



BOARD OF ZONING APPEALS

MINUTES

January 5, 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 January 5, 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 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 4:00 p.m.

ROLL CALL

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magráns-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Mike Reynolds, Knoxville-Knox County Planning; Jennifer Scobee, Administrative Specialist; and Cheri Burke, Administrative Specialist.

MINUTES

Board member Eboni James made a motion to approve the Minutes from the November 16, 2021 meeting. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 3-0 to **APPROVE**.

NEW BUSINESS

File: 12-A-21-VA

Applicant: Taylor Forrester obo Hand Partnership L.P.

Address: 222 Radford Pl

Zoning: IG (General Industrial) Zoning District

Parcel ID: 081GB03903

5th Council District

Variance Request:

1. Reduce the minimum required corner side yard setback from 25 feet to 7 feet 10 inches. (Article 6, Section 6.3. Table 6-1.)
2. Reduce the minimum number of required parking spaces for the new building addition from 3 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to construct an addition to an existing warehouse facility in the IG (General Industrial) Zoning District.

Applicant Taylor Forrester, Mike Craig, and Darryl Gibson were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by board member Eboni James. The Board voted 3-0 to **APPROVE**.

File: 12-C-21-VA

Applicant: Sanders Pace Architecture

Address: 2126 Forest Ave

Zoning: C-N (Neighborhood Commercial) Zoning District

Parcel ID: 094NR013

1st Council District

Variance Request:

1. Reduce the minimum required amount of parking spaces from 18 spaces to 5 spaces. (Article 11, Section 11.4. Table 11-2.)
2. Reduce the minimum required interior side yard setback for a parking lot from 20 feet to 14 feet. (Article 11, Section 11.3.C.2.)
3. Reduce the required corner-side yard setback from 15 feet to 11 feet 6 inches. (Article 5, Section 5.3. Table 5-1.)
4. Reduce the required buffer yard width from 14 feet to 0 feet at the area adjacent to the dumpster enclosure only. (Article 12, Section 12.8.B.2.a and Article 12.8.C.)

Per plan submitted to construct a mixed use development in the C-N (Neighborhood Commercial) Zoning District.

John Sanders was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by board member Eboni James. The Board voted 3-0 to **APPROVE**.

File: 12-D-21-VA
Applicant: Southern Ad Signs (Aaron Brown)
Address: 7201 Kingston Pike
Zoning: C-H-2 (Highway Commercial) Zoning District

Parcel ID: 120FA00102
2nd Council District

Variance Request:

Reduce the minimum required front yard setback for a detached ground sign from 15 feet (edge of pavement) to 11 feet 1.43 inches. (Article 13, Section 13.5.A.1.)

Per plan submitted to install new signage in the C-H-2 (Highway Commercial) Zoning District.

Applicant Aaron Brown was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by board member Eboni James. The Board voted 3-0 to **APPROVE**.

File: 12-E-21-VA
Applicant: Gregor Smee, Smee + Busby Architects
Address: 5121 Camelia Rd
Zoning: O (Office) Zoning District

Parcel ID: 068LA009
5th Council District

Variance Request:

1. Reduce the minimum parking setback from the street line (front property line) from 25 feet to 0 feet. (Article 11.3.B.)
2. Reduce the minimum interior side setback between the edge of the northern parking lot and the lot line from 20 feet to 0 feet. (Article 11.3.C.2.)
3. Reduce the minimum interior side setback between the edge of the southern parking lot and the lot line from 20 feet to 0 feet. (Article 11.3.C.2.)
4. Reduce the minimum aisle width for the drive aisle in the northern parking area from 26 feet to 12 feet 6 inches. (Article 11.5.B.1.)
5. Increase the number of maximum driveways from 1 to 2. (Article 11.7.A.1.)
6. Decrease the minimum driveway width from 20 feet to 15 feet. (Article 11.7.C.)
7. Decrease the curb cut length from 25 feet to 16 feet 5 inches for the northern driveway. (Article 11.7.C.)
8. Decrease the curb cut length from 25 feet to 23 feet 2 inches for the southern driveway. (Article 11.7.C.)

Per plan submitted to establish a new day care center in the O (Office) Zoning District.

Applicant Gregor Smee and Michelle Johnson were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by board member Eboni James. The Board voted 3-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is January 18, 2022.

ADJOURNMENT

The meeting adjourned at 4:42 p.m.