zoning District, 4th Council District.

NEW BUSINESS

FILE: 9-C-22-VA
APPLICANT: Gilmore Conners/Chartwell Residential
ADDRESS: 7727 Kingston Pike
ZONING: CH-2 (Highway Commercial) Zoning District

PARCEL ID: 120GA001
2nd COUNCIL DISTRICT

VARIANCE REQUEST:

Decrease the minimum front setback from 20 feet to 10 feet for a multi-family dwelling in the C-H-2 district. Per Article 5.3.A; Table 5-1.

Per plan submitted to construct a multifamily apartment building in the C-H-2 (Highway Commercial) Zoning District, 2nd Council District (120GA001).

FILE: 9-E-22-VA
APPLICANT: R. Bentley Marlow
ADDRESS: 1406 Wallace St
ZONING: RN-2 (Single Family Residential) Zoning District

PARCEL ID: 094FN028
6th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the front setback from 20 feet to 9 feet for a single-family dwelling in the RN-2 district. Per Article 4.3; Table 4-1.
2. Increase the maximum permitted encroachment for an unenclosed porch into the front setback from 5 feet to 6 feet. Per Article 10.4.A; Table 10-1.
3. Increase the maximum building coverage from 30% to 31.5% for a single-family dwelling in the RN-2 district. Per Article 4.3; Table 4-1.
4. Increase the maximum impervious surface coverage from 40% to 42% for a single-family dwelling in the RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to construct single family home in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District (094FN028).

FILE: 9-F-22-VA
APPLICANT: Daniel Odle/Lawler-Wood LLC
ADDRESS: 1540 Member Lane
ZONING: O (Office) Zoning District

PARCEL ID: 106DA00625
3rd COUNCIL DISTRICT

VARIANCE REQUEST:

Increase the square footage for an attached sign from a maximum of 24 square feet to 54.9 square feet in the O district. Per Article 13.9.E.2.a.

Per plan submitted to erect signage for new office building in the O (Office) Zoning District, 3rd Council District (106DA00625).

FILE: 9-G-22-VA
APPLICANT: Janice Tocher
ADDRESS: 451 West Blount Ave
ZONING: SW-4 (South Waterfront) Zoning District

PARCEL ID: 108EA00702
1st COUNCIL DISTRICT

VARIANCE REQUEST:

Appeal of the zoning administrator's determination that the proposed development for 451 W. Blount Avenue under the South Waterfront Form Code should have been a Level 3 Alternative Compliance Review requiring approval from the Knoxville Knox County Planning Commission and not a Level 2 Development Plan Review and approval from the Zoning Administrator. Per Article 16.12.A.2.

Per plan submitted to appeal zoning administrator's determination in the SW-4 (South Waterfront) Zoning District, 1st Council District (108EA00702).

OTHER BUSINESS

The next BZA meeting will be held on October 18, 2022 in the Division II Court Room.

ADJOURNMENT