

## BOARD OF ZONING APPEALS

### AGENDA

December 17, 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 December 17, 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\\_euO2\\_8IWQg27VZa61qi4mw](https://us02web.zoom.us/webinar/register/WN_euO2_8IWQg27VZa61qi4mw)**

**After registering, you will receive a confirmation email containing information about joining the meeting. Contact Juliana LeClair at 865-215-2988, [jleclair@knoxvilletn.gov](mailto: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**

November 19, 2020 meeting.

### **NEW BUSINESS**

**File:** 11-A-20-VA  
**Applicant:** Middlebrook Farm, LLC & Fiser, Inc.  
**Address:** 4281 Middlebrook Farm Lane  
**Zoning:** I-H (Heavy Industrial) Zoning District

**Parcel ID:** 093KB00202  
6<sup>th</sup> Council District

#### **Variance Request:**

- 1) Increase the maximum total height for freestanding cut off luminaire in a nonresidential district from 20 feet to 37 feet (Article 10.2.B.5)
- 2) Increase the maximum cut off angle of a freestanding luminaire from 75 degrees to 90 degrees (Article 10.2.B.3)

Per plan submitted to construct two office/warehouse buildings in the I-H (Heavy Industrial) Zoning District.

**File:** 12-A-20-VA  
**Applicant:** Damon A. Falconnier, NCARB  
**Address:** 4605 Central Ave. Pike  
**Zoning:** O (Office) Zoning District

**Parcel ID:** 068LC01801  
5<sup>th</sup> Council District

#### **Variance Request:**

Increase the maximum height for a detached accessory structure from 18 feet to 45 feet for a freestanding work of art in the shape of a cross bearing no advertising (Article 10.3.A.4)

Per plan submitted to construct a detached accessory structure in the O (Office) Zoning District.

**File:** 12-B-20-VA  
**Applicant:** Emerald Youth Foundation  
**Address:** 1740 Texas Ave.  
**Zoning:** OS (Parks and Open Space) Zoning District

**Parcel ID:** 081PN03403  
5<sup>th</sup> Council District

**Variance Request:**

- 1) Increase the sign area for a detached sign in the OS (Open Space) district from a maximum of nine square feet to 77.7 square feet (Article 13.9.A.3)
- 2) Increase the sign height for a detached sign in the OS (Open Space) district from a maximum of eight feet to 10 feet (Article 13.9.A.3)

Per plan submitted to erect a detached sign in the OS (Parks and Open Space) Zoning District.

**File:** 12-C-20-VA  
**Applicant:** Curt and Thelen Wright  
**Address:** 1200 Forest Brook Rd.  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 121PD035  
2nd Council District

**Variance Request:**

Increase the maximum building coverage for a single accessory structure, based on a lot area of more than 15,000 square feet, but less than acre, from 900 square feet to 979 square feet for a covered porch, carport and storage structure (Article 10.3.A.6)

Per plan submitted to construct a new covered parking structure with unconditioned storage to the rear of the structure and above the covered parking in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

**File:** 12-D-20-VA  
**Applicant:** Joshua Schmitt  
**Address:** 1243 Iredell Ave.  
**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 094CN018  
6<sup>th</sup> Council District

**Variance Request:**

Increase the maximum percentage a detached accessory dwelling unit can be of the primary dwelling floor area from 40% to 50% for conversion of an existing detached garage into an accessory dwelling unit (Article 10.3.B.9). Gross floor area of the proposed accessory dwelling is 474 square feet and gross floor area of the primary dwelling is 948 square feet.

Per plan submitted to convert a detached garage to an ADU in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

**File:** 12-E-20-VA  
**Applicant:** Amy Sherrill – Benefield Richters  
**Address:** 611 E. Depot Ave.  
**Zoning:** I-MU (Industrial Mixed-Use) Zoning District

**Parcel ID:** 095AM008  
6<sup>th</sup> Council District

**Variance Request:**

- 1) Increase the maximum number of driveways for a lot frontage less than 150 feet from one to two (Article 11.7.A.1; Table 11-7)
- 2) Decrease the minimum number of required parking spaces for an eating and drinking establishment from 24 to 7 (Article 11.4.A.4; Table 11-2)
- 3) Decrease the minimum distance between a driveway and intersecting street from 50 feet to 29 feet (Article 11.7.B; Table 11-8)

Per plan submitted to redevelop an existing building as a restaurant in the I-MU (Industrial Mixed-Use) Zoning District.

