



BOARD OF ZONING APPEALS

MINUTES

February 28, 2023

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 February 28, 2023 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

Chairman Grant Rosenberg called the meeting to order at 4:00 p.m

ROLL CALL

Board members present were Chairman Grant Rosenberg, Vice-Chairwoman Christina Boulter, Amy Sherrill, Daniel Odle and Eboni James. Please note that Eboni James arrived at 4:10 p.m., during consideration of 1-E-23-VA.

Others in attendance were Bryan Berry, Building Official; Mike Robinson, Zoning Official; Joshua Frerichs; Stormwater Engineering; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

January 17, 2023

Member Daniel Odle made a motion to approve the January 17, 2023 minutes. It was seconded by Vice-Chairwoman Christina Boulter. The Board voted 4-0 to **APPROVE**.

OLD BUSINESS

FILE: 1-E-23-VA **PARCEL ID:** 094LN015
APPLICANT: John Holmes **COUNCIL DISTRICT:** 1
ADDRESS: 1315 Forest Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST

1. Decrease the minimum lot width from 60 feet to 49.73 feet for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.
2. Decrease the minimum front setback from 25 feet to 13 feet for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.
3. Decrease the interior side setbacks from a minimum of 10 feet to five feet on each side for construction of an independent living facility in the RN-5 district. Per Article 4.3; Table 4-1.

Per plan submitted to decrease minimum lot width, front setback, and interior side setbacks in the RN-5 (General Residential Neighborhood) Zoning District, 1st Council District (094LN015).

Due to an error in the printed agenda, Chairman Grant Rosenberg made a motion to move this agenda item to the end of the agenda. It was seconded by member Amy Sherrill. The board voted 4-0 to **MOVE** the item to the end of the agenda.

When the BZA revisited this item, Applicant John Holmes was present and spoke to the application. There was no opposition present.

Variance request # 2 was amended to reflect 15 feet, 5 inches (versus 13 feet).

Member Eboni James made a motion to approve the application as amended in request # 2. It was seconded by Chairman Grant Rosenberg. The Board voted 3-2 to **APPROVE**.

NEW BUSINESS

FILE: 2-A-23-VA **PARCEL ID:** 096 01505/096 015
APPLICANT: Abe Kinney **COUNCIL DISTRICT:** 6
ADDRESS: 0 Holston Hills Rd
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST

1. Increase the maximum building height for building type 4 on the site plan for a multi-family dwelling from 35 feet to 48 feet and three inches in the RN-5 district. Per Article 4.3; Table 4-1.
2. Increase the maximum building height for building type 3 on the site plan for a multi-family dwelling from 35 feet to 38 feet and three inches in the RN-5 district. Per Article 4.3; Table 4-1.

Per plan submitted to increase the maximum building height in the RN-5 (General Residential) Zoning District, 6th Council District.

Applicant Abe Kinney was present and spoke to the application. Craig Cobb was present via Zoom and also spoke to the application. Sandra Korbelik, a representative of the Town Hall East Neighborhood Association, was present and was of a neutral position. There was no opposition present.

Member Amy Sherrill made a motion to approve the application. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE**.

FILE:	2-B-23-VA	PARCEL ID:	081MQ00401
APPLICANT:	Glenn Richters	COUNCIL DISTRICT:	4
ADDRESS:	215 Bearden Pl.		
ZONING:	C-G-2 (General Commercial) Zoning District		

VARIANCE REQUEST

1. Decrease the minimum number of parking spaces for a multi-family dwelling from 48 spaces down to 26 spaces. Per Article 11.4; Table 11-2.
2. Increase the maximum number of driveways from one to two for a lot frontage of less than 150 feet along Irwin Street. Per Article 11.7.A.1; Table 11-5.
3. Decrease the minimum distance between a driveway and the intersecting street from 50 feet to 30 feet. Per Article 11.7.B; Table 11-6.
4. Decrease the minimum aisle width from 26 feet for two-way traffic to 21 feet and eight inches. Per Article 11.5.1; Table 11-4.

Per plan submitted to reduce the minimum number of parking spaces, increase the maximum number of driveways, decrease the minimum distance between a driveway and intersecting street, and decrease the minimum aisle width in the C-G-2 (General Commercial) Zoning District, 4th Council District.

Applicant Glenn Richters was present and spoke to the application. There was no opposition present.

Member Daniel Odle made a motion to approve the application. It was seconded by Vice-Chairwoman Christina Bouler. Member Amy Sherrill recused herself from the vote. The Board voted 3-1 to **APPROVE**.

FILE: 2-D-23-VA
APPLICANT: Jeff Lonchor
ADDRESS: 2518 N. Broadway
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081DG001
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to decrease the minimum rear setback for an addition to an existing gas station that abuts a residential district from 20 feet to 17 feet and four inches in the C-G-2 district. Per Article 5.3.1; Table 5-1.

Per plan submitted to decrease the minimum interior side setback in the C-G-2 (General Commercial) Zoning District, 4th Council District.

Applicant Jeffrey Lonchor was present via Zoom and spoke to the application. There was no opposition present.

Member Amy Sherrill made a motion to approve the application. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE**.

OTHER BUSINESS

1. Board Discussion regarding Board of Zoning Appeals workshop.
Chairman Grant Rosenberg discussed having a training workshop set up within the next two months for current members of the Board. City Attorney, Christina Magrans-Tillery will get that set up for the Board.
2. The next BZA meeting will be held on March 21, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:01 p.m.