



## BOARD OF ZONING APPEALS

### AGENDA

June 15, 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 June 15, 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/83555477607?pwd=c1VYK1NBK3ZvKzB0bTN3bW9iOE9Jdz09>**  
**Passcode: 499618**

**Please contact Cheri Burke at 865-215-2867, [cmburke@knoxvilletn.gov](mailto:cmburke@knoxvilletn.gov) with questions and to register prior to June 15, 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**

May 18, 2021 meeting.

## **OLD BUSINESS**

**File:** 5-A-21-VA **Parcel ID:** 092MB01601  
**Applicant:** Adam Schmeing **3<sup>rd</sup> Council District**  
**Address:** 5826 Lucerne Ln.  
**Zoning:** 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.

## **NEW BUSINESS**

**File:** 6-A-21-VA **Parcel ID:** 094EN008  
**Applicant:** Robert Campbell & Associates **6<sup>th</sup> Council District**  
**Address:** 530 West Fifth Avenue  
**Zoning:** DK-E (Downtown Knoxville) Zoning District

### **Variance Request:**

1. Reduce the minimum required curb cut width from 25 ft to 16 ft. (Article 11 section 11.7.C Table 11-6.)
2. Reduce the minimum required driveway width from 20 ft to 16 ft. (Article 11 section 11.7.C Table 11-6.)
3. Reduce the minimum required drive aisle width from 26 ft to 16 ft. (Article 11 section 11.5.B.1.)
4. Reduce the minimum depth of interlock parking stalls from 17.5 ft to 15.5 ft. (Article 11 section 11.5.B.1.)

Per plan submitted to renovate two parking areas in the DK-E (Downtown Knoxville) Zoning District.

**File:** 6-B-21-VA  
**Applicant:** Brian Ewers  
**Address:** 317 North Cedar Bluff Road  
**Zoning:** C-H-2 (Highway Commercial) Zoning District

**Parcel ID:** 119 01861  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required interior side yard setback from 10 feet to 3 feet. (Article 5, Section 5.3. Table 5-1.)

Per plan submitted to demolish existing building and build a new hotel in the C-H-2 (Highway Commercial) Zoning District.

**File:** 6-D-21-VA  
**Applicant:** Patrick Core  
**Address:** 417-423 South Gay Street  
**Zoning:** DK-H (Downtown Knoxville) Zoning District

**Parcel ID:** 094LE007  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required number of bicycle parking spaces from 12 spaces to 0 spaces. (Article 11, Section 11.9. Table 11-7 & Article 11, Section 11.9.B.)

Per plan submitted to renovate existing building in the DK-H (Downtown Knoxville) Zoning District.

**File:** 6-E-21-VA  
**Applicant:** Hudson Materials Company  
**Address:** 405 West Oldham Avenue  
**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 upgrade its facilities with updated technology and equipment. The expansion of use consists of the enlargement of tank foundations, removal and replacement of old tanks, and the increase in the overall number of tanks by one. (Article 17.1.A.)

Per plan submitted to remove existing tanks and add new tanks in the I-MU (Industrial Mixed-Use) Zoning District.

**File:** 6-F-21-VA  
**Applicant:** Kelly Arsenault & Scott Angelius  
**Address:** 215 East Oklahoma Avenue  
**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 081LS019  
4<sup>th</sup> Council District

**Variance Request:**

1. Reduce the minimum required rear yard setback for a detached garage from 12 feet to 3 feet. (Article 10, Section 10.3.P.2.a.)
2. Reduce the minimum required rear yard setback for an accessory dwelling unit from 10 feet to 3 feet. (Article 10, Section 10.3.B.7.)
3. Increase the maximum permitted building coverage from 30% to 32.9%. (Article 4, Section 4.3. Table 4-1.)
4. Reduce the minimum amount of required parking spaces for a single-family dwelling with an ADU from 3 spaces to 2 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to build a detached garage with an accessory dwelling unit in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

**File:** 6-G-21-VA  
**Applicant:** Amy Sherrill, Benefield Richters  
**Address:** 718 East Depot Avenue  
**Zoning:** I-MU (Industrial Mixed-Use) Zoning District

**Parcel ID:** 095AL014  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 8 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to renovate existing building in the I-MU (Industrial Mixed-Use) Zoning District.

**File:** 6-H-21-VA  
**Applicant:** Pain Consultants of East Tennessee  
**Address:** 1540 Member Lane  
**Zoning:** O (Office) Zoning District

**Parcel ID:** 106DA00625  
3<sup>rd</sup> Council District

**Variance Request:**

Increase the maximum permitted cut-off angle for a cut off luminaire from 75 degrees to 90 degrees. (Article 10, Section 10.2.B.3.)

Per plan submitted to build a medical office building in the O (Office) Zoning District.

**File:** 6-I-21-VA  
**Applicant:** Eric & Lauren Luftman  
**Address:** 7207 Coleridge Drive  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 120FC008  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required front yard setback from +/- 10 feet of the average blockface distance of 35 feet to 25 feet. (Article 4, Section 4.3. Table 4-3.)

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

**File:** 6-J-21-VA **Parcel ID:** 107KB006  
**Applicant:** Baker Jones/SignCo Inc. 2<sup>nd</sup> Council District  
**Address:** 800 Longview Road  
**Zoning:** RN-6 (Multi-Family Residential Neighborhood) Zoning District

**Variance Request:**

Reduce the minimum required amount of street frontage for a ground sign in an RN-6 zoning district from a number exceeding 150 linear feet to 50.21 linear feet. (Article 13.9.D.1.c.)

Per plan submitted to replace an existing sign in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

**File:** 6-L-21-VA **Parcel ID:** 058NB017  
**Applicant:** Mark A. Bialik, GBS Engineering 5<sup>th</sup> Council District  
**Address:** 4919 North Broadway  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Variance Request:**

1. Reduce the minimum required distance between a driveway and an intersecting street from 150 feet to 129.84 feet. (Article 11, Section 11.7.B. Table 11-5.)

2. Increase the maximum front build-to-zone distance from 20 feet to 50.86 feet. (Article 5, Section 5.3. Table 5-1.)

Per plan submitted to build a drive-thru coffee shop in the C-G-2 (General Commercial) Zoning District.

**OTHER BUSINESS**

The next BZA meeting is July 20, 2021.

**ADJOURNMENT**