



BOARD OF ZONING APPEALS

AGENDA

January 16, 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 January 16, 2020 meeting at 4:00 pm in the Small Assembly Room, Main floor of the 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

December 19, 2019 meeting.

OLD BUSINESS

None.

NEW BUSINESS

File: 1-A-20-VA
Applicant: Thomas Caldwell, Architect
Address: 4204 Bruhin Rd.
Zoning: OS-2 (Park and Open Space) District

Parcel ID: 069JA018
5th Council District

Variance Request:

1) Reduce the minimum required setback of a parking lot in an OS-2 zone with common frontage in the same block with residentially zoned property from 25' to 16' for 35' along the western parking area. (Article V, Section 7.C.2)

2) Reduce the minimum required setback of a parking lot in an OS-2 zone with common frontage in the same block with residentially zoned property from 25' to 3.5' for 50' along the western drive aisle area. (Article V, Section 7.C.2)

3) Reduce the minimum required landscaped perimeter screening for a parking lot that abuts the right of way in an OS-2 zone from 10' to 3.5' for 30' along the western drive aisle area. (Article V, Section 7.J.2.c.2)

As per plan submitted to bring the City of Knoxville's Inskip Pool and Park into compliance with the Americans with Disabilities Act (ADA) in the OS-2 (Park and Open Space) District.

File: 1-C-20-VA
Applicant: John Holmes
Address: 1610 Forest Ave.
Zoning: R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) Districts

Parcel ID: 094NE015
1st Council District

Variance Request:

1) Reduce the sum of the minimum required side setbacks on a substandard lot from 12' to 10.6' for a single family residence in an R-3/NC-1 zone. (Article V, Section 6.D.6)

As per plan submitted to reconstruct an historic property in the R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) Districts.

File: 1-D-20-VA
Applicant: Rebecca Montgomery
Address: 3848 Taliluna Ave.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 122AF005
2nd Council District

Variance Request:

1) Reduce the minimum required side setback on a substandard lot from 7' to 4.63' on the west side for an addition to a single family residence in an R-1 zone. (Article V, Section 6.D.6)

As per plan submitted to construct a residential garage addition in the R-1 (Low Density Residential) District.

File: 1-E-20-VA
Applicant: William Andrews
Address: 6907 Stone Mill Dr.
Zoning: EN-2 (Established Neighborhood) District

Parcel ID: 121IE017
2nd Council District

Variance Request:

1) Increase the maximum permitted encroachment of a non-enclosed porch into the required front setback from 6' to 7' for a single family residence in an EN-2 zone. (Article V, Section 6.B.11)

As per plan submitted to add a front porch in the EN-2 (Established Neighborhood) District.

File: 1-F-20-VA
Applicant: The 9 Group (Shailesh Patel)
Address: 1100/1104/1110/1114 Clinch Ave.
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: (094MG012, 094MG011,
094MG010, 094MG008, 094MG007)
1st Council District

Variance Request:

1) Reduce the required side yard setback in an O-1 zone along the existing alley from 15' to 5' (Article IV, Section 2.2.1.D.2.)

2) Increase the required maximum lot coverage for main and accessory buildings in an O-1 zone from 35% to 76% (Article IV, Section 2.2.1.D.5.b.)

As per plan submitted to develop a hotel in the O-1 (Office, Medical and Related Services) District.

File: 1-H-20-VA
Applicant: Daryl Johnson, AIA
Address: 6529 S. Northshore Dr.
Zoning: RP-1 (Planned Residential) District

Parcel ID: 121OD00100N
2nd Council District

Variance Request:

1) Reduce the minimum rear peripheral boundary setback from 25' to 20' for a single family residence in an RP-1 zone. (Article IV, Section 3.1.D.2)

As per plan submitted to construct a new, enclosed and conditioned sunroom addition in the present location of an existing brick patio in the RP-1 (Planned Residential) District.

File: 1-I-20-VA
Applicant: Robert Cox
Address: 710 N. Cherry St.
Zoning: C-1 (Neighborhood Commercial) District

Parcel ID: 082GG005
6th Council District

Variance Request:

1) Reduce the required number of parking spaces from 15 to 6 (Article V Section 7.D.1 Table 1)

2) Reduce the minimum parking setback for parking lots with a common frontage on the same block with residentially zoned property from 25 feet to 0.75 feet (Article V Section 7.C.2)

As per plan submitted for an office expansion in the C-1 (Neighborhood Commercial) District.

OTHER BUSINESS

The next BZA meeting was moved to Friday, February 21, 2020 in the Main Assembly Room.

ADJOURNMENT