



BOARD OF ZONING APPEALS

MINUTES

February 18, 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 February 18, 2021 meeting at 4:00 pm 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:

[Knoxville.tn.gov/BZA Audio Minutes](https://knoxville.tn.gov/BZA-Audio-Minutes)

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:02p.m.

ROLL CALL

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager; Mike Reynolds, Knoxville-Knox County Planning and Juliana LeClair, Board Secretary.

SPECIAL MOTION

Chairman Daniel Odle made a motion to “Confirm that conducting today’s meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 outbreak”. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

MINUTES

Member Don Horton made a motion to approve the Minutes from the January 21, 2021 meeting. It was seconded by member Christina Boulter. Chairman Daniel Odle abstained. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

File:	2-A-21-VA	Parcel ID: 082MD010
Applicant:	Anthony Nelson	6 th Council District
Address:	2615 Brooks Ave.	
Zoning:	RN-1 (Single-Family Residential Neighborhood) Zoning District	

Variance Request:

Requesting reduction of RN-1 interior side setback from 8' to 2.36' (Article 4.3 Table 4-1)

Per plan submitted for an addition to a single-family residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Anthony Nelson was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle.

The Board voted 5-0 to **APPROVE**.

File:	2-B-21-VA	Parcel ID: 120LG013
Applicant:	JT Development Group, LLC	2 nd Council District
Address:	504 Brunello Way	
Zoning:	RN-3 (General Residential Neighborhood) Zoning District	

Variance Request:

Decrease the minimum required number of lots for a subdivision in an RN-3 zone to be eligible for an entrance sign from “more than 25” to 12. To install a proposed monument entrance sign for “Lusso Villas” (Article 13.9.D.1.c)

Per plan submitted to install an entrance sign at a new townhouse development in the RN-3 (General Residential Neighborhood) Zoning District.

Applicant representative John Moore was present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition to the application.

Member Grant Rosenberg made a motion to deny. It was seconded by member Christina Boulter.

The Board voted 5-0 to **DENY**.

File: 2-C-21-VA

Applicant: Patrick Mines

Address: 6400 Sherwood Dr.

Zoning: EN (Established Residential Neighborhood) Zoning District

Parcel ID: 121IC01501

2nd Council District

Variance Request:

1) Request for reduction in the amount of window/door systems required on the street-facing façade from 25% to 17.6% (Article 4.4.A.5.a)

2) Request to increase the length of continuous wall permitted before articulation from 24’ to 29’ (Article 4.4.A.5.b)

Per plan submitted to build a new single-family dwelling in the EN (Established Residential Neighborhood) Zoning District.

Applicant Patrick Mines was present and spoke to the application.

Member Grant Rosenberg made a motion to approve both variances. It was seconded by member Don Horton.

The Board voted 5-0 to **APPROVE**.

File: 2-E-21-VA
Applicant: Sara Martin
Address: 1121 Eleanor St.
Zoning: RN-2 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 081MH003
4th Council District

Variance Request:

- 1) Increase the maximum permitted building coverage percentage from 30% to 45.3% (Article 4, Section 4.3.C. Table 4-1)
- 2) Increase the maximum permitted impervious surface coverage percentage from 40% to 51.7% (Article 4, Section 4.3.C. Table 4-1)
- 3) Reduce the minimum number of required parking space for a single-family dwelling from 2 spaces to 1 space (Article 11, Section 11.4.A. Table 11-2)

Per plan submitted to renovate a single-family home in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Sara Martin was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton.

The Board voted 5-0 to **APPROVE**.

File: 2-F-21-VA
Applicant: John G. Brock
Address: 416, 420 & 426 Troy Circle
Zoning: I-G (General Industrial) Zoning District

Parcel ID: 121HA00222
2nd Council District

Variance Request:

- 1) Reduce the minimum required front setback from 25 feet to 14.9 feet for a storage building, addressed as 426 Troy Circle. (Article 6, Section 6.3. Table 6-1.)
- 2) Reduce the minimum number of required parking spaces for a 9900 s.f. office building addressed as 416 Troy Circle, from 30 spaces to 7 spaces for the purposes of subdividing a lot with existing structures. (Article 11, Section 11.4. Table 11-2)

Per plan submitted to subdivide commercial property in the I-G (General Industrial) Zoning District.

Applicant John Brock was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle.

The Board voted 5-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is March 16, 2021.

ADJOURNMENT

The meeting adjourned at 5:01pm.