



BOARD OF ZONING APPEALS

AGENDA

DECEMBER 19, 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 December 19, 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

November 21, 2023 meeting

OLD BUSINESS

FILE: 11-F-23-VA **PARCEL ID:** 106CA00
APPLICANT: John Huber **COUNCIL DISTRICT:** 3
ADDRESS: 0 Helmbolt Rd
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Decrease the minimum front setback from 20 feet to 5 feet for lots 25, 26, 31, 32 and 33.
2. Decrease the minimum rear setback from 25 feet to 5 feet for lots 24, 25, 26, 30, 31, 32 and 33.

Per plan submitted to decrease the minimum front and rear setbacks in the RN-2 (Single-Family Residential Neighborhood) Zoning District

NEW BUSINESS

FILE: 12-A-23-VA **PARCEL ID:** 095AA005
APPLICANT: Meghna Patel **COUNCIL DISTRICT:** 4
ADDRESS: 742 N. Hall of Fame
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Reduction of the minimum parking required from 14 spaces to 10 spaces per Article 11.4, Table 11-2.

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

FILE: 12-B-23-VA **PARCEL ID:** 095IC00406
APPLICANT: Taylor D. Forrester **COUNCIL DISTRICT:** 6
ADDRESS: 677 E. Hill Ave
ZONING: DK-B (Downtown Knoxville) Zoning District

VARIANCE REQUEST:

Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 25% in the DK-B zoning district per Article 5.5, Table 5-4.

Per plan submitted to reduce the minimum transparency requirement of the ground floor of the front façade in the DK-B (Downtown Knoxville) Zoning District.

OTHER BUSINESS

The next Board of Zoning Appeals meeting will be held on January 16, 2024 in the Room 461 of the City County Building.

ADJOURNMENT