



## BOARD OF ZONING APPEALS

### MINUTES

October 15, 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 October 15, 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:**

[Knoxvilletn.gov/BZA Audio Minutes](https://knoxvilletn.gov/BZA-Audio-Minutes)

### **CALL TO ORDER**

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

### **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.

### **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 Grant Rosenberg made a motion to approve the Minutes from the September 17, 2020 meeting. It was seconded by member Christina Boulter. The Board voted 5-0 to **APPROVE**.

## **OLD BUSINESS**

**File:** 6-I-20-VA  
**Applicant:** Amy Sherrill  
**Address:** 2401 North Central St.  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 081KA008  
5<sup>th</sup> 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 Amy Sherrill was present and spoke to the application.

Peter Ahrens advised that the total number of minimum required spaces in the original variance requests was 17 (15 business, 2 residential). A lease agreement for 15 spaces was submitted prior to the meeting and found approvable by City staff and legal team.

Member David Dupree made a motion to approve the variances with a reduction from 17 total down to 15 instead of the originally requested 0. It was seconded by Chairman Daniel Odle.

Member David Dupree amended his motion to dedicate two of the 15 spaces to residential. Member David Dupree restated the motion to approve the reduction in spaces to 15 total with the caveat that 2 of the spaces are dedicated to residential. The restated motion was seconded by Chairman Daniel Odle.

The Board voted 5-0 to **APPROVE** the restated motion for this reduction.

## **NEW BUSINESS**

**File:** 10-A-20-VA

**Applicant:** Chris Carini

**Address:** 6830 Glen Brook Dr.

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

**Parcel ID:** 134AD001

2<sup>nd</sup> Council District

### **Variance Request:**

Decrease the rear setback from 25 feet to 14 feet for an addition to an existing single-family residence (Article 4.3.A Table 4-1)

Per plan submitted to construct an addition in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Chris Carini 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:** 10-B-20-VA

**Applicant:** Matthew Ford

**Address:** 6723 Ridgerock Ln.

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

**Parcel ID:** 106MB015

2<sup>nd</sup> Council District

### **Variance Request:**

1) Increase the maximum building coverage for an accessory structure on a lot of one acre or more in size from 1,100 square feet to 3,200 square feet for detached garage (Article 10.3.A.6)

2) Increase the maximum building coverage for two accessory structures totaling 3,550 square feet to exceed the building coverage of the primary (single-family dwelling) that is 2,600 square feet (Article 10.3.A.6)

Per plan submitted to construct a 3,200 square foot garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Matthew Ford was present and spoke to the application.

Member Grant Rosenberg made a motion to deny. It was seconded by member David Dupree.

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

**File:** 10-E-20-VA **Parcel ID:** 123KA011  
**Applicant:** Corey Crawford 1<sup>st</sup> Council District  
**Address:** 5404 Stoneoak Ln.  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Variance Request:**

Reduce the rear setback from 10 feet to 5 feet for conversion of a second story detached garage into an accessory dwelling unit in a RN-1 district (Article 10.3.B.7)

Per plan submitted to convert a second story detached garage into an accessory dwelling unit in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Corey Crawford was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by David Dupree.

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

**File:** 10-F-20-VA **Parcel ID:** 094BC002  
**Applicant:** John Thurman / Brad Raines 6<sup>th</sup> Council District  
**Address:** 1500 Fort Promise Dr.  
**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Variance Request:**

Increase the maximum number of required off-street parking spaces from 20 spaces (2 per classroom) to 65 spaces for a pre-school / kindergarten use in RN-5 district (Article 11.4.A, Table 11-2)

Per plan submitted to develop a 10-classroom Head Start facility in the RN-5 (General Residential Neighborhood) Zoning District.

Applicant Brad Raines was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member David Dupree.

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

**File:** 10-G-20-VA

**Applicant:** Aaron Searcy

**Address:** 1535 Woodbine Ave.

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

**Parcel ID:** 082PE013

6th Council District

**Variance Request:**

1) Decrease the minimum rear setback from 10 feet to 3 feet 3.5 inches for construction of an accessory dwelling unit in a RN-2 district (Article 10.3.B.7)

2) Increase the maximum building coverage from 30% to 35% in a RN-2 district (Article 4.3.A, Table 4-1)

Per plan submitted to construct an accessory dwelling unit in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Aaron Searcy was present and spoke to the application.

Neighbor David Nix was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by member Don Horton.

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

**File:** 10-I-20-VA

**Applicant:** Katy Hawley

**Address:** 1022 Eleanor St.

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

**Parcel ID:** 081MJ011

4<sup>th</sup> Council District

**Variance Request:**

Increase the maximum lot coverage from 30% to 35% for a new shed in a RN-2 district (Article 4.3.A, Table 4-1)

Per plan submitted to construct a single story shed / accessory structure in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant representative Sara Martin was present and spoke to the application.

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

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

## **ADJOURNMENT**

The meeting adjourned at 5:19pm.

## **OTHER BUSINESS**

The next BZA meeting is November 19, 2020.