



## BOARD OF ZONING APPEALS

### AGENDA

May 18, 2021

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 May 18, 2021 meeting. **This will be an online meeting format. Anyone interested in viewing the online meeting or participating in this online meeting can join with the following link:**

**<https://us02web.zoom.us/j/89432840488?pwd=bEZULzlvZDMvZExKelhwZlpBL2p1dz09>**

**Passcode: 127620**

**Please contact Juliana LeClair at 865-215-2988, [jleclair@knoxvilletn.gov](mailto:jleclair@knoxvilletn.gov) with questions and to register prior to 05/18/2021.**

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 MOTIONS**

"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**

April 20, 2021 meeting.

## **OLD BUSINESS**

**File:** 4-H-21-VA

**Applicant:** Logan Higgins

**Address:** 705 Deery St.

**Zoning:** RN-3 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094DJ027

4<sup>th</sup> Council District

### **Variance Request:**

- 1) Reduce the minimum required lot size for a two-family dwelling from 7,500 s.f. to 5,150 s.f. (Article 4, Section 4.3. Table 4-1.)
- 2) Increase the maximum permitted building coverage from 35% to 46%. (Article 4, Section 4.3. Table 4-1.)
- 3) Increase the maximum permitted impervious surface coverage from 45% to 62.8%. (Article 4, Section 4.3. Table 4-1)
- 4) Reduce the minimum permitted total of combined interior side yard setbacks from 15 feet to 12 feet. (Article 4, Section 4.3. Table 4-1.)
- 5) Reduce the minimum number of required parking spaces for a duplex from 4 spaces to 2 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to construct a duplex in the RN-3 (General Residential Neighborhood) Zoning District.

## **NEW BUSINESS**

**File:** 4-G-21-VA

**Applicant:** Logan Higgins

**Address:** 315 & 317 E. Fourth Ave.

**Zoning:** RN-3 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094DJ028

4<sup>th</sup> Council District

### **Variance Request:**

- 1) Reduce the minimum required lot size for a two-family dwelling from 7,500 s.f. to 5,150 s.f. (Article 4, Section 4.3. Table 4-1.)
- 2) Increase the maximum permitted building coverage from 35% to 50%. (Article 4, Section 4.3. Table 4-1.)
- 3) Increase the maximum permitted impervious surface coverage from 45% to 62%. (Article 4, Section 4.3. Table 4-1.)
- 4) Reduce the minimum required front yard setback from 10 feet to 4 feet. (Article 4, Section 4.3. Table 4-1.)
- 5) Reduce the minimum required rear yard setback from 25 feet to 5 feet. (Article 4, Section 4.3. Table 4-1.)
- 6) Reduce the minimum number of required parking spaces for a duplex from 4 spaces to 2 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to construct a duplex in the RN-3 (General Residential Neighborhood) Zoning District.

**File:** [4-I-21-VA](#)

**Applicant:** Logan Higgins

**Address:** 301 & 303 E. Fourth Ave.

**Zoning:** RN-3 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094DJ029

4<sup>th</sup> Council District

#### **Variance Request:**

- 1) Reduce the minimum required lot size for a two-family dwelling from 7,500 s.f. to 5,562 s.f. (Article 4, Section 4.3. Table 4-1.)
- 2) Increase the maximum permitted building coverage from 35% to 50%. (Article 4, Section 4.3. Table 4-1.)
- 3) Increase the maximum permitted impervious surface coverage from 45% to 61%. (Article 4, Section 4.3. Table 4-1.)

- 4) Reduce the minimum required front yard setback from 10 feet to 4 feet. (Article 4, Section 4.3. Table 4-1.)
- 5) Reduce the minimum required rear yard setback from 25 feet to 5 feet. (Article 4, Section 4.3. Table 4-1.)
- 6) Reduce the minimum number of required parking spaces for a duplex from 4 spaces to 2 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to construct a duplex in the RN-3 (General Residential Neighborhood) Zoning District.

<b>File:</b>	<b>5-A-21-VA</b>	<b>Parcel ID:</b> 092MB01601
<b>Applicant:</b>	Adam Schmeing	3 <sup>rd</sup> Council District
<b>Address:</b>	5826 Lucerne Ln.	
<b>Zoning:</b>	RN-1 (Single-Family Residential Neighborhood) Zoning District	

**Variance Request:**

Reduce the minimum required lot width in an RN-1 zoning district from 75 feet to 62.03 feet. (Article 4, Section 4.3 Table 4-1.)

Per plan submitted to record a plat in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

<b>File:</b>	<b>5-B-21-VA</b>	<b>Parcel ID:</b> 082JM005
<b>Applicant:</b>	Kim Trent	6 <sup>th</sup> Council District
<b>Address:</b>	2416 E. Magnolia Ave.	
<b>Zoning:</b>	C-G-2 (General Commercial) Zoning District	

**Variance Request:**

Reduce the minimum required rear yard setback for an Accessory Dwelling Unit from 10 feet to 4.7 feet. (Article 10, Section 10.3.B.7.)

