



BOARD OF ZONING APPEALS

AGENDA

October 15, 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 October 15, 2020 meeting. **This will be an online meeting format. Anyone interested in viewing the online meeting or participating in this online meeting will need to register in advance using this link:**

https://us02web.zoom.us/webinar/register/WN_BLMPI1nCRDqUK8BCZI8_gw

After registering, you will receive a confirmation email containing information about

joining the meeting. Contact Juliana LeClair at 865-215-2988, jleclair@knoxvilletn.gov

with questions. 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.

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

SPECIAL MOTION

"Motion to confirm that conducting today's meeting by electronic means is necessary to protect the public health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak."

MINUTES

September 17, 2020 meeting.

OLD BUSINESS

File: 6-I-20-VA
Applicant: Amy Sherrill
Address: 2401 North Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081KA008
5th Council District

Variance Request:

- 1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)
- 2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

NEW BUSINESS

File: 10-A-20-VA
Applicant: Chris Carini
Address: 6830 Glen Brook Dr.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 134AD001
2nd Council District

Variance Request:

Decrease the rear setback from 25 feet to 14 feet for an addition to an existing single-family residence (Article 4.3.A Table 4-1)

Per plan submitted to construct an addition in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 10-B-20-VA

Applicant: Matthew Ford

Address: 6723 Ridgerock Ln.

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 106MB015

2nd Council District

Variance Request:

1) Increase the maximum building coverage for an accessory structure on a lot of one acre or more in size from 1,100 square feet to 3,200 square feet for detached garage (Article 10.3.A.6)

2) Increase the maximum building coverage for two accessory structures totaling 3,550 square feet to exceed the building coverage of the primary (single-family dwelling) that is 2,600 square feet (Article 10.3.A.6)

Per plan submitted to construct a 3,200 square foot garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 10-C-20-VA

Applicant: Trenton D. Smith

Address: 820 N. Third Ave.

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

Parcel ID: 081MK017

4th Council District

Variance Request:

Decrease the minimum rear setback from 25 feet to 10 feet for the construction of a single-family dwelling in a RN-2 district (Article 4.3.A, Table 4-1)

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

File: 10-E-20-VA **Parcel ID:** 123KA011
Applicant: Corey Crawford 1st Council District
Address: 5404 Stoneoak Ln.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the rear setback from 10 feet to 5 feet for conversion of a second story detached garage into an accessory dwelling unit in a RN-1 district (Article 10.3.B.7)

Per plan submitted to convert a second story detached garage into an accessory dwelling unit in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

File: 10-F-20-VA **Parcel ID:** 094BC002
Applicant: John Thurman / Brad Raines 6th Council District
Address: 1500 Fort Promise Dr.
Zoning: RN-5 (General Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum number of required off-street parking spaces from 20 spaces (2 per classroom) to 65 spaces for a pre-school / kindergarten use in RN-5 district (Article 11.4.A, Table 11-2)

Per plan submitted to develop a 10-classroom Head Start facility in the RN-5 (General Residential Neighborhood) Zoning District.

File: 10-G-20-VA

Applicant: Aaron Searcy

Address: 1535 Woodbine Ave.

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

Parcel ID: 082PE013

6th Council District

Variance Request:

1) Decrease the minimum rear setback from 10 feet to 3 feet 3.5 inches for construction of an accessory dwelling unit in a RN-2 district (Article 10.3.B.7)

2) Increase the maximum building coverage from 30% to 35% in a RN-2 district (Article 4.3.A, Table 4-1)

Per plan submitted to construct an accessory dwelling unit in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

File: 10-I-20-VA

Applicant: Katy Hawley

Address: 1022 Eleanor St.

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

Parcel ID: 081MJ011

4th Council District

Variance Request:

Increase the maximum lot coverage from 30% to 35% for a new shed in a RN-2 district (Article 4.3.A, Table 4-1)

Per plan submitted to construct a single story shed / accessory structure in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

OTHER BUSINESS

The next BZA meeting is November 19, 2020.

ADJOURNMENT