**File:** 12-G-20-VA  
**Applicant:** Ana Barrientos  
**Address:** 2308 E. Fifth Ave.  
**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 082OD004  
6<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce the minimum distance a detached accessory dwelling unit must be setback from a rear property line of 10 feet to 5 feet 5 inches (Article 10.3.B.7)
- 2) Reduce the required number of off-street parking spaces required for an accessory dwelling unit from one to zero (Article 10.3.B.11)
- 3) Increase the maximum percentage an accessory dwelling unit can be of the primary dwelling floor area from 40% to 67% for the conversion of an existing detached accessory structure into an accessory dwelling unit (Article 10.3.B.9)

Per plan submitted to turn an existing building into an ADU in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

**File:** 12-H-20-VA  
**Applicant:** McCarty Holsaple McCarty  
**Address:** 1650 Huron St. / 1617 Saint Mary St.  
**Zoning:** INST (Institutional) Zoning District

**Parcel ID:** 081EH01601, 081EH01602  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum drive aisle width for two-way access from 26 feet to 25 feet 6 inches in an existing parking garage for plans submitted under the old City of Knoxville Zoning Ordinance (Article 5.7.E; Table 3)

Per plan submitted to renovate a parking garage that is part of an existing facility in the INST (Institutional) Zoning District.

**File:** 12-I-20-VA **Parcel ID:** 081LS016  
**Applicant:** Lauren Rider 4<sup>th</sup> Council District  
**Address:** 227 E. Oklahoma Ave.  
**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Variance Request:**

Reduce the minimum interior side setbacks combined from a minimum of 15 feet to 10 feet for placement of a single-family dwelling on a lot in the RN-2 district (Article 4.3.A; Table 4-1)

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

**File:** 12-J-20-VA **Parcel ID:** 094MG021  
**Applicant:** Ken Padgett 1<sup>st</sup> Council District  
**Address:** 1109 White Ave.  
**Zoning:** O (Office) Zoning District

**Variance Request:**

Increase the maximum sign area of an individual wall sign in a O zone from 24 square feet in area to 117.67 square feet in area (Article 13.9.E.2.a)

Per plan submitted to add a blade sign to the side of a building in the O (Office) Zoning District.

**File:** 12-K-20-VA  
**Applicant:** Seth Schweitzer  
**Address:** 2600 / 2620 Middlebrook Pike  
**Zoning:** I-H (Heavy Industrial) Zoning District

**Parcel ID:** 094IF02001  
3<sup>rd</sup> Council District

**Variance Request:**

Permit the erection of an additional building for an existing, non-conforming use of Vehicle Repair/Service in the I-H district (Article 17.1.A)

Per plan submitted to expand the square footage of a building in the I-H (Heavy Industrial) Zoning District.

**File:** 12-L-20-VA  
**Applicant:** R. Bentley Marlow  
**Address:** 1802 Boyd St.  
**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 094FB014  
6<sup>th</sup> Council District

**Variance Request:**

- 1) Decrease the minimum front setback from 20 feet to 8.5 feet to enclose an existing front porch of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)
- 2) Decrease the minimum interior side setback from 5 feet to 0 feet for a porch addition to the southeastern side of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)
- 3) Decrease the minimum interior side setbacks from 15 feet combined to 5 feet combined for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)
- 4) Increase the maximum building coverage from 30% to 42% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)
- 5) Increase the maximum impervious coverage from 40% to 44% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1)

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

**File:** 12-M-20-VA  
**Applicant:** Hudson Materials Company  
**Address:** 405 West Oldham Ave.  
**Zoning:** I-MU (Industrial Mixed-Use) Zoning District

**Parcel ID:** 081NB034  
5<sup>th</sup> Council District

**Variance Request:**

Permit an existing nonconforming Industrial – Heavy use (liquid asphalt emulsification) to alter existing structures by removing seven storage tanks and add two new storage tanks in an Industrial Mixed Use district (Article 17.1.A)

Per plan submitted to upgrade an industrial facility in the I-MU (Industrial Mixed-Use) Zoning District.

**File:** 12-N-20-VA  
**Applicant:** Michael David Rasnake  
**Address:** 2203 Sevier Ave.  
**Zoning:** RN-2 (Single-Family Neighborhood) Zoning District

**Parcel ID:** 095OG01401  
1<sup>st</sup> Council District

**Variance Request:**

Increase the limited height for a privacy fence in the front build to line of 42 inches to six foot along Valley Avenue and Dover Street for a single-family residential building in a RN-2 district (Article 10.3.L.1.a)

Per plan submitted to construct a privacy fence on a residence in the RN-2 (Single-Family Neighborhood) Zoning District.



## **OTHER BUSINESS**

The next BZA meeting is January 21, 2021.

## **ADJOURNMENT**