



BOARD OF ZONING APPEALS

MINUTES

June 15, 2021 Meeting

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 June 15, 2021 meeting at 4:00 pm in Room #461, 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](https://knoxvilletn.gov/BZA-Audio-Minutes)

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:00 p.m.

ROLL CALL

Board members present were Daniel Odle, Christina Boulter, Grant Rosenberg, and Don Horton.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magrans, City Attorney; Lisa Hatfield, City Attorney; Amy Brooks, Knoxville-Knox County Planning Executive Director; Joshua Frerichs, Stormwater Engineering; Adam Kohntopp, Stormwater Engineering; and Cheri Burke, Board Secretary.

MINUTES

Vice-Chairman Grant Rosenberg made a motion to approve the Minutes from the May 18, 2021 meeting. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

OLD BUSINESS

File: 5-A-21-VA

Applicant: Adam Schmeing

Address: 5826 Lucerne Ln.

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

Parcel ID: 092MB01601

3rd Council District

Variance Request:

Reduce the minimum required lot width in an RN-1 zoning district from 75 feet to 62.03 feet.
(Article 4, Section 4.3 Table 4-1.)

Per plan submitted to record a plat in the RN-1 (Single-Family Residential Neighborhood)
Zoning District.

Applicant Adam Schmeing was present and spoke to the application.

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

NEW BUSINESS

File: 6-A-21-VA
Applicant: Robert Campbell & Associates
Address: 530 West Fifth Avenue
Zoning: DK-E (Downtown Knoxville) Zoning District

Parcel ID: 094EN008
6th Council District

Variance Request:

1. Reduce the minimum required curb cut width from 25 ft to 16 ft. (Article 11 section 11.7.C Table 11-6.)
2. Reduce the minimum required driveway width from 20 ft to 16 ft. (Article 11 section 11.7.C Table 11-6.)
3. Reduce the minimum required drive aisle width from 26 ft to 16 ft. (Article 11 section 11.5.B.1.)
4. Reduce the minimum depth of interlock parking stalls from 17.5 ft to 15.5 ft. (Article 11 section 11.5.B.1.)

Per plan submitted to renovate two parking areas in the DK-E (Downtown Knoxville) Zoning District.

Garrett Tucker was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

File: 6-B-21-VA
Applicant: Brian Ewers
Address: 317 North Cedar Bluff Road
Zoning: C-H-2 (Highway Commercial) Zoning District

Parcel ID: 119 01861
2nd Council District

Variance Request:

Reduce the minimum required interior side yard setback from 10 feet to 3 feet. (Article 5, Section 5.3. Table 5-1.)

Per plan submitted to demolish existing building and build a new hotel in the C-H-2 (Highway Commercial) Zoning District.

Applicant Brian Ewers was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

File: 6-D-21-VA
Applicant: Patrick Core
Address: 417-423 South Gay Street
Zoning: DK-H (Downtown Knoxville) Zoning District

Parcel ID: 094LE007
6th Council District

Variance Request:

Reduce the minimum required number of bicycle parking spaces from 12 spaces to 0 spaces. (Article 11, Section 11.9. Table 11-7 & Article 11, Section 11.9.B.)

Per plan submitted to renovate existing building in the DK-H (Downtown Knoxville) Zoning District.

Applicant Patrick Core was present and spoke to the application.

Vice-Chairman Grant Rosenberg recused himself. Member Don Horton made a motion to approve. It was seconded by member Christina Boulter. The Board voted 3-0 to **APPROVE**.

File: 6-E-21-VA
Applicant: Hudson Materials Company
Address: 405 West Oldham Avenue
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Parcel ID: 081NB034
5th Council District

Variance Request:

Permit an existing nonconforming Industrial - Heavy use (liquid asphalt emulsification) to upgrade its facilities with updated technology and equipment. The expansion of use consists of the enlargement of tank foundations, removal and replacement of old tanks, and the increase in the overall number of tanks by one. (Article 17.1.A.)

Per plan submitted to remove existing tanks and add new tanks in the I-MU (Industrial Mixed-Use) Zoning District.

Garrett Guiles was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

File: 6-F-21-VA **Parcel ID:** 081LS019
Applicant: Kelly Arsenault & Scott Angelius **4th Council District**
Address: 215 East Oklahoma Avenue
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

1. Reduce the minimum required rear yard setback for a detached garage from 12 feet to 3 feet. (Article 10, Section 10.3.P.2.a.)
2. Reduce the minimum required rear yard setback for an accessory dwelling unit from 10 feet to 3 feet. (Article 10, Section 10.3.B.7.)
3. Increase the maximum permitted building coverage from 30% to 32.9%. (Article 4, Section 4.3. Table 4-1.)
4. Reduce the minimum amount of required parking spaces for a single-family dwelling with an ADU from 3 spaces to 2 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to build a detached garage with an accessory dwelling unit in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Sara Martin was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve with amendments on request #1 to change it from 3 feet to 5 feet and on request #2 to change it from 3 feet to 5 feet. It was seconded by member Don Horton. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, and member Don Horton voted to approve. Member Christina Boulter abstained. The Board voted 3-0 to **APPROVE**.

File: 6-G-21-VA
Applicant: Amy Sherrill, Benefield Richters
Address: 718 East Depot Avenue
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Parcel ID: 095AL014
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 8 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to renovate existing building in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant Amy Sherrill was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

File: 6-H-21-VA
Applicant: Pain Consultants of East Tennessee
Address: 1540 Member Lane
Zoning: O (Office) Zoning District

Parcel ID: 106DA00625
3rd Council District

Variance Request:

Increase the maximum permitted cut-off angle for a cut off luminaire from 75 degrees to 90 degrees. (Article 10, Section 10.2.B.3.)

Per plan submitted to build a medical office building in the O (Office) Zoning District.

Joe Petre was present and spoke to the application.

Chairman Daniel Odle recused himself. Member Don Horton made a motion to approve. It was seconded by member Christina Boulter. The Board voted 3-0 to **APPROVE**.

File: 6-I-21-VA

Applicant: Eric & Lauren Luftman

Address: 7207 Coleridge Drive

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

Parcel ID: 120FC008

2nd Council District

Variance Request:

Reduce the minimum required front yard setback from +/- 10 feet of the average blockface distance of 35 feet to 25 feet. (Article 4, Section 4.3. Table 4-3.)

Per plan submitted to construct a porte-cochere addition in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Eric Luftman was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **APPROVE**.

File: 6-J-21-VA **Parcel ID:** 107KB006
Applicant: Baker Jones/SignCo Inc. 2nd Council District
Address: 800 Longview Road
Zoning: RN-6 (Multi-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum required amount of street frontage for a ground sign in an RN-6 zoning district from a number exceeding 150 linear feet to 50.21 linear feet. (Article 13.9.D.1.c.)

Per plan submitted to replace an existing sign in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

Applicant Baker Jones and Cindy Bankston were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

File: 6-L-21-VA
Applicant: Mark A. Bialik, GBS Engineering
Address: 4919 North Broadway
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 058NB017
5th Council District

Variance Request:

1. Reduce the minimum required distance between a driveway and an intersecting street from 150 feet to 129.84 feet. (Article 11, Section 11.7.B. Table 11-5.)
2. Increase the maximum front build-to-zone distance from 20 feet to 50.86 feet. (Article 5, Section 5.3. Table 5-1.)

Per plan submitted to build a drive-thru coffee shop in the C-G-2 (General Commercial) Zoning District.

Applicant Mark Bialik and Dan Forslund were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is July 20, 2021.

ADJOURNMENT

The meeting adjourned at 5:32 p.m.