



BOARD OF ZONING APPEALS

MINUTES

January 18, 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 18, 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:

[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 4:00 p.m.

ROLL CALL

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magráns-Tillery, City Attorney; Josh Jenkins, 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 January 5, 2022 meeting. It was seconded by Vice-Chairman Grant Rosenberg. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg, and member Eboni James voted to approve. Member Christina Boulter and member Don Horton abstained. The Board voted 3-0 to **APPROVE**.

NEW BUSINESS

File: 1-A-22-VA

Applicant: Shelia Smith

Address: 601 Fern St

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

Parcel ID: 082DJ015

6th Council District

Variance Request:

Request to increase the maximum height allowed for a privacy fence in an RN-2 zone from 42" to 72". (Article 10.3.L.1.a.)

Per plan submitted to keep existing fence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Shelia Smith was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to deny. It was seconded by member Christina Boulter. The Board voted 5-0 to **DENY**.

File: 1-B-22-VA

Applicant: Alden E. Gaertner

Address: 1005 Kenesaw Ave

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

Parcel ID: 122AB018

2nd Council District

Variance Request:

Request to reduce the interior side setback for an addition to a single family residence in an RN-1 zone from 8' to 6'-11". (Article 4.3.Table 4-1.)

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

Applicant Alden Gaertner was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Eboni James. The Board voted 5-0 to **APPROVE**.

File: 1-C-22-VA
Applicant: Len Johnson
Address: 3643 Sevierville Pk
Zoning: C-N (Neighborhood Commercial) Zoning District

Parcel ID: 109KC003
1st Council District

Variance Request:

1. Reduce the minimum setback required between the parking lot and the Lancaster Dr. property line from 25' to 12'. (Article 11.3.B.)
2. Reduce the minimum setback required between the parking lot and the southern residential district from 20' to 13'2". (Article 11.3.C.2.)
3. Reduce the minimum setback required between the parking lot and the western residential district from 20' to 2'. (Article 11.3.C.2.)

Per plan submitted to expand parking at an existing business in the C-N (Neighborhood Commercial) Zoning District.

Applicant Len Johnson was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

File: 1-D-22-VA

Applicant: Kevin Liegibel

Address: 0 S Bell St

Zoning: RN-6 (Multi-Family Residential Neighborhood) Zoning District

Parcel ID: 095HC001

6th Council District

Variance Request:

1. Reduce the minimum required lot area for a townhouse from 2000 square feet to 1500 square feet. (Article 4, Section 4.3. Table 4-1.)

2. Reduce the minimum required lot area for additional multi-family dwelling units from 950 square feet to 840.7 square feet. (Article 4, Section 4.3. Table 4-1.)

Per plan submitted to construct a multi-family housing development in the RN-6 (Multi-Family Residential Neighborhood) Zoning District.

Applicant Kevin Liegibel and Jim Hatfield were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

File: 1-E-22-VA

Applicant: Michael Mencer

Address: 7511 Sheffield Dr

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

Parcel ID: 120CA00102

2nd Council District

Variance Request:

Increase the maximum permitted building coverage for a single accessory structure from 1,100 square feet to 2,400 square feet. (Article 10, Section 10.3.A.)

Per plan submitted to build an accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Josh Loop was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to deny. It was seconded by member Eboni James. The Board voted 5-0 to **DENY**.

File: 1-F-22-VA
Applicant: Tiffany Gentry
Address: 1201 N Central St
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081NH012
4th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 13 spaces to 0 spaces. (Article 11, Section 11.4. Table 11-2.)

Per plan submitted to renovate an existing building into a mixed-use building with residential units in the C-G-2 (General Commercial) Zoning District.

Applicant Tiffany Gentry was present and spoke to the application.

Member Christina Boulter made a motion to approve. It was seconded by member Don Horton. Chairman Daniel Odle, member Don Horton, member Christina Boulter, and member Eboni James voted to approve. Vice-Chairman Grant Rosenberg voted nay. The Board voted 4-1 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is February 15, 2022.

ADJOURNMENT

The meeting adjourned at 5:29 p.m.