



BOARD OF ZONING APPEALS

AGENDA March 19, 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 March 19, 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

January 16, 2020 meeting and February 21, 2020 meeting.

OLD BUSINESS

None.

NEW BUSINESS

File: 3-A-20-VA **Parcel ID:** 109FE027
Applicant: K. Kennedy, T. Lambin, M. Parker, B. Linkous 1st Council District
Address: 4110 Sevierville Pike
Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Variance Request:

1) Reduce the minimum distance between a single family residence driveway and the intersecting street from 50 feet to 20 feet for corner clearance requirements (Article 11.7.B Table 11-8.)

As per plan submitted to keep a driveway at its current location in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-B-20-VA **Parcel ID:** 082IN010
Applicant: Long Sisters, LLC. 6th Council District
Address: 1606 E. Glenwood Ave.
Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family home in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-C-20-VA

Applicant: Long Sisters, LLC

Address: 1425 Woodbine Ave.

Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 082PE026

6th Council District

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family home in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-D-20-VA

Applicant: Patricia Bush

Address: 2510 E. Glenwood Ave.

Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 082JE005

6th Council District

Variance Request:

1) Reduce the minimum lot width from 50' to 45' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family residence in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-E-20-VA

Applicant: Long Sisters, LLC

Address: 1604 E. Glenwood Ave.

Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Parcel ID: 082IN009

6th Council District

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family residence in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-F-20-VA **Parcel ID:** 107FD015
Applicant: Kelly Bashford 6th Council District
Address: 4204 Van Dyke Dr.
Zoning: RN-2 (Single Family Residential Neighborhood Zoning) District

Variance Request:

1) Reduce the minimum required rear setback in a RN-2 zone from 25' to 14.7' to add a 2nd story to an existing garage to convert the structure from a garage to a single family residence above a garage. (Article 4.3.A.Table 4-1.)

As per plan submitted to build a second story family residence above a garage in the RN-2 (Single Family Residential Neighborhood Zoning) District.

File: 3-G-20-VA **Parcel ID:** 123AA00301
Applicant: Aaron Pennington c/o Sanders Pace Architecture 1st Council District
Address: 4450 Candora Ave.
Zoning: I-MU / H (Industrial Mixed-Use Zoning / Historic Overlay Zoning) Districts

Variance Request:

1) Reduce the minimum driveway width from 20 feet to 14 feet (Article 11.7.C. Table 11-9)

As per plan submitted to restore a building and renovate a parking lot in the I-MU / H (Industrial Mixed-Use Zoning / Historic Overlay Zoning) Districts.

File: 3-I-20-VA
Applicant: Mortgage Investors Group
Address: 8320 E. Walker Springs Rd.
Zoning: O (Office Zoning) District

Parcel ID: 120HB027
2nd Council District

Variance Request:

1) Increase the maximum size of an individual sign in an O zoning district from 24 square feet to 97.22 square feet to replace/upgrade/relocate an existing sign. (Article 13.9.E.2.a.)

As per plan submitted to install a sign on a commercial building in the O (Office Zoning) District.

File: 3-J-20-VA
Applicant: South College
Address: 400 Goodys Lane
Zoning: OP (Office Park Zoning) District

Parcel ID: 13105501
2nd Council District

Variance Request:

1) Increase the maximum size of an individual sign in an OP district from 24 square feet to 165 square feet to replace and upgrade three existing signs. (Article 13.9.E.2.a.)

As per plan submitted for signage on a building in the OP (Office Park Zoning) District.

File: 3-L-20-VA
Applicant: Land Development Solutions
Address: 2018 Clinch Ave.
Zoning: INST (Institutional Zoning) District

Parcel ID: 108CB021
1st Council District

Variance Request:

1) Reduce the minimum front setback in an Institutional zone from 20' to .03' along Twentieth St. for the emergency room expansion. (Article 8.2.C.Table 8-2.)

2) Reduce the minimum front setback in an Institutional zone from 20' to .04' along White Ave. for the canopy/covered sidewalk addition. (Article 8.2.C.Table 8-2.)

3) Reduce the minimum front setback in an Institutional zone from 20' to 0' along Clinch Ave. for the boiler room addition. (Article 8.2.C.Table 8-2.)

As per plan submitted to construct a new Emergency Room entrance with a covered walkway to the new entrance in the INST (Institutional Zoning) District.

OTHER BUSINESS

The next BZA meeting is April 16, 2020.

ADJOURNMENT