



BOARD OF ZONING APPEALS

MINUTES

July 16, 2020 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 July 16, 2020 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 4:03pm.

ROLL CALL

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

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

MINUTES

Member David Dupree made a motion to approve the June 18, 2020 Minutes. It was seconded by member Daniel Odle. Member Don Horton abstained from voting as he did not attend the June meeting. The Board voted 4-0 to **APPROVE**.

OLD BUSINESS

File: 6-A-20-VA
Applicant: Rodney Calvin, DKLevy Architects
Address: 854 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 094DC021
4th Council District

Variance Request:

- 1) Reduce the number of required parking spaces for an Eating and Drinking Establishment use from 13 spaces to 4 spaces (Article 11.4 Table 11-2)
- 2) Reduce the minimum two-way drive aisle width for 90 degree parking from 26 feet to 20 feet (Article 11.5.B)

Per plan submitted to renovate an existing building for future restaurant use in the C-G-2 (General Commercial) Zoning District.

Members Daniel Odle and Grant Rosenberg recused themselves.

Chairman Daniel Odle made a motion for member Don Horton to act as temporary chairman. It was seconded by member David Dupree. The Board voted 5-0 to approve Don Horton as temporary Chairman.

Applicant Rodney Calvin was present and spoke to the application.

Member Christina Boulter made a motion to approve. It was seconded by member Don Horton. Member Christina Boulter voted to approve. Members David Dupree and Don Horton voted in opposition of approval. Member David Dupree made a motion to deny. It was seconded by member Don Horton. Members David Dupree and Don Horton voted to deny. Member Christina Boulter voted in opposition of denial. The board voted 2-1 to **DENY**.

File: 6-I-20-VA
Applicant: Brian Ewers
Address: 2401 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081KA008
5th Council District

Variance Request:

- 1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)

2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

Applicant Brian Ewers was present and spoke to the application.

Chairman Daniel Odle made a motion to postpone to the August 20, 2020 to give the applicant more time to pursue a shared parking arrangement to help offset the reduction in spaces. It was seconded by member David Dupree. The Board voted 5-0 to **POSTPONE**.

File: 7-D-20-VA
Applicant: Metropolitan Knoxville Airport Authority
Address: 2701 Spence Place
Zoning: INST (Institutional) Zoning District

Parcel ID: 095MC014
1st Council District

Variance Request:

- 1) To allow the expansion of a nonconforming use to construct additional hangars for an airport in an Institutional zone (Article 17.1.A.)
- 2) Decrease the minimum required floor elevation from 832.2, one foot above the 500-year elevation, to 831.25 per Flood Damage Protection and Control Ordinance: Chapter 12, Article 3, Section 15-52 (2)

Per plan submitted to build a row of box hangars in the INST (Institutional) Zoning District.

Applicant representative Blake Sartin 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**.

ADJOURNMENT

The meeting adjourned at 4:39pm.

OTHER BUSINESS

The next BZA meeting is August 20, 2020.