



BOARD OF ZONING APPEALS

AGENDA

October 17, 2023

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 October 17, 2023 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

September 19, 2023 meeting

NEW BUSINESS

FILE:	9-A-23-VA	PARCEL ID:	094BB024
APPLICANT:	Bryan Andrew Byrd	COUNCIL DISTRICT:	6
ADDRESS:	1300 Vermont Ave		
ZONING:	RN-2 (Single Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

Request for reduction of minimum corner side setback in RN-2 from 12 feet to 2.07 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum corner side setback in the RN-2 (Single Family Residential Neighborhood) Zoning District.

FILE:	9-C-23-VA	PARCEL ID:	106AA00305
APPLICANT:	T. Dean Larue	COUNCIL DISTRICT:	3
ADDRESS:	2342 Robinson Rd		
ZONING:	RN-2 (Single Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

Request for reduction in the minimum lot width for a circular driveway from 75 feet to 74.17 feet. Per Article 11-7.A.1; Table 11-5.

Per plan submitted to reduce the minimum lot width for circular driveway in the RN-2 (Single Family Residential Neighborhood) Zoning District.

FILE:	10-A-23-VA	PARCEL ID:	121HA00231
APPLICANT:	Davis Overton	COUNCIL DISTRICT:	2
ADDRESS:	6701 Baum Dr		
ZONING:	I-G (General Industrial) Zoning District		

VARIANCE REQUEST:

Request to permit the relocation of a pre-existing, non-conforming dental office use in the I-G district from the current location at 6751 Baum Drive to another building on the same lot that is addressed at 6701 Baum Drive. Per Article 17.1.A.1.

Per plan submitted to relocate a pre-existing nonconforming dental office to another building on the same lot in the I-G (General Industrial) Zoning District.

FILE: 10-B-23-VA
APPLICANT: Caitlin Russell
ADDRESS: 8403 Kingston Pk
ZONING: C-H-1 (Highway Commercial) Zoning District

PARCEL ID: 120IA010
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request for reduction of the minimum front setback from 20 feet to 0 feet in a C-H-1 zoning district. Per Article 5.3; Table 5-1.

Per plan submitted to reduce minimum front setback in the C-H-1 (Highway Commercial) Zoning District.

FILE: 10-C-23-VA
APPLICANT: Len Johnson
ADDRESS: 724 Taylor Rd
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

PARCEL ID: 109NA00602
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request for reduction of the minimum interior side setback from 8 feet to 1 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

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

FILE: 10-D-23-VA
APPLICANT: Jay Silverman
ADDRESS: 2000 Cumberland Ave
ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CH004
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request for reduction of required 75% ground floor transparency requirement to 69% in CU-2 zoning district. Per Article 7.2.3.B.4.

Per plan submitted to reduce required ground floor transparency requirement in the CU-2 (Cumberland Avenue) Zoning District.

FILE: 10-E-23-VA
APPLICANT: Taylor D. Forrester
ADDRESS: 5852 Washington Pk
ZONING: C-G-1 (General Commercial) Zoning District

PARCEL ID: 04909208
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to expand a pre-existing, non-conforming Self-Storage Facility - Outdoor use and associated structures in a C-G-1 zone. Per Article 17.1.A.1.

Per plan submitted to expand the non-conforming structure in the C-G-1 (General Commercial) Zoning District.

FILE: 10-G-23-VA
APPLICANT: Joseph Mawhinney
ADDRESS: 1501 N. Central St
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081NC024
COUNCIL DISTRICT: 5

VARIANCE REQUEST:

Request for reduction of the required minimum parking from 13 spaces to 3 spaces. Per Article 11.4, Table 11-2.

Per plan submitted to reduce required minimum parking in the C-G-2 (General Commercial) Zoning District.

FILE: 10-H-23-VA
APPLICANT: John Holmes
ADDRESS: 2230 Laurel Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

PARCEL ID: 108CA001
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Appeal Director of Plans Review and Inspections determination of Article 17.1.A.2; Where a building or structure is conforming as to use, but nonconforming as to yard, height, or off-street parking requirements, such building or structure may be enlarged or added to along existing building lines
2. Decrease the minimum lot width for three townhouse dwellings in RN-5 from 60 feet to 50 feet. Per plan submitted to appeal Director of Plans Review and Inspections determination of Article 17.1.A.1 and decrease the minimum lot width for three townhouse dwellings in the RN-5 (General Residential Neighborhood) Zoning District

OTHER BUSINESS

The resignation of Chairman Grant Rosenberg creates an empty seat on the Board that will be filled by Brad Salsbury. This vacancy also requires a vote for a new Board of Zoning Appeals Chairman and Vice-Chairman. The Board members approved the nominations of Christina Bouler for Chairman and Amy Sherrill for Vice-Chairman at the September 19, 2023 meeting. The Board will move forward with the vote for those positions today.

The next BZA meeting will be held on November 21, 2023 in the Small Assembly Room.

ADJOURNMENT