Per plan submitted to convert a two-car garage into a guest house in the C-G-2 (General Commercial) Zoning District.

**File:** [5-C-21-VA](#)  
**Applicant:** Aaron Jernigan / Studio Four Design  
**Address:** 207 South 17<sup>th</sup> St.  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 094NM018  
1<sup>st</sup> Council District

**Variance Request:**

17th Street elevation:

- 1) Reduce the minimum required amount of transparency on the ground floor façade from 30% to 22%. (Article 5, Section 5.4. Table 5-2.)
- 2) Reduce the minimum required amount of transparency on the upper floor façade from 15% to 7%. (Article 5, Section 5.4. Table 5-2.)

Forest Avenue elevation:

- 3) Reduce the minimum required amount of transparency on the ground floor façade from 30% to 15%. (Article 5, Section 5.4. Table 5-2.)
- 4) Reduce the minimum required amount of transparency on the upper floor façade from 15% to 9%. (Article 5, Section 5.4. Table 5-2.)
- 5) Increase the maximum permitted corner-side yard, build-to-zone from 0 feet to 10 feet, to 0 feet to 19 feet 3 inches, along Forest Avenue. (Article 5, Section 5.3. Table 5-1.)
- 6) Reduce the minimum required interior side yard parking lot setback from 20 feet to 5.7 feet. (Article 11, Section 11.3.C.2.)

Per plan submitted to construct a new duplex and parking lot in the C-G-2 (General Commercial) Zoning District.

**File:** 5-D-21-VA  
**Applicant:** Meagan Grohol / R2R Studio, LLC  
**Address:** 710 Irwin St.  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 094DC006  
4<sup>th</sup> Council District

**Variance Request:**

Increase the maximum permitted corner-side yard, build-to-zone from 10 feet to 20 feet, to 10 feet to 61 feet, along Bearden Place. (Article 5, Section 5.3. Table 5-1.)

Per plan submitted to construct a new eating and drinking establishment in the C-G-2 (General Commercial) Zoning District.

**File:** 5-E-21-VA  
**Applicant:** Aaron Jernigan / Studio Four Design  
**Address:** 1642 Highland Ave.  
**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094NG001  
1<sup>st</sup> Council District

**Variance Request:**

1) Reduce the minimum required front yard setback from 25' or the average of the blockface to 8.1 feet. (Article 4, Section 4.3. Table 4-1.)

2) Reduce the minimum amount of required parking spaces for a place of worship from 61 spaces to 9 spaces. (Article 11, Section 11.4. Table 11-2.)

3) Increase the maximum permitted impervious surface coverage in an RN-1 zoning district from 60% to 70%. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct an addition to an existing place of worship in the RN-5 (General Residential Neighborhood) Zoning District.

**File:** 5-F-21-VA  
**Applicant:** Kim Firkins  
**Address:** 941 North Broadway  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 081MS003  
4<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required number of parking spaces for an eating and drinking establishment from 36 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to renovate an existing building in the C-G-2 (General Commercial) Zoning District.

**File:** 5-G-21-VA  
**Applicant:** ForeMost Construction Group  
**Address:** 1111 Shadyland Dr.  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 133DC006  
2<sup>nd</sup> Council District

**Variance Request:**

1) Increase the maximum permitted building coverage for a single accessory structure from 900 s.f. to 1650 s.f. (Article 10, Section 10.3.A.6. Table.)

2) Increase the maximum permitted impervious surface coverage for a lot in the RN-1 zoning district from 40% to 41.58%. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to extend and enclose a carport in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

**File:** 5-H-21-VA

**Applicant:** Len Johnson

**Address:** 1805 Forest Ave.

**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094NC020

1<sup>st</sup> Council District

**Variance Request:**

1) Reduce the minimum required lot area for a two-family dwelling from 5,000 s.f. to 3,857 s.f. (Article 4, Section 4.3. Table 4-1.)

2) Reduce the minimum required combined interior side yard setback from 15 feet to 0 feet (Article 4, Section 4.3. Table 4-1.)

3) Increase the maximum permitted building coverage from 35% to 38.9%. (Article 4, Section 4.3. Table 4-1.)

4) Increase the maximum permitted impervious surface coverage from 45% to 55.7%. (Article 4, Section 4.3. Table 4-1.)

5) Reduce the minimum required lot width from 50 feet to 26.3 feet. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to bring a pre-existing, non-conforming duplex with a new addition into compliance in the RN-5 (General Residential Neighborhood) Zoning District.

**File:** 5-I-21-VA

**Applicant:** Ruby Cochran

**Address:** 3010 E. Magnolia Ave.

**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 082FE002

6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces for a ground floor office use from 2 spaces to 0 spaces (Article 11, Section 11.4 Table 11-2)

Per plan submitted to change the first floor of a residence to a business in the C-G-2 (General Commercial) Zoning District.



