



## BOARD OF ZONING APPEALS

### AGENDA

September 19, 2019

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 19, 2019 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.

***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 in Room 461 of the City County Building, prior to the meeting.

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 15, 2019 meeting.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

**File:** 09-A-19-VA  
**Applicant:** Matthew J. Dawson  
**Address:** 2501 Hoitt Ave.  
**Zoning:** R-1A (Low-Density Residential) District

**Parcel ID:** 082BE031  
4th Council District

### **Variance Request:**

1) Reduce the required minimum front yard setback in an R-1A zone on Crockett St. from 25' to 7' (Article 4, Section 2.1.2.D.1.a)

As per plan submitted to build a new single family residence in the R-1A (Low-Density Residential) District.

**File:** 09-B-19-VA  
**Applicant:** McKenzie Construction & Management  
**Address:** 5425 Lynnette Rd.  
**Zoning:** EN-1 (Established Neighborhood) District

**Parcel ID:** 058IH010  
4<sup>th</sup> Council District

### **Variance Request:**

1) Reduce the minimum required front yard setback on Lynnette Rd. in an EN-1 zone from 45.5' to 36' (Article 4, Section 2.1.4.E.table.)

2) Reduce the minimum required side yard setback - adjacent to street on Bonita Dr. in an EN-1 zone from 45' to 34' (Article 4, Section 2.1.4.E.table.)

3) Increase the maximum allowed continuous wall in a front facade elevation from 24 feet in length to 28 feet in length. (Article 4, Section 2.1.4.F.5.b.)

As per plan submitted for an addition to a single family residence in the EN-1 (Established Neighborhood) District.

**File:** 09-C-19-VA  
**Applicant:** Knoxville TVA Employees Credit Union  
**Address:** 1974 Town Center Blvd.  
**Zoning:** PC-1 (Retail and Office Park) District

**Parcel ID:** 15409809  
2<sup>nd</sup> Council District

**Variance Request:**

1) Decrease the minimum drive through width from 10 feet to 9 feet (Article V, Section 7.B.4)

As per plan submitted to construct a prototype building in the PC-1 (Retail and Office Park) District.

**File:** 09-D-19-VA  
**Applicant:** John Holmes  
**Address:** 1601 Forest Ave.  
**Zoning:** R-3 (High Density Residential) / NC-1 (Neighborhood conservation overlay) Districts

**Parcel ID:** 094ND015  
1<sup>st</sup> Council District

**Variance Request:**

- 1) Reduce the minimum required front yard setback on Sixteenth St. (East portion of lot) from 25' to 3.5' (Article IV, Section 2.1.7.D.1.a)
- 2) Reduce the minimum required side yard setback (North portion of lot) from 5' to 4.8' (Article V, Section 6.D.6)
- 3) Reduce the minimum required side yard setback (West portion of lot) from 5' to 2.6' (Article V, Section 6.D.6)
- 4) Increase the maximum building coverage in an R-3/NC-1 zone from 1,046 square feet (30%) to 1551 square feet (44.5%) (Article IV, Section 2.1.7.D.6 table.)
- 5) Reduce required parking for a duplex from 4 spaces to 0 spaces (Article V, Section 7.D.1 table.)
- 6) Reduce the minimum lot size for a duplex in an R-3/NC-1 zone from 5,000 square feet to 3,485 square feet (Article IV, Section 2.1.7.D.4.b)

As per plan submitted to tear down and rebuild the rear section of a house in the R-3 (High Density Residential) / NC-1 (Neighborhood conservation overlay) Districts.

**File:** 09-E-19-VA  
**Applicant:** Tim Harris  
**Address:** 5006 N. Broadway St.  
**Zoning:** C-6 (General Commercial Park) District

**Parcel ID:** 058LJ033  
4<sup>th</sup> Council District

**Variance Request:**

1) Request to appeal the interpretation of the Chief Building Official in regard to the criteria for the primary elevation measurement for attached signage for a building with a chamfered corner entrance (Article 8, Section 6.4.a)

As per plan submitted for signage in the C-6 (General Commercial Park) District.

**File:** 09-F-19-VA  
**Applicant:** Tim Harris  
**Address:** 4001 Chapman Hwy.  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 109PG008  
1<sup>st</sup> Council District

**Variance Request:**

1) Increase the maximum allowed square footage of wall signage in a C-3 zone from 240 (10%) to 523.18 (21.76%) (Article 8, Section 11.6.a.2)

As per plan submitted for signage in the C-3 (General Commercial) District.

**File:** 09-G-19-VA  
**Applicant:** Tim Harris  
**Address:** 121 N. Northshore Dr.  
**Zoning:** C-4 (Highway and Arterial Commercial) District

**Parcel ID:** 107PC01501  
2<sup>nd</sup> Council District

**Variance Request:**

1) Increase the maximum allowed square footage of wall signage in a C-4 zone from 306 (10%) to 523.18 (17%) (Article 8, Section 11.6.a.2)

As per plan submitted for signage in the C-4 (Highway and Arterial Commercial) District.

**File:** 09-H-19-VA  
**Applicant:** Smee + Busby Architects  
**Address:** 531 Vanosdale Rd.  
**Zoning:** R-1E (Low Density Exclusive Residential) District

**Parcel ID:** 120BD008  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Permit the extension and erection of an additional building for a pre-existing non-conforming use (Article 6.A.)
- 2) Reduce the minimum parking lot setback from the street line (property line) from 25 feet to 10 feet (Article V Section 7.C.2)

As per plan submitted for an extension of a pre-existing non-conforming use to build an additional structure in the R-1E (Low Density Exclusive Residential) District.

**File:** 09-I-19-VA  
**Applicant:** Logan Higgins  
**Address:** 610 Caswell Ave.  
**Zoning:** R-1A (Low Density Residential) / H-1 (Historic Overlay) Districts

**Parcel ID:** 081MN003  
4<sup>th</sup> Council District

**Variance Request:**

- 1) Increase the maximum square footage allowed in an R-1A/H-1 zone from 1,197 square feet (30%) to 1,654 (42%) (Article 4, Section 2.1.2.D.6.a)

As per plans submitted for an addition to a single family residence in the R-1A (Low Density Residential) / H-1 (Historic Overlay) Districts.

**File:** 09-J-19-VA  
**Applicant:** Logan Higgins  
**Address:** 707 Luttrell St.  
**Zoning:** R-1A (Low Density Residential) / H-1 (Historical Overlay) Districts

**Parcel ID:** 094DE008  
4<sup>th</sup> Council District

**Variance Request:**

- 1) Increase the maximum square footage allowed in an R-1A / H-1 zone from 1881.4 square feet (30%) to 2,291 (36.5%) (Article 4, Section 2.1.2.D.6.a.)
- 2) Decrease the minimum rear yard setback from 25' to 21' (Article 4, Section 2.1.2.D.3.a.)

As per plan submitted for an addition to a single family residence in the R-1A (Low Density Residential) / H-1 (Historical Overlay) Districts.

**File:** 09-K-19-VA  
**Applicant:** Bill Andrews  
**Address:** 3819 Oakhurst Dr.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 107ME030  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Increase the maximum allowed building height of an accessory structure in an R-1 zone from 15' to 17'8" (Article IV, Section 2.1.1.F)

As per plan submitted to alter an existing detached garage in the R-1 (Low Density Residential) District.

**OTHER BUSINESS**

The next BZA meeting is October 17, 2019 in the Small Assembly Room.

**ADJOURNMENT**