



BOARD OF ZONING APPEALS

MINUTES

May 16, 2023

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 May 16, 2023 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee.

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 by clicking [here](#) or by visiting www.knoxvilletn.gov

CALL TO ORDER

Chairman Grant Rosenberg called the meeting to order at 4:00 p.m

ROLL CALL

Board members present were Chairman Grant Rosenberg, Vice-Chairman Christina Boulter, Daniel Odle, and Eboni James. Note that Ms. James arrived at 4:06 p.m.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Mike Robinson, City Zoning; Joshua Frerichs, Stormwater Engineering; Jessie Hillman, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

April 18, 2023 meeting

Member Daniel Odle made a motion to approve the April 18, 2023 minutes. It was seconded by Vice-Chairman Christina Boulter. The Board voted 3-0 to **APPROVE**.

NEW BUSINESS

FILE: 5-A-23-VA **PARCEL ID:** 108CA001
APPLICANT: John Holmes **COUNCIL DISTRICT:** 1
ADDRESS: 2230 Laurel Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Decrease front setback from 25 feet to 5 feet in the RN-5 district, per article 4.3; Table 4-1.
2. Decrease rear setback from 25 feet to 5 feet in the RN-5 district, per article 4.3; Table 4-1.
3. Increase number of driveways from 2 to 4. Per Article 11-7; Table 11-5.
4. Decrease minimum driveway corner clearance from 50 feet to 31 feet per Table 11-8 for a "local" street. Per Article 11-7; Table 11-6.
5. Separation between driveways to 18 feet to 5 feet. Per Article 11.7.B.2.
6. Decrease minimum lot size from 10,800 sq ft to 8,134 sq ft for 6 units. Per article 4.3; Table 4-1.

Per plan submitted to decrease front and rear setbacks, minimum driveway corner clearance, and minimum lot size and increase number of driveways in the RN-5 (General Residential Neighborhood) Zoning District.

Applicant John Holmes was present and spoke in favor of the application. Alice and Andy Basler were present and spoke in opposition.

Vice-Chairman Christina Bouler made a motion to deny the application. It was seconded by member Daniel Odle. The Board voted 4-0 to **DENY**.

FILE: 5-B-23-VA **PARCEL ID:** 080ED01501
APPLICANT: Thomas Burdette **COUNCIL DISTRICT:** 5
ADDRESS: 1458 Wilson Rd
ZONING: RN-1(Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Request to decrease the minimum front setback from 52.4 feet to 25 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

Per plan submitted to decrease the minimum front setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Thomas “Scott” Burdette was present and spoke in favor of the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by member Eboni James. The Board voted 4-0 to **APPROVE**.

FILE:	5-C-23-VA	PARCEL ID:	080ED01502
APPLICANT:	Thomas Burdette	COUNCIL DISTRICT:	5
ADDRESS:	1452 Wilson Rd		
ZONING:	RN-1(Single-Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

Request to decrease the minimum front setback from 52.4 feet to 25 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

Per plan submitted to decrease the minimum front setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Thomas “Scott” Burdette was present and spoke in favor of the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by member Eboni James. The Board voted 4-0 to **APPROVE**.

FILE:	5-D-23-VA	PARCEL ID:	120DA018
APPLICANT:	Eileen Black-Hampton	COUNCIL DISTRICT:	2
ADDRESS:	6919 Haverhill Dr		
ZONING:	RN-1 (Single-Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

Request to increase the maximum height of a privacy fence in a front and corner side yard from 42 inches to 72 inches. Article 10.3.L.1.a.

Per plan submitted to increase the maximum height of a privacy fence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Eileen Black-Hampton was present and spoke in favor of the application. Renee Defoe, a neighbor, and Ben Mullins were also present and spoke in favor of the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by member Eboni James. The Board voted 4-0 to **APPROVE**.

FILE: 5-F-23-VA
APPLICANT: Eric Reichenbach
ADDRESS: 11068 Parkside Dr
ZONING: C-R-1 (Regional Commercial) Zoning District

PARCEL ID: 13102943
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request for expansion of drive thru via Article 17.1.A.1

Per plan submitted to expand drive thru in the C-R-1 (Regional Commercial) Zoning District.

Ben Mullins was present for the applicant, and spoke in favor of the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve. It was seconded by Vice-Chairman Christina Boulter. The Board voted 4-0 to **APPROVE**.

FILE: 5-G-23-VA
APPLICANT: Michael Hicks
ADDRESS: 2900 N. Broadway
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081DC004
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to increase the corner side setback in a C-G-2 zone from Build-To-Zone 0-10 feet to 30.5 feet. Article 5.3; Table 5-1.

Per plan submitted to increase corner side setback in the C-G-2 (General Commercial) Zoning District.

Applicant Michael Hicks was present and spoke in favor of the application. Nick Gill was present and spoke in opposition.

Member Daniel Odle made a motion to approve. It was seconded by Chairman Grant Rosenberg. The board had a split vote of 2-2 to **APPROVE**.

After additional discussion, Member Eboni James made a motion to deny. It was seconded by Vice-Chairman Christina Boulter. The Board had a split vote of 2-2 to **DENY**.

FILE: 5-H-23-VA
APPLICANT: Aaron Pennington
ADDRESS: 2126 Forest Ave
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 094NR013
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Reduction of minimum parking required from 10 spaces required to 0. Article 11, Section 11.4.C.
2. Reduction of interior side yard setback from 15 feet required to 0 feet Article 6, Section 6.1.

Per plan submitted to reduce minimum required parking and interior side yard setback in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant Aaron Pennington was present and spoke in favor of the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve. It was seconded by Vice-Chairman Christina Bouler. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on June 20, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:06 p.m.