

## BOARD OF ZONING APPEALS

### MINUTES

February 21, 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 February 21, 2020 meeting at 4:00 pm in the Main Assembly Room, City County Building, 400 Main St, Knoxville, TN.

*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](http://Knoxvilletn.gov/BZA Audio Minutes)

### **CALL TO ORDER**

Chairman Daniel Odle called the meeting to order at 4:00pm.

### **ROLL CALL**

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder, Zoning Chief; Lisa Hatfield, Staff Attorney; Joshua Frerichs, Stormwater Engineering and Juliana LeClair, Board Secretary.

### **MINUTES**

Chairman Daniel Odle made a motion to defer approval of the January 16, 2020 Minutes to the March 19, 2020 meeting. It was seconded by member David Dupree. The Board voted 4-0 to **APPROVE**.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**File:** 2-A-20-VA  
**Applicant:** Long Sisters, LLC.  
**Address:** 2301 Jefferson Ave.

**Parcel ID:** 082JU023  
6<sup>th</sup> Council District

**Zoning:** R-1A / H-1 (Low Density Residential / Historical Overlay) Districts

**Variance Request:**

- 1) Reduce the minimum required front yard setback at Jefferson Ave. from 25' to 13' for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)
- 2) Reduce the minimum required front yard setback at N. Olive St. from 25' to 8'4" for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)

As per plan submitted to construct a new single-family house in the R-1A / H-1 (Low Density Residential / Historical Overlay) Districts.

Applicant representative Chris Bush was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by member Christina Bouler. The Board voted 4-0 to **APPROVE**.

**File:** 2-B-20-VA  
**Applicant:** Adam Hadjerioua  
**Address:** 109 James Agee St.

**Parcel ID:** 094KJ012  
1<sup>st</sup> Council District

**Zoning:** RN-6 (Multi-family Residential Neighborhood) District

**Variance Request:**

- 1) Increase maximum building coverage from 40% in a RN-6 to 70% with proposed addition to existing single family residence. Existing building is at 59% of maximum building coverage (Article 4.3.A Table 4-1)
- 2) Increase maximum impervious surface from 50% in a RN-6 to 71% with proposed addition to existing single family residence. Existing impervious surface is at 60% of maximum impervious surface coverage (Article 4.3.A Table 4-1)
- 3) Reduce the minimum interior side setback from 5 feet to 3.5 feet with proposed addition on the north side (Article 4.3.A Table 4-1).  
Pending approval of the proposed addition, applicant will need to plat and record the existing lot in order to receive a building permit. The following variances are related to the existing nonconforming lot dimensions and nonconforming structure on the lot.
- 4) Reduce minimum lot area from 5,000 square feet to 2,240 square feet (Article 4.3.A Table 4-1)
- 5) Reduce the minimum lot width from 50 feet to 44.95 feet (Article 4.3.A Table 4-1)
- 6) Reduce the minimum front setback from 25 feet to 7.6 feet along James Agee St. (Article 4.3.A Table 4-1)
- 7) Reduce the minimum interior side setback from 5 feet to 3.0 feet on the south side along the alley (Article 4.3.A Table 4-1)
- 8) Reduce the minimum interior side setbacks from 15 feet combined to 6.5 feet combined (Article 4.3.A Table 4-1)
- 9) Reduce the rear setback from 25 feet to 1.1 feet on the west side (Article 4.3.A Table 4-1)
- 10) Reduce the required minimum off-street parking for single family dwelling from 2 spaces per dwelling unit to zero (Article 11.4.A.1 Table 11-2)

As per plan submitted to rehab an abandoned single-family residence in the RN-6 (Multi-family Residential Neighborhood) District.

Applicant Adam Hadjerioua was present and spoke to the application.

Surveyor Danny Oliver was present and spoke to the application.

Chairman Daniel Odle made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

**File:** 2-C-20-VA  
**Applicant:** Robert Marlino  
**Address:** 4120 Pleasant Ridge Rd.

**Parcel ID:** 080LD021  
3<sup>rd</sup> Council District

**Zoning:** C-G-1 (General Commercial Zoning) District

**Variance Request:**

**Variance Request:**

1) Reduce the required interior side parking setback from 20 feet to 10 feet 1 inch for the southern lot line (Article 11.3.C.2)

As per plan submitted to construct a new 30 unit apartment complex in the C-G-1 (General Commercial Zoning District).

Applicant Robert Marlino was present and spoke to the application.

Property owner/manager Kim Rosen was present and spoke to the application.

Member Christina Bouler made a motion to approve. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

**File:** 2-D-20-VA  
**Applicant:** Matt Brazille, P.E.  
**Address:** 1205 Old Vine Ave. & 331 Harriet Tubman St.

**Parcel ID:** 095AH025, 095GA013  
6<sup>th</sup> Council District

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

**Variance Request:**

The following variances are for Lot 1.

1) Increase the maximum impervious surface coverage for Multi-Family dwellings from 70% in a RN-6 Residential District to 74% for new construction (Article 4.3.A Table 4-1)

2) Reduce the minimum interior side setback from 5 feet to 2 feet on the west side for new residential construction (Article 4.3.A Table 4-1).

The following variance is for Lot 4.

3) Reduce the minimum front setback for Multi-Family dwellings from 12 feet to 11 feet on the east side along Harriet Tubman Street for new residential construction (Article 4.3.A Table 4-1)

As per plan submitted to construct 105 multi-family dwelling units in the RN-6 (Multi-Family Residential Neighborhood) District.

Applicant representative Shannon Elliott with Johnson Architecture was present and spoke to the application.

Applicant Matt Brazille was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by member Christina Boulter. The Board voted 4-0 to **APPROVE**.

## **ADJOURNMENT**

The meeting adjourned at 4:30pm.

## **OTHER BUSINESS**

The next BZA meeting is March 19, 2020.