



## BOARD OF ZONING APPEALS

### **MINUTES**

**April 19, 2022**

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 19, 2022 meeting at 4:00 pm in the Division II Circuit Court Room, City County Building, 400 Main Street, Knoxville, TN, and via the Zoom online meeting format.

*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 via the below link:**  
**KnoxvilleTN.gov/BZA Audio Minutes**

### **CALL TO ORDER**

Chairman Daniel Odle called the meeting to order at 4:02 PM

### **ROLL CALL**

Board members present were Daniel Odle, Grant Rosenberg, Eboni James, and Christina Boulter, Amy Sherrill

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Christina Magr ns-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Mike Reynolds, Knoxville-Knox County Planning; Jennifer Scobee

### **MINUTES**

March 15, 2022 meeting

Board Vice Chairman Grant Rosenberg made a motion to approve the Minutes from the March 15, 2022 meeting. It was seconded by member Eboni James. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter, Eboni James and Amy Sherrill voted to approve. The Board voted 5-0 to **APPROVE**.

## **NEW BUSINESS**

**File:** 4-A-22-VA  
**Applicant:** Daniel Smith  
**Address:** 305 West Vine Ave  
**Zoning:** DK-G (Downtown Knoxville) Zoning District

**Parcel ID:** 094EJ032  
6<sup>th</sup> Council District

### **VARIANCE REQUEST:**

1. Increase the maximum permitted build-to-zone distance from 5 feet to 28 feet 5 inches.  
(Article 5, Section 5.5.B. Table 5-3)
2. Reduce the minimum required ground floor transparency percentage from 30% to 22.98%.  
(Article 5, Section 5.5.C. Table 5-4)
3. Increase the maximum distance permitted between building entries from 50 feet to 148 feet.  
(Article 5, Section 5.5.C. Table 5-4)

Per plan submitted to construct a 7 story residential building in the DK-G (Downtown Knoxville) Zoning District, 6<sup>th</sup> Council District.

Applicant Leigh Burch was present and spoke to the application.  
Applicant Daniel Smith was present and spoke to the application.  
No opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. The Board voted 5-0 to **APPROVE**.

**File:** 4-B-22-VA  
**Applicant:** Brian Floyd  
**Address:** 6603 Stone Mill Dr  
**Zoning:** EN-2 (Established Residential Neighborhood) Zoning District

**Parcel ID:** 121ID009  
Council District

### **VARIANCE REQUEST:**

Request to decrease the minimum rear setback from 25 feet to 9.54 feet in the EN district.  
(Article 4.3. Table 4-1)

Per plan submitted to reduce the setback of pre-existing nonconforming single family residence in the EN (Established Residential Neighborhood) zoning District, 2<sup>nd</sup> Council District.

Applicant Brian Floyd was present and spoke to the application.  
No opposition present.

Member Amy Sherrill made a motion to approve. It was seconded by member Eboni James.  
The Board voted 5-0 to **APPROVE**

**File: 4-F-22-VA**

**Applicant:** Jason Barnes

**Address:** 4345 Apex Dr

**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**Parcel ID:** 107FF02004

1<sup>st</sup> Council District

**VARIANCE REQUEST:**

Request to reduce the front setback from 91 feet to 63.9 feet for development of a single-family residence (Article 4.3. Table 4-1).

Per plan submitted to reduce setback on property in RN-1 (Single Family Residential Neighborhood) Zoning District, 1<sup>st</sup> Council District.

Applicant Randall Jason Barnes was present and spoke to the application.  
No Opposition present.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. The board voted 5-0 to **APPROVE**.

**File: 4-G-22-VA**

**Applicant:** Jason Barnes

**Address:** 4341 Apex Dr

**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**Parcel ID:** 107FF02003

1<sup>st</sup> Council District

**VARIANCE REQUEST:**

Request to reduce the front setback from 91 feet to 60 feet for development of a single-family residence (Article 4.3. Table 4-1).

Per plan submitted to reduce setback on property in RN-1 (Single Family Residential Neighborhood) Zoning District, 1<sup>st</sup> Council District.

Applicant Randall Jason Barnes was present and spoke to the application.  
No Opposition present.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. The board voted 5-0 to **APPROVE**.

**File:** 4-H-22-VA  
**Applicant:** Kelsey Gaines  
**Address:** 407 Saint Paul St/316 W. Blount Ave  
**Zoning:** SW-6 (South Waterfront) Zoning District

**Parcel ID:** 109AA005/109AA004  
1<sup>st</sup> Council District

**VARIANCE REQUEST:**

1. Decrease the minimum building height requirement from 40 feet to 34 feet for development of townhomes. (Article 7.1.3.G.4.)
2. Decrease the ground level minimum transparent glass on the principal frontage from a minimum of 70% to 40% for development of townhomes. (Article 7.1.3.G.6.)
3. Decrease the openings above the first story on the principal frontage from a minimum of 25% to 20% for the development of townhomes. (Article 7.1.3.G.6.). Per plan submitted to construct high density urban townhome development in the SW-6 (South Waterfront) Zoning District, 1<sup>st</sup> Council District.

Applicant spokesperson Matt Lyle was present and spoke to the application.  
No opposition present.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Eboni James. The board voted 5-0 to **APPROVE**.

**OTHER BUSINESS**

The next BZA meeting will be held on May 17, 2022 in the Small Assembly Room.

**ADJOURNMENT**

The meeting was adjourned at 4:43 PM