



BOARD OF ZONING APPEALS

MINUTES

Rescheduled August Meeting September 3, 2020

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 Rescheduled August Meeting held on September 3, 2020 meeting at 4:00 pm 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:

Knoxvilletn.gov/BZA Audio Minutes

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:01pm.

ROLL CALL

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

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

MINUTES

Chairman Daniel Odle made a motion to approve the July 16, 2020 Minutes. It was seconded by member David Dupree. The Board voted 5-0 to **APPROVE**.

SPECIAL BUSINESS

Christina Magrans stated that members of the Board must make a motion at the outset of the meeting to confirm that meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID 19 outbreak.

Member David Dupree made a motion to confirm the statement. It was seconded by member Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

OLD BUSINESS

File: 6-I-20-VA **Parcel ID:** 081KA008
Applicant: Benefield Richters – Amy Sherrill 5th Council District
Address: 2401 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning 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 Amy Sherrill was present and made a request to postpone to the September 17, 2020 meeting.

Chairman Daniel Odle made a motion to postpone to the September 17, 2020 meeting. It was seconded by member Don Horton. The Board voted 5-0 to **POSTPONE**.

NEW BUSINESS

File: 8-A-20-VA **Parcel ID:** 107ME030
Applicant: William F. Andrews 2nd Council District
Address: 3819 Oakhurst Dr.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum building coverage for a single accessory structure from 900 square feet to 982 square feet in a RN-1 zone (Article 10.3.A.6)

Per plan submitted to construct a two-story detached garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Bill Andrews was present and spoke to the application.

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

File: 8-B-20-VA
Applicant: Casey Tyree
Address: 500 Callahan Dr.
Zoning: I-G (General Industrial) Zoning District

Parcel ID: 06806701
3rd Council District

Variance Request:

1) Increase the maximum height of freestanding luminaires in a nonresidential zone from 20 feet to 39 feet to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.5)

2) Increase the cut off angle for a luminaire from 75 degrees or less to 90 degrees to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.3)

Per plan submitted to provide exterior lighting for tractor trailer staging in the I-G (General Industrial) Zoning District.

Applicant Casey Tyree was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 5-0 to **APPROVE**.

ADJOURNMENT

The meeting adjourned at 4:58pm.

OTHER BUSINESS

The next BZA meeting is October 15, 2020.