

BOARD OF ZONING APPEALS

AGENDA May 21, 2020

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 May 21, 2020 meeting. **This will be an online meeting format. Anyone interested in participating in this online meeting should contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.com to obtain details and instructions.** 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.

An agenda review meeting is held at 3:00 pm, **also in an online meeting format, prior to the meeting. Anyone interested in participating in this online meeting should contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.com to obtain details and instructions.**

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

April 16, 2020 meeting.

OLD BUSINESS

None.

NEW BUSINESS

File: 5-A-20-VA **Parcel ID:** 069DA00501 / 069DA005
Applicant: Stuart Anderson, AIA 5th Council District
Address: 4685/4687 Old Broadway
Zoning: C-G-2 (General Commercial) Zoning District

Variance Request:

- 1) Increase the maximum allowable size of an Industrial - Craft use from 8,000 square feet to 15,288 square feet in order to permit an addition to connect existing buildings in a C-G-2 zone. (Article 9.3.Q)
- 2) Reduce the minimum required Build-To-Percentage from 50% to 49% for a building addition in a C-G-2 zone. (Article 5.3.A Table 5-1)
- 3) Reduce the minimum number of required parking spaces for a building addition for Industrial - Craft use in a C-G-2 zone from 22 to 15. (Article 11.4.A Table 11-2)

As per plan submitted to one-lot two properties in the C-G-2 (General Commercial) Zoning District.

File: 5-B-20-VA **Parcel ID:** 121PC016
Applicant: Thomas A. Greer 2nd Council District
Address: 1217 Park Glen Rd.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum interior side setbacks from 20' combined to 14' combined for an addition to a single family residence in an RN-1 zone. (Article 4.3.A Table 4-1)

As per plan submitted to construct the addition of a carport/storage shed with connecting hall under one roof system in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 5-D-20-VA
Applicant: Lacy B. Mellon / Joshua Henson
Address: 916 Phillips Ave.
Zoning: FD-SW1 (South Waterfront Form District) Zoning District

Parcel ID: 095OA028
1st Council District

Variance Request:

Reduce the minimum side yard setback in a FD-SW1 from 5 feet to 3.5 feet. (Article 7, Section 4.1.3.B.4.)

As per plan submitted to remove an existing house and replace it with one moved from another lot in the FD-SW1 (South Waterfront Form District) Zoning District.

File: 5-F-20-VA
Applicant: Aaron Tominson
Address: 3308 Barton St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 069MD055
4th Council District

Variance Request:

- 1) Reduce the minimum rear setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)
- 2) Reduce the minimum left side setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)
- 3) Reduce the minimum right side setback for a detached accessory structure from 5' to .4' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)
- 4) Reduce the minimum interior side setbacks from 15' combined to 13.3' combined to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)
- 5) Increase the maximum size of a single detached accessory structure from 750 square feet to 1,839 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)
- 6) Increase the maximum size of the combination of all detached accessory structures from 1,839 square feet (building coverage of primary structure) to 2,017 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)
- 7) Increase the maximum building coverage from 30% to 53% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

8) Increase the maximum impervious coverage from 40% to 78% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

As per plan submitted to purchase land underneath existing detached accessory structures from KUB in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 5-G-20-VA **Parcel ID:** 081LF027
Applicant: Aaron Pennington 4th Council District
Address: 215 West Glenwood Ave.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

- 1) Reduce the minimum side yard setback for an accessory dwelling unit from 5' to 1' 3" to convert an existing detached garage to an ADU in an RN-2/H zone. (Article 10.3.B.7)
- 2) Reduce the minimum rear yard setback for an accessory dwelling unit from 10' to 1' 6" to convert an existing detached garage to an ADU in an RN-2/H zone. (Article 10.3.B.7)
- 3) Decrease the minimum number of off-street parking spaces from 3 to 2 to convert an existing detached garage to an accessory dwelling unit in an RN-2/H zone. (Article 10.3.B.11)
- 4) Increase the maximum building coverage from 30% to 32% for an addition to a single family residence in an RN-2/H zone. (Article 4.3.A Table 4-1)

As per plan submitted to convert an existing garage into an accessory dwelling unit and construct an addition to a primary residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 5-I-20-VA **Parcel ID:** 108PG007
Applicant: Stewart V. Grady Jr. 2nd Council District
Address: 1001 Keowee Ave.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the required minimum front setback from +/- 10 feet of the average of blockface, which is 67 feet from 57 feet to 52.8 feet for a single family dwelling in an RN-1 district. (Article 4.3.A Table 4-1)

As per plan submitted to turn a one car garage into a two car garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is June 18, 2020.

ADJOURNMENT