

## BOARD OF ZONING APPEALS

### MINUTES

November 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 November 19, 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](http://Knoxvilletn.gov/BZA Audio Minutes)

### **CALL TO ORDER**

Special Chairman Don Horton called the meeting to order at 4:01pm.

### **ROLL CALL**

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

Others in attendance were Bryan Berry, Building Official; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney and Juliana LeClair, Board Secretary.

### **SPECIAL MOTIONS**

Member David Dupree made a motion to “confirm that conducting today’s meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 outbreak”. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

Member David Dupree made a motion to elect member Don Horton as the special chair in Daniel Odle’s absence. It was seconded by member Christina Bouler. The Board voted 4-0 to **APPROVE**.

## **MINUTES**

Member David Dupree made a motion to approve the Minutes from the October 15, 2020 meeting. It was seconded by member Don Horton. The Board voted 4-0 to **APPROVE**.

## **NEW BUSINESS**

**File:** 11-B-20-VA  
**Applicant:** Advance Sign Group  
**Address:** 5132 N. Broadway  
**Zoning:** C-N (Neighborhood Commercial) Zoning District

**Parcel ID:** 058EH02101  
4<sup>th</sup> Council District

### **Variance Request:**

Increase the maximum square footage of wall signage in a C-N zone from 81.7 to 119.8 (Article 13.9.F.1.b.)

Per plan submitted to add signage to a commercial building in the C-N (Neighborhood Commercial) Zoning District.

Applicant Carrie Winstead was present and spoke to the application.

Joyce Feld with Scenic Knoxville was present and spoke in opposition.

Member Don Horton made a motion to deny. It was seconded by member Christina Bouler.

The Board voted 4-0 to **DENY**.

**File:** 11-C-20-VA  
**Applicant:** Davis & Brittany Tarwater  
**Address:** 1301 Cherry Tree Lane  
**Zoning:** RN-1 (Single Family Residential Neighborhood) Zoning District

**Parcel ID:** 133DA076  
2<sup>nd</sup> Council District

### **Variance Request:**

Reduce the minimum rear