



BOARD OF ZONING APPEALS

MINUTES

FEBRUARY 20, 2024

The City of Knoxville Board of Zoning Appeals considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their January 16, 2024 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee.

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.

An audio recording of the full BZA meeting can be accessed by clicking [here](#) or by visiting www.knoxvilletn.gov

CALL TO ORDER

Vice Chair Amy Sherrill called the meeting to order at 4:00 p.m

ROLL CALL

Board members present were Vice-Chairman Amy Sherrill, Daniel Odle, Bradley Salsbury and Luis Urrea.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official, Mark Riehl, City Zoning Chief; Joshua Frerichs, City Engineering, Samiul Haque, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

December 19, 2023 meeting.

Member Daniel Odle made a motion to approve the December 19, 2023 minutes. It was seconded by Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

FILE: 1-C-24-VA **PARCEL ID:** 070IH018
APPLICANT: Len Johnson **COUNCIL DISTRICT:** 4
ADDRESS: 2807 Washington Pk
ZONING: RN-2 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1,128sf. Per Article 10.3.A.6.

Per plan submitted to increase the maximum size of a single accessory structure in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Len Johnson was in attendance and spoke in favor of the application. There was no opposition present.

Member Daniel Odle made a motion to approve the application. It was seconded by member Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

FILE: 1-D-24-VA **PARCEL ID:** 107MF02101
APPLICANT: Steve Bailey **COUNCIL DISTRICT:** 2
ADDRESS: 806 Scenic Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to reduce the required minimum corner side setback from 12'-6" to 7'-6" per Article 4.3, Table 4-1.

Per plan submitted to reduce the required minimum corner side setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Taylor Forrester was present and spoke in favor of the application. There was no opposition present.

Member Bradley Salsbury made a motion to approve. It was seconded by member Luis Urrea. The Board voted 4-0 to **APPROVE**.

FILE: 1-E-24-VA **PARCEL ID:** 121GJ006
APPLICANT: Taylor D. Forrester **COUNCIL DISTRICT:** 2
ADDRESS: 5628 Lyons View Pk
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to increase the required minimum front setback from +/- 10ft of the average of blockface, calculated as 74.9ft., with a maximum front setback of 84.9ft., to 171ft. Per Article 4.3, Table 4-1.

Per plan submitted to increase the required minimum front setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Taylor Forrester was present and spoke in favor of the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by member Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

FILE: 1-F-24-VA **PARCEL ID:** 094MJ017
APPLICANT: Forrest Kirkpatrick **COUNCIL DISTRICT:** 1
ADDRESS: 1547 Clinch Ave
ZONING: C-N (Neighborhood Commercial) Zoning District

VARIANCE REQUEST:

1. Reduce the required off-street parking spaces for a Mixed-Use Multi-Tenant from 10 spaces to 5 spaces. Per Article 11.4, Table 11-2.
2. Reduce the minimum required setback for a refuse dumpster from 5ft to 0ft. Per Article 10.3.A.5.

Per plan submitted to reduce the required off-street parking and reduce minimum required setback for refuse dumpster in the C-N (Neighborhood Commercial) Zoning District.

Forrest Kirkpatrick was present and spoke in favor of the application. There was no opposition present.

Variance Request #1: Member Daniel Odle made a motion to approve. It was seconded by member Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

Variance Request #2: Due to requiring information from Engineering, member Daniel Odle made a motion to postpone to the end of the meeting. It was seconded by member Luis Urrea. The Board voted 4-0 to **POSTPONE** to the end of the meeting.

After receiving information from Engineering, member Bradley Salsbury made a motion to approve. It was seconded by member Luis Urrea. The Board voted 4-0 to **APPROVE**.

FILE: 1-G-24-VA
APPLICANT: Tony Allen
ADDRESS: 3115 Pacific St
ZONING: O (Office) Zoning District

PARCEL ID: 069MK018
COUNCIL DISTRICT: 5

VARIANCE REQUEST:

1. Reduce the required minimum interior side setback from 15ft to 5ft. Per Article 5.3, Table 5-1.
2. Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 0% in the O zoning district per Article 5.4, Table 5-2.

Per plan submitted to reduce required minimum interior side setback and reduce the minimum transparency requirement in the O (Office) Zoning District.

Tony Allen was present and spoke to the application. There was no opposition present.

Variance Request #1: Member Daniel Odle made a motion to approve. It was seconded by member Luis Urrea. The Board voted 4-0 to **APPROVE**.

Variance Request #2: Due to requiring more information, member Daniel Odle made a motion to postpone this variance request to the March 19, 2024 meeting. It was seconded by member Luis Urrea. The Board voted 4-0 to **POSTPONE**.

FILE: 2-A-24-VA
APPLICANT: Grant McMahan
ADDRESS: 6716 Sherwood Dr
ZONING: EN (Established Residential Neighborhood) Zoning District

PARCEL ID: 121ID001
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Reduction in the minimum distance between a driveway and the intersecting street from 50' to 33'-10 3/8". Per Article 11-7.B, Table 11-6.

Per plan submitted to reduce the minimum distance between a driveway and intersecting street in the EN (Established Residential Neighborhood) Zoning District.

Haley Williams was present and spoke in favor of the application. Nancy Tisue, homeowner, was also present and answered questions from the Board. Troy Tisue, homeowner, was present via Zoom. There was no opposition present.

Member Bradley Salsbury made a motion to deny. It was not seconded. Member Daniel Odle made a motion to approve. It was seconded by member Luis Urrea. The Board voted 3-1 to **APPROVE**.

FILE: 2-C-24-VA **PARCEL ID:** 094BB001
APPLICANT: Adam Wilson, P.E. **COUNCIL DISTRICT:** 6
ADDRESS: 1775/1763/1787 Virginia Ave, 1790/1814 Vermont Ave
ZONING: RN-6 (Multi-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to reduce the required minimum front setback for a structure over 35ft in height, from 35ft to 10ft. Per Article 4.3, Table 4-1.

Per plan submitted to reduce the required minimum front setback in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

Adam Wilson was present and spoke in favor of the application. Julia Grissett was present via Zoom. There was no opposition present.

Member Luis Urrea made a motion to approve. It was seconded by member Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on March 19, 2024 in the Small Assembly Room,

ADJOURNMENT

5:22 p.m.