**File:** 5-J-21-VA  
**Applicant:** Staci Meyer  
**Address:** 106 E. Young High Pike  
**Zoning:** C-G-3 (General Commercial) Zoning District

**Parcel ID:** 109OK003  
1<sup>st</sup> Council District

**Variance Request:**

- 1) Increase the number of driveways permitted for a lot with less than 150 feet of frontage from 1 driveway to 2 driveways. (Article 11, Section 11.7.A.1. Table 11-4.)
- 2) Reduce the minimum required distance between driveways in a development from 25 feet to 23.59 feet. (Article 11, Section 11.7.B.2.)
- 3) Reduce the minimum required width of a driveway for an eating and drinking establishment from 20 feet to 18 feet. (Article 11, Section 11.7.C. Table 11-6.)
- 4) Reduce the minimum required parking lot setback from 25 feet to 12.78 feet. (Article 11, Section 11.3.B.)

Per plan submitted to change a florist shop to an ice cream shop in the C-G-3 (General Commercial) Zoning District.

**File:** 5-K-21-VA  
**Applicant:** Tailwater South, LLC  
**Address:** 1404 Island Home Ave. #101 (Lot 12)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Parcel ID:** 095OD001, 095OD002, 095OD003  
1<sup>st</sup> Council District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-L-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1404 Island Home Ave. #102 (Lot 13)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-M-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1404 Island Home Ave. #103 (Lot 14)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-N-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1404 Island Home Ave. #104 (Lot 15)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-O-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1404 Island Home Ave. #105 (Lot 16)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 27.6% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-P-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1404 Island Home Ave. #106 (Lot 17)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 27.6% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-Q-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1408 Island Home Ave. #101 (Lot 18)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-R-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1408 Island Home Ave. #102 (Lot 19)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-S-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 1416 Island Home Ave. #101 (Lot 20)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-T-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 404 McCormick Street #101 (Lot 11)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 22.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-U-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 404 McCormick Street #102 (Lot 10)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 22.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** [5-V-21-VA](#) **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 404 McCormick Street #103 (Lot 9)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 22.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** 5-W-21-VA **Parcel ID:** 095OD001, 095OD002, 095OD003  
**Applicant:** Tailwater South, LLC 1<sup>st</sup> Council District  
**Address:** 404 McCormick Street #104 (Lot 8)  
**Zoning:** SW-4 (South Waterfront) Zoning District

**Variance Request:**

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 22.8% (Article 7, Section 7.1.3.E.6 Table.)

Per plan submitted to construct a residential town home (for sale) development in the SW-4 (South Waterfront) Zoning District.

**File:** 5-X-21-VA **Parcel ID:** 094LM027  
**Applicant:** Sanders Pace Architecture c/o John Sanders 1<sup>st</sup> Council District  
**Address:** 310 Thirteenth St.  
**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Variance Request:**

Reduce the minimum number of required parking spaces for a mixed-use, multi-tenant building from 5 spaces to 0 spaces. (Article 11, Section 11.4.C.1)

Per plan submitted to renovate the 2<sup>nd</sup> floor of an existing building in the RN-5 (General Residential Neighborhood) Zoning District.

**File:** 5-Y-21-VA **Parcel ID:** 081LA012  
**Applicant:** R. Bentley Marlow 5<sup>th</sup> Council District  
**Address:** 416 & 418 E. Oldham Ave.  
**Zoning:** RN-2 (Single Family Residential Neighborhood) Zoning District

**Variance Request:**

- 1) 416 W Oldham Avenue - Reduce the minimum required lot size for a single family dwelling in an RN-2 zoning district from 5,000 s.f. to 4,111 s.f. (Article 4, Section 4.3. Table 4-1.)
- 2) 418 W Oldham Avenue - Reduce the minimum required lot size for a single family dwelling in an RN-2 zoning district from 5,000 s.f. to 4,108 s.f. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to divide a lot to yield one single family home per parcel in the RN-2 (Single Family Residential Neighborhood) Zoning District.

**File:** 5-Z-21-VA **Parcel ID:** 094DD014  
**Applicant:** David R. Mixon 4<sup>th</sup> Council District  
**Address:** 800 N. Broadway  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Variance Request:**

Reduce the minimum required number of parking spaces for a craft industrial use from 7 spaces to 0 spaces (Article 11, Section 11.4. Table 11-2)

Per plan submitted to renovate an existing building in the C-G-2 (General Commercial) Zoning District.

**File:** [5-AA-21-VA](#)

**Applicant:** Benchmark Associates, Inc.

**Address:** 301 & 303 Tania Lane

**Zoning:** RN-1 (Single-family Residential Neighborhood) Zoning District

**Parcel ID:** 124HG023

1<sup>st</sup> Council District

### **Variance Request:**

Reduce the minimum required lot size for a duplex in an RN-1 zoning district from 15,000 square feet to 14,893 square feet. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct a duplex in the RN-1 (Single-family Residential Neighborhood) Zoning District.

### **OTHER BUSINESS**

The next BZA meeting is June 15, 2021.

### **ADJOURNMENT**