



BOARD OF ZONING APPEALS

MINUTES

APRIL 18, 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 April 18, 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 4:01 p.m

ROLL CALL

Board members present were Chairman Grant Rosenberg, Eboni James and Daniel Odle. Vice-Chairman Christina Boulter arrived at 4:03 p.m.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Mike Robinson, City Zoning; Adam Kohntopp, Stormwater Engineering; Jessie Hillman, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

March 21, 2023 meeting

Daniel Odle made a motion to approve the March 21, 2023 minutes. It was seconded by Member Eboni James. The Board voted 4-0 to **APPROVE**.

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.

Applicant Bob Whetsel was present and spoke in favor of the application. Daniel Sanders also was present and spoke in favor of the application.

Jim Klinaris, Ben Mullins and Logan Higgins were present and spoke in opposition to the application.

Rebuttals were made by Daniel Sanders, Bob Whetsel, Jim Klinaris and Ben Mullins.

Vice-Chairman Christina Bouler made a motion to deny the application. It was seconded by Member Eboni James. The Board voted 4-0 to **DENY**.

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.

Applicant Erik Gawthorpe 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 Chairman Grant Rosenberg. The Board voted 3 to 1 to **APPROVE**

FILE: 4-E-23-VA
APPLICANT: Jeff Lonchor
ADDRESS: 4800 N. Broadway St
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 058ME041
COUNCIL DISTRICT: 4

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.

Applicant Jeff Lonchor 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 Member Eboni James. The Board voted 4-0 to **APPROVE**.

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.
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.

Applicant Jeff Lonchor was present and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve the application. It was seconded by Vice-Chairman Christina Boulter. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

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

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.