

BOARD OF ZONING APPEALS

MINUTES

March 19, 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 March 19, 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

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:03pm.

ROLL CALL

Board members present were Daniel Odle, David Dupree, Don Horton, Christina Bouler and Grant Rosenberg.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Adam Kohntopp, Stormwater Engineering; Christina Magrans, City Attorney and Juliana LeClair, Board Secretary.

MINUTES

Member David Dupree made a motion to approve both the January 16, 2020 and the February 21, 2020 Minutes. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

OLD BUSINESS

None.

NEW BUSINESS

File: 3-A-20-VA **Parcel ID:** 109FE027
Applicant: K. Kennedy, T. Lambdin, M. Parker, B. Linkous 1st Council District
Address: 4110 Sevierville Pike

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

Variance Request:

1) Reduce the minimum distance between a single family residence driveway and the intersecting street from 50 feet to 20 feet for corner clearance requirements (Article 11.7.B Table 11-8.)

As per plan submitted to keep a driveway at its current location in the RN-2 (Single Family Residential Neighborhood Zoning) District.

Applicant Tammie Lambdin was present and spoke to the application.

Chairman Daniel Odle made a motion to deny. It was seconded by member Don Horton. Members Daniel Odle and Don Horton voted in favor of denial. Members David Dupree, Christina Boulter and Grant Rosenberg were opposed to denial therefore, the motion failed.

Member David Dupree made a motion to deny. It was seconded by Chairman Daniel Odle. Members David Dupree, Daniel Odle and Don Horton voted in favor of denial. Members Christina Boulter and Grant Rosenberg were opposed to denial. The Board voted 3-2 to **DENY**.

File: 3-B-20-VA **Parcel ID:** 082IN010
Applicant: Long Sisters, LLC. 6th Council District
Address: 1606 E. Glenwood Ave.

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

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family home in the RN-2 (Single Family Residential Neighborhood Zoning) District.

Applicant Chris Bush 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: 3-C-20-VA
Applicant: Long Sisters, LLC.
Address: 1425 Woodbine Ave.

Parcel ID: 082PE026
6th Council District

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

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family home in the RN-2 (Single Family Residential Neighborhood Zoning) District.

Applicant Chris Bush 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: 3-D-20-VA
Applicant: Patricia Bush
Address: 2510 E. Glenwood Ave.

Parcel ID: 082JE005
6th Council District

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

Variance Request:

1) Reduce the minimum lot width from 50' to 45' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family residence in the RN-2 (Single Family Residential Neighborhood Zoning) District.

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

Member Grant Rosenberg made a motion to approve. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE**.

File: 3-E-20-VA
Applicant: Long Sisters, LLC.
Address: 1604 E. Glenwood Ave.

Parcel ID: 082IN009
6th Council District

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

Variance Request:

1) Reduce the minimum lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

As per plan submitted to construct a new single family residence in the RN-2 (Single Family Residential Neighborhood Zoning) District.

Applicant Chris Bush was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE**.

File: 3-F-20-VA
Applicant: Kelly Bashford
Address: 4204 Van Dyke Dr.

Parcel ID: 107FD015
6th Council District

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

Variance Request:

1) Reduce the minimum required rear setback in a RN-2 zone from 25' to 14.7' to add a 2nd story to an existing garage to convert the structure from a garage to a single family residence above a garage. (Article 4.3.A.Table 4-1.)

As per plan submitted to build a second story family residence above a garage in the RN-2 (Single Family Residential Neighborhood Zoning) District.

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

File: 3-G-20-VA
Applicant: Aaron Pennington c/o Sanders Pace Architecture
Address: 4450 Candora Ave.

Parcel ID: 123AA00301
1st Council District

Zoning: I-MU / H (Industrial Mixed-Use Zoning / Historic Overlay Zoning) Districts

Variance Request:

1) Reduce the minimum driveway width from 20 feet to 14 feet (Article 11.7.C. Table 11-9)

As per plan submitted to restore a building and renovate a parking lot in the I-MU / H (Industrial Mixed-Use Zoning / Historic Overlay Zoning) Districts.

Applicant Aaron Pennington 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: 3-I-20-VA
Applicant: Mortgage Investors Group
Address: 8320 E. Walker Springs Rd.

Parcel ID: 120HB027
2nd Council District

Zoning: O (Office Zoning) District

Variance Request:

1) Increase the maximum size of an individual sign in an O zoning district from 24 square feet to 97.22 square feet to replace/upgrade/relocate an existing sign. (Article 13.9.E.2.a.)

As per plan submitted to install a sign on a commercial building in the O (Office Zoning) District.

Applicant representative Pat Boles with SignCo Sign Company was present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition.

Member David Dupree made a motion to postpone to the April 16, 2020 meeting. It was seconded by member Don Horton. The Board voted 5-0 to **POSTPONE**.

File: 3-J-20-VA
Applicant: South College
Address: 400 Goodys Lane

Parcel ID: 13105501
2nd Council District

Zoning: OP (Office Park Zoning) District

Variance Request:

1) Increase the maximum size of an individual sign in an OP district from 24 square feet to 165 square feet to replace and upgrade three existing signs. (Article 13.9.E.2.a.)

As per plan submitted for signage on a building in the OP (Office Park Zoning) District.

Applicant representatives Ron Hall and Michael Helvie were present and spoke to the application.

Kevin Murphy with Scenic Knoxville was present and spoke in opposition.

Chairman Daniel Odle made a motion to approve. It was seconded by member Grant Rosenberg. Members Daniel Odle, Grant Rosenberg and Don Horton voted to approve. Members Christina Boulter and David Dupree were opposed. The Board voted 3-2 to **APPROVE**.

File: 3-L-20-VA
Applicant: Land Development Solutions
Address: 2018 Clinch Ave.

Parcel ID: 108CB021
1st Council District

Zoning: INST (Institutional Zoning) District

Variance Request:

- 1) Reduce the minimum front setback in an Institutional zone from 20' to .03' along Twentieth St. for the emergency room expansion. (Article 8.2.C.Table 8-2.)
- 2) Reduce the minimum front setback in an Institutional zone from 20' to .04' along White Ave. for the canopy/covered sidewalk addition. (Article 8.2.C.Table 8-2.)
- 3) Reduce the minimum front setback in an Institutional zone from 20' to 0' along Clinch Ave. for the boiler room addition. (Article 8.2.C.Table 8-2.)

As per plan submitted to construct a new Emergency Room entrance with a covered walkway to the new entrance in the INST (Institutional Zoning) District.

Applicant representative Rusty Baksa 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**.

ADJOURNMENT

The meeting adjourned at 5:14pm.

OTHER BUSINESS

The next BZA meeting is April 16, 2020.