



## BOARD OF ZONING APPEALS

### MINUTES

August 17, 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 August 17, 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 4:02 p.m.

### **ROLL CALL**

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magrans-Tillery, City Attorney; Josh Jenkins, Stormwater Engineering; Amy Brooks, Knoxville-Knox County Planning Executive Director; Jennie Forte, Principal Secretary; and Cheri Burke, Board Secretary.

### **MINUTES**

Vice-Chairman Grant Rosenberg made a motion to approve the Minutes from the July 20, 2021 meeting. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

## **NEW BUSINESS**

**File:** 8-A-21-VA

**Applicant:** Edward & Lisa Shouse

**Address:** 1301 Wilshire Rd

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

**Parcel ID:** 134AB008

2<sup>nd</sup> Council District

### **Variance Request:**

Reduce the minimum required interior side yard setback for a detached carport accessory structure from 5 feet to 2.6 feet. (Article 10, Section 10.3.A.5.)

Per plan submitted to build a detached carport accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Brian Rowe 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 5-0 to **APPROVE**.

**File:** 8-C-21-VA **Parcel ID:** 059 026  
**Applicant:** Richard E. Graves o/b/o Seefried Industrial Properties 4<sup>th</sup> Council District  
**Address:** 3001 Knoxville Center Dr  
**Zoning:** I-G (General Industrial) Zoning District

**Variance Request:**

1. Increase the maximum total height for freestanding cut off luminaires in a nonresidential district from 20 feet to 28 feet. (Article 10, Section 10.2.B.5.)
2. Increase the maximum permitted cut of angle for a luminaire from 75 degrees to 90 degrees. (Article 10, Section 10.2.B.3)

Per plan submitted to construct a new warehouse and distribution facility and related site work in the I-G (General Industrial) Zoning District.

Applicant Richard Graves and Mike Bensh were present and spoke to the application.

Kevin Murphy was present and spoke in opposition.

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

**File:** 8-F-21-VA  
**Applicant:** Betty McKeehan  
**Address:** 6202 Westland Dr  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 121JD003  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required front yard setback from +/- 10 feet of the average blockface distance of 58.5 feet to 44 feet. (Article 4, Section 4.3, Table 4-1.)

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

No one was present to speak to the application.

Chairman Daniel Odle made a motion to postpone the application to the September 21, 2021 meeting. It was seconded by Vice-Chairman Grant Rosenberg. Motion was first tabled, then withdrawn.

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

**File:** 8-G-21-VA

**Applicant:** Amy Sherrill

**Address:** 700 Eleanor St

**Zoning:** RN-2 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 081MM017

4<sup>th</sup> Council District

**Variance Request:**

1. Increase the maximum permitted building coverage from 30% to 55%. (Article 4, Section 4.3, Table 4-1.)
2. Increase the maximum permitted impervious surface coverage from 40% to 65%. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct an addition on an existing residence in the RN-2 (Single-Family Residential Neighborhood) 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 Eboni James. Member Christina Boulter abstained. The Board voted 4-0 to **APPROVE**.

**File:** 8-I-21-VA  
**Applicant:** Dominion Development Group  
**Address:** 10865 Parkside Dr  
**Zoning:** C-R-1 (Regional Commercial) Zoning District

**Parcel ID:** 131 02930  
2<sup>nd</sup> Council District

**Variance Request:**

1. Increase the maximum driveway width from 30 ft to 36 ft. (Article 11, Section 11.7.c, Table 11-6.)
2. Increase the maximum curb cut width from 60 ft to 86.2 ft, (Article 11, Section 11.7.c, Table 11-6.)

Per plan submitted to construct a multi-family development in the C-R-1 (Regional Commercial) Zoning District.

Sean Chalmers 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 5-0 to **APPROVE**.

**File:** 8-J-21-VA  
**Applicant:** Kathryn Greer  
**Address:** 525 Henley St  
**Zoning:** DK-B (Downtown Knoxville) Zoning District

**Parcel ID:** 094LJ00100B  
6<sup>th</sup> Council District

### **Variance Request:**

Reduce the minimum required setback for a flag pole from the lot line abutting Henley St from 5 ft to 2 ft 3 in (Article 10, Section 10.3.M.3.)

Per plan submitted to relocate flagpole location in the DK-B (Downtown Knoxville) Zoning District.

Applicant Kathryn Greer was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

### **OTHER BUSINESS**

The next BZA meeting is August 17, 2021.

### **ADJOURNMENT**

The meeting adjourned at 4:57 p.m.