



## BOARD OF ZONING APPEALS

### MINUTES

October 19, 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 October 19, 2021 meeting at 4:00 pm in the Small Assembly 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](https://knoxvilletn.gov/BZA-Audio-Minutes)**

### **CALL TO ORDER**

Chairman Daniel Odle called the meeting to order at 4:03 p.m.

### **ROLL CALL**

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magrans-Tillery, City Attorney; Joshua Frerichs, 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 September 21, 2021 meeting. It was seconded by board member Eboni James. The Board voted 4-0 to **APPROVE**.

## **OLD BUSINESS**

**File:** 9-B-21-VA  
**Applicant:** Ashli Smith  
**Address:** 4410 Western Ave  
**Zoning:** C-H-1 (Highway Commercial) Zoning District

**Parcel ID:** 093FB00902  
3rd Council District

### **Variance Request:**

Increase the maximum permitted height of a detached sign in a C-H-1 zoning district from 20 feet to 35 feet per (Article 13, Section 13.9.F.3. Table 13-2.)

Per plan submitted to construct a new ground sign in the C-H-1 (Highway Commercial) Zoning District.

Applicant Ashli Smith and David Brewster were present and spoke to the application.

Kevin Murphy of Scenic Knoxville spoke in opposition.

Vice-Chairman Grant Rosenberg made a motion to deny. It was seconded by board member Eboni James. The Board voted 4-0 to **DENY**.

**File:** 9-E-21-VA

**Applicant:** TF Building Solutions/Thomas Frazer

**Address:** 3841 Woodhill Pl

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

**Parcel ID:** 107LC020

2<sup>nd</sup> Council District

**Variance Request:**

Increase the maximum distance an unenclosed porch may encroach into a front setback from 5 feet to 7 feet. (Article 10, Section 10.4, Table 10.1.)

Per plan submitted to replace front porch and add a circle driveway in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Thomas Frazer was present and spoke to the application.

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

## **NEW BUSINESS**

**File:** 10-A-21-VA  
**Applicant:** Professional Permits % Garry Potts  
**Address:** 6005 Kingston Pike  
**Zoning:** C-G-3 (General Commercial) Zoning District

**Parcel ID:** 121BB043  
2<sup>nd</sup> Council District

### **Variance Request:**

Increase the maximum allowed area for wall signage from 224.1 square feet to 506.41 square feet in a C-G-3 zone. (Article 13.9.F.1.b.)

Per plan submitted to install new wall signage on the existing building in the C-G-3 (General Commercial) Zoning District.

Applicant Garry Potts was present via Zoom and spoke to the application.

Joyce Feld of Scenic Knoxville spoke in opposition

Board member Don Horton made a motion to deny. It was seconded by board member Eboni James. The Board voted 4-0 to **DENY**.

**File:** 10-D-21-VA

**Applicant:** Jarrod Arellano

**Address:** 203 S Gay St, 0 W Vine Ave, 0 S Gay St,  
0 S Gay St, 215 S Gay St, 0 W Summit Hill Dr

**Zoning:** DK-G (Downtown Knoxville) Zoning District

**Parcel ID:** 094LD005, 094LD006,  
094LD007, 094LD008, 094LD009,  
094LD010

6<sup>th</sup> Council District

### **Variance Request:**

1. Decrease the minimum distance between a driveway accessing a local road and an intersecting collector from 100 ft. to 79.29 ft. in a DK-G zone. (Article 11.7.B. Table 11-5.)

2. Decrease the required number of bicycle parking for a commercial development with 72 required spaces from 8 to 0. (Article 11.9.A. Table 11-7).

Per plan submitted to construct a mixed-use development in the DK-G (Downtown Knoxville) Zoning District.

Applicant Jarrod Arellano was present via Zoom 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 November 16, 2021.

### **ADJOURNMENT**

The meeting adjourned at 4:49 p.m.