



## BOARD OF ZONING APPEALS

### MINUTES June 21, 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 June 21,, 2022 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 by clicking [here](#) or by visiting [www.knoxvilletn.gov](http://www.knoxvilletn.gov)**

### **CALL TO ORDER**

4:02 PM

### **ROLL CALL**

Board members present were Daniel Odle, Grant Rosenberg, Christina Boulter, Amy Sherrill and Eboni James. Note that Eboni James arrived at 4:11 PM.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Mike Reynolds, Knoxville-Knox County Planning; Joshua Frerichs, Stormwater Engineering (via Zoom); Katie McGonigal, Law Clerk; Lisa Hatfield, City Attorney and Jennifer Scobee, Administrative Specialist.

### **MINUTES**

May 17, 2022 meeting

Board member Amy Sherrill made a motion to approve the Minutes from the May 17, 2022 meeting. It was seconded by Vice-Chairman Grant Rosenberg. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter and Amy Sherrill voted to approve. The Board voted 4-0 to **APPROVE**.

## **OLD BUSINESS**

**FILE:** 5-A-22-VA  
**APPLICANT:** Joe Fox  
**ADDRESS:** 3917 Holston Dr  
**ZONING:** C-G-2 (General Commercial) Zoning District

**PARCEL ID:** 070MK018  
6<sup>th</sup> Council District

### **VARIANCE REQUEST:**

Reduce the minimum required number of parking spaces for a two-family dwelling from 3 spaces to zero. Per Article 11.4.A.1; Table 11-2.

Per plan submitted for a two-family dwelling in the C-G-2 (General Commercial) Zoning District, 6<sup>th</sup> Council District

Matthew DeBardelaben was present and spoke to the application.  
No opposition.

Chairman Daniel Odle made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter and Amy Sherrill voted to approve. The Board voted 4-0 to **APPROVE**.

## **NEW BUSINESS**

**FILE:** 6-A-22-VA  
**APPLICANT:** R. Bentley Marlow  
**ADDRESS:** 401 Cansler Ave  
**ZONING:** RN-2 (Single Family Residential Neighborhood) Zoning District

**PARCEL ID:** 094FP028  
6<sup>th</sup> Council District

### **VARIANCE REQUEST:**

1. Reduce the corner side setback from 12 feet to 6 feet for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.
2. Increase the maximum building coverage from 30 percent to 37.75 percent for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.
3. Increase the maximum impervious surface coverage from 40 percent to 56.25 percent for development of a single-family residence in a RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted for new construction of single family home in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6<sup>th</sup> Council District.

Applicant R. Bentley Marlow was present and spoke to the application.  
No opposition.

Member Amy Sherrill made a motion to approve. It was seconded by Vice-Chairman Grant Rosenberg. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter and Amy Sherrill voted to approve. The Board voted 4-0 to **APPROVE**.

**FILE:** 6-C-22-VA  
**APPLICANT:** James Ryan  
**ADDRESS:** 2018 Davenport Rd  
**ZONING:** SW-3 (South Waterfront) Zoning District

**PARCEL ID:** 095PE031  
1<sup>st</sup> Council District

**VARIANCE REQUEST:**

1. Increase the maximum number of allowed parking spaces from 20 to 31 for a nonresidential use in the SW3 district. Per Article 7.1.4.D.7.b.
2. Permit the enlargement of a preexisting nonconforming building for an office use in the SW3 district. Per Article 17.1.A.2.

Per plan submitted for increase parking permitted in the SW3 (South Waterfront) Zoning District, 1<sup>st</sup> Council District

Applicant James Ryan was present and spoke to the application.  
No opposition.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter and Amy Sherrill voted to approve. The Board voted 4-0 to **APPROVE**.

**FILE:** 6-E-22-VA  
**APPLICANT:** Brian Strutz  
**ADDRESS:** 524 Williams St  
**ZONING:** DK-E (Downtown Knoxville) Zoning District

**PARCEL ID:** 094ED006  
6<sup>th</sup> Council District

**VARIANCE REQUEST:**

Request to decrease the build to zone from 70% to 0% in the DK-E. Per Article 5.5.B; Table 5-3.

Per plan submitted to build new structure in the DK-E (Downtown Knoxville) Zoning District, 6<sup>th</sup> Council District.

Forrest Kirkpatrick was present and spoke to the application.  
No opposition.

Member Amy Sherrill made a motion to approve. It was seconded by Chairman Daniel Odle. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, members Christina Boulter, Amy Sherrill and Eboni James voted to approve. The Board voted 5-0 to **APPROVE**.

**OTHER BUSINESS**

The next BZA meeting will be held on July 19, 2022 in the Main Assembly Room.

**ADJOURNMENT**

4:22 PM