



BOARD OF ZONING APPEALS

AGENDA April 18, 2023

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 April 18, 2023 meeting at 4:00 pm in the Small Assembly Room, 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. Please contact Jennifer Scobee at 865-215-2988 or jscobee@knoxvilletn.gov with questions about attending or for alternate attendance options.

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

MINUTES

March 21, 2023 meeting

NEW BUSINESS

FILE: 4-A-23-VA **PARCEL ID:** 081MN017
APPLICANT: Bob Whetsel **COUNCIL DISTRICT:** 4
ADDRESS: 415-417 Lovenia Ave
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request the Preliminary Appeal of Administrative Decisions. Article 16.12.A

Per plan submitted for Appeal of Administrative Decisions. Article 16.12.A in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-C-23-VA **PARCEL ID:** 080NB003
APPLICANT: Erik Gawthorpe **COUNCIL DISTRICT:** 3
ADDRESS: 4101 Westgate Dr
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Increase the maximum height of a privacy fence in a corner side yard from 42 inches to 65 inches. Article 10.3.L.1.a.

Per plan submitted to increase height of privacy fence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

FILE: 4-E-23-VA **PARCEL ID:** 058ME041
APPLICANT: Jeff Lonchor **COUNCIL DISTRICT:** 4
ADDRESS: 4800 N. Broadway St
ZONING: C-G-2 (General Commercial) Zoning District

VARIANCE REQUEST:

Reduce the corner clearance requirements from a collector street to an arterial street from 150 feet to 86.9 feet. Article 11.7.B; Table 11-5.

Per plan submitted to reduce corner clearance requirements in the C-G-2 (General Commercial) Zoning District.

FILE: 4-F-23-VA
APPLICANT: Jeff Lonchor
ADDRESS: 2218 Cumberland Ave
ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CK003, 108CK004
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Reduce the corner clearance requirements from a collector street to an arterial street from 150 feet to 48 feet 5 inches. Article 11.7.B; Table 11-5
2. Reduce the corner clearance requirements from a collector street to an arterial street from 150 feet to 127 feet 5 inches. Article 11.7.B; Table 11-5
3. Increase the maximum driveway width from 40 feet to 42.1 feet. Article 11.7.C.1
4. Reduce the required driveway separation distance from 42.1 feet (width of wider driveway) to 39.2 feet. Article 11.7.B.2

Per plan submitted to reduce corner clearance, increase the maximum driveway and reduce required driveway separation distance in the CU-2 (Cumberland Avenue) Zoning District.

OTHER BUSINESS

The next BZA meeting will be held on May 16, 2023 in the Small Assembly Room.

ADJOURNMENT