



## BOARD OF ZONING APPEALS

### AGENDA

**June 20, 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 June 20, 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**

May 16, 2023 meeting

### **OLD BUSINESS**

<b>FILE:</b>	<b>5-E-23-VA</b>	<b>PARCEL ID:</b>	071BA00501
<b>APPLICANT:</b>	Jeff Lonchor	<b>COUNCIL DISTRICT:</b>	4
<b>ADDRESS:</b>	5402 Rutledge Pk		
<b>ZONING:</b>	C-H-1 (Highway Commercial) Zoning District		

### **VARIANCE REQUEST:**

Request to reduce parking requirements from 13 spaces to 9 spaces. Article 11.4; Table 11-2.

Per plan submitted to reduce of parking requirements in the C-H-1 (Highway Commercial) Zoning District.

## **NEW BUSINESS**

**FILE:** 6-A-23-VA  
**APPLICANT:** Jim Wright  
**ADDRESS:** 236 W. Scott Ave  
**ZONING:** I-MU (Industrial Mixed-Use) Zoning District

**PARCEL ID:** 081NE003  
**COUNCIL DISTRICT:** 4

### **VARIANCE REQUEST:**

1. Increase the minimum corner side setback from Build-To-Zone 0 feet to 25 feet to 30.4 feet. Per Article 6.3; Table 6-1 in an I-MU zoning district.
2. Decrease transparency requirement in an I-MU zone from 30% to 0% measured between two and ten feet in height from grade. Per Article 6.4; Table 6-2.

Per plan submitted to increase the minimum corner setback and decrease transparency requirements in the I-MU (Industrial Mixed-Use) Zoning District.

**FILE:** 6-B-23-VA  
**APPLICANT:** R. Bentley Marlow  
**ADDRESS:** 321 Deaderick Ave  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**PARCEL ID:** 094FK020  
**COUNCIL DISTRICT:** 6

### **VARIANCE REQUEST:**

1. Decrease the minimum setback of an accessory dwelling unit from 5 feet side setback to 2 feet. Article 10.3.B.7.
2. Decrease the minimum setback of an accessory dwelling unit from 10 feet rear setback to 3 feet. Article 10.3.B.7.
3. Increase the maximum building coverage in a RN-2 zoning district from 30% to 32.5%. Article 4.3; Table 4-1.
4. Increase the maximum impervious surface coverage in a RN-2 zoning district from 40% to 51.5%. Article 4.3; Table 4-1.

Per plan submitted to decrease minimum setbacks of accessory dwelling, increase maximum building coverage and increase maximum impervious surface coverage in the RN-2 (Single-Family Residential Neighborhood) Zoning District

**FILE:** 6-C-23-VA  
**APPLICANT:** R. Bentley Marlow  
**ADDRESS:** 519 Douglas Ave  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**PARCEL ID:** 094FQ022  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

1. Reduce the front setback from 20 feet to 3 feet. Article 4.3; Table 4-1.
2. Reduce the interior side setback from 15 feet combined to 10 feet combined. Article 4.3; Table 4-1.
3. Reduce the rear setback from 25 feet to 13.7 feet. Article 4.3; Table 4-1.
4. Increase the maximum building coverage in a RN-2 zoning district from 30% to 44.5%. Article 4.3; Table 4-1.
5. Increase the maximum impervious surface coverage in a RN-2 zoning district from 40% to 44.5%. Article 4.3; Table 4-1.
6. Reduce the parking requirement of 4 to 0 for a Dwelling-Two Family. Article 11.4; Table 11-2.
7. Reduce the minimum lot area required for a Dwelling-Two Family from 10,000 square feet to 3071 square feet. Article 4.3; Table 4-1.

Per plan submitted to reduce front, interior side and rear setbacks, increase maximum building and impervious surface coverage, reduce parking and reduce minimum lot area in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

**FILE:** 6-D-23-VA  
**APPLICANT:** Rusty Baska  
**ADDRESS:** 109 S. Broadway St  
**ZONING:** DK-3 (Downtown Knoxville) Zoning District

**PARCEL ID:** 094LB008  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Request to increase the minimum setback from street lot line Build-To-Zone 0 feet-20 feet to 24.81 feet in a DK-E zone. Article 5.5; Table 5-3.

Per plan submitted to increase the minimum setback in the DK-E (Downtown Knoxville) Zoning District.

**FILE:** 6-F-23-VA

**APPLICANT:** Ben Mullins

**ADDRESS:** 1931 & 1923 Forest Ave

**ZONING:** RN-5 (Single-Family Residential Neighborhood) Zoning District

**PARCEL ID:** 094NB012, 094NB013

**COUNCIL DISTRICT:** 1

### **VARIANCE REQUEST:**

1. Reduce the minimum interior side setback from 10 feet to 1 foot in a RN-5 zone. Article 4.3; Table 4-1.
2. Reduce the minimum corner side setback from 15 feet to 0 feet in a RN-5 zone. Article 4.3; Table 4-1.
3. Increase the maximum building coverage from 50% to 65% in a RN-5 zone. Article 4.3; Table 4-1.
4. Increase the maximum impervious surface coverage from 60% to 75% in a RN-5 zone. Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum interior and corner side setbacks and increase the maximum building and impervious surface coverage in the RN-5 (Single-Family Residential Neighborhood) Zoning District

### **OTHER BUSINESS**

The next BZA meeting will be held on July 18, 2023 in the Small Assembly Room.

### **ADJOURNMENT**