



## BOARD OF ZONING APPEALS

### MINUTES

June 18, 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 June 18, 2020 meeting at 4:00 pm in the Small 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 4:02pm.

### **ROLL CALL**

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Adam Kohntopp, Stormwater Engineering; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney; Lisa Hatfield, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager and Juliana LeClair, Board Secretary.

### **MINUTES**

Member David Dupree made a motion to approve the May 21, 2020 Minutes with a correction to change the date of the next meeting to June 18, 2020 instead of July 16, 2020. It was seconded by member Grant Rosenberg. The Board voted 4-0 to **APPROVE**.

**OLD BUSINESS**

None.

**NEW BUSINESS**

<b>File:</b>	<b>6-A-20-VA</b>	<b>Parcel ID:</b> 094DC021
<b>Applicant:</b>	Rodney Calvin, DKLevy Architects	6 <sup>th</sup> Council District
<b>Address:</b>	854 N. Central St.	
<b>Zoning:</b>	C-G-2 (General Commercial) Zoning District	

**Variance Request:**

1) Reduce the number of required parking spaces for an Eating and Drinking Establishment use from 13 spaces to 4 spaces (Article 11.4 Table 11-2)

2) Reduce the minimum two-way drive aisle width for 90 degree parking from 26 feet to 20 feet (Article 11.5.B)

Per plan submitted to renovate an existing building for future restaurant use in the C-G-2 (General Commercial) Zoning District.

Chairman Daniel Odle recused himself.

Applicant Rodney Calvin was present and spoke to the application.

Member Grant Rosenberg made a motion to postpone to the July 16, 2020 meeting so the applicant could pursue a shared parking arrangement to help offset the reduction in spaces. It was seconded by member David Dupree. The Board voted 3-0 to **POSTPONE**.

<b>File:</b>	<b>6-B-20-VA</b>	<b>Parcel ID:</b> 067244
<b>Applicant:</b>	Assured Storage of Powell, LLC	3 <sup>rd</sup> Council District
<b>Address:</b>	6825 Barger Pond Way	
<b>Zoning:</b>	I-MU (Industrial Mixed-Use) Zoning District	

**Variance Request:**

Request to increase the maximum allowed square feet of attached signage in an I-MU zone from 36 square feet (10%) to 316 square feet (88%) per Article 13.9.F.b.

Per plan submitted to add signage to a building in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant representative Julie Shelby Davis was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Members Christina Boulter and Grant Rosenberg voted in favor of approval. Members Daniel Odle and David Dupree voted in opposition of approval. The motion failed. Member David Dupree made a motion to deny. It was seconded by member Daniel Odle. Members David Dupree and Daniel Odle voted in favor of denial. Members Christina Boulter and Grant Rosenberg voted in opposition of denial. The motion failed.

**File:** 6-C-20-VA  
**Applicant:** John Holmes  
**Address:** 211 Sixteenth St.  
**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094NE018  
1<sup>st</sup> Council District

**Variance Request:**

1) Increase the maximum building coverage in a RN-5/NC zone from 35% to 49.9% for an addition to a single family residence. To replace an open rear patio with a conditioned living space (Article 4.3.A. Table 4-1)

2) Decrease the required parking in a RN-5/NC zone for a single-family residence due to meeting redevelopment from a minimum 2 parking spaces to 0 parking spaces (Article 17.1.a.2.c)

Per plan submitted to renovate a residential property exceeding greater than 50% of value in the RN-5 (General Residential Neighborhood) Zoning District.

Applicant John Holmes 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 4-0 to **APPROVE**.

**File:** 6-D-20-VA  
**Applicant:** John Holmes  
**Address:** 215 Sixteenth St.  
**Zoning:** RN-5 (General Residential Neighborhood) Zoning District

**Parcel ID:** 094NE019  
1<sup>st</sup> Council District

**Variance Request:**

- 1) Increase the maximum building coverage in a RN-5/NC zone from 35% to 41.7% for an addition to a single family residence. To replace an open rear porch with a master bath addition. (Article 4.3.A. Table. 4-1)
- 2) Decrease the minimum required rear yard in a RN-5/NC zone from 25' to 23.4'. To replace an open rear porch with a master bath addition (Article 4.3.A. Table 4-1)
- 3) Decrease the required number of parking in RN-5/NC district for a single-family dwelling from a minimum of 2 parking spaces to 0 spaces. (Article 17.1.a.2.c)

Per plan submitted to renovate a residential property exceeding greater than 50% of value in the RN-5 (General Residential Neighborhood) Zoning District.

Applicant John Holmes 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 4-0 to **APPROVE**.

**File:** 6-F-20-VA  
**Applicant:** Sanders Pace Architecture, LLC  
**Address:** 810 & 814 State St.  
**Zoning:** DK-G (Downtown Knoxville) Zoning District

**Parcel ID:** 095ID019, 095ID020  
6<sup>th</sup> Council District

**Variance Request:**

Increase the maximum allowable grade in a parking lot from 10% to 12% (Article 11.8.B)

Per plan submitted to construct a parking lot in the DK-G (Downtown Knoxville) Zoning District.

Applicant representative John Sanders was present and spoke to the application.

Applicant representative Will Robinson was present and spoke to the application.

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

**File:** 6-G-20-VA **Parcel ID:** 109PM020  
**Applicant:** Sanders Pace Properties, LLC 1<sup>st</sup> Council District  
**Address:** 4111 W. Martin Mill Pike  
**Zoning:** C-N (Neighborhood Commercial) Zoning District

**Variance Request:**

Reduce the minimum required number of off street parking spaces for an Eating and Drinking Establishment use from 13 spaces to 0 spaces. (Article 11.4.A.1 Table 11-2)

Per plan submitted for a change of tenant in an existing building in the C-N (Neighborhood Commercial) Zoning District.

Applicant representative John Sanders 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 4-0 to **APPROVE**.

**File:** 6-H-20-VA **Parcel ID:** 108CB011, 108CB029  
**Applicant:** Land Development Solutions 1<sup>st</sup> Council District  
**Address:** 2124 Clinch Ave.  
**Zoning:** INST (Institutional) Zoning District

**Variance Request:**

Reduce the minimum required lot area from 20,000 s.f. to 15,700 s.f. (Article 8, Section 8.2.C.Table 8-2)

Per plan submitted to construct a new chiller plant and oxygen farm in the INST (Institutional) Zoning District.

Applicant representative Rusty Baksa 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 4-0 to **APPROVE**.

**File:** 6-I-20-VA  
**Applicant:** Brian Ewers  
**Address:** 2401 N. Central St.  
**Zoning:** C-G-2 (General Commercial) Zoning District

**Parcel ID:** 081KA008  
5<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2)
- 2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2)

Per plan submitted for a Mixed-Use redevelopment of an existing 1910 2 story building in the C-G-2 (General Commercial) Zoning District.

Applicant Brian Ewers was present and spoke to the application.

Houston Smelcer of Helen Ross McNabb was present and spoke in opposition to the application.

Member Grant Rosenberg made a motion to postpone to the July 16, 2020 meeting so the applicant could pursue a shared parking arrangement to help offset the reduction in spaces. It was seconded by member Daniel Odle. The Board voted 4-0 to **POSTPONE**.

**File:** 6-J-20-VA  
**Applicant:** J. Andrew Wade  
**Address:** 2223 Andrea Lane  
**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**Parcel ID:** 079DH019  
3<sup>rd</sup> Council District

**Variance Request:**

- 1) Request to increase the maximum number of driveways permitted for a single-family dwelling with a lot frontage of less than 150 feet from 1 to 2 (Article 11.7 Table 11-7)

Per plan submitted to construct a new residential home with a second driveway in the RN-1 (Single Family Residential Neighborhood) Zoning District.

Applicant Andy Wade was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Member David Dupree abstained. The Board voted 3-0 to **APPROVE**.

### **ADJOURNMENT**

The meeting adjourned at 5:26pm.

### **OTHER BUSINESS**

The next BZA meeting is July 16, 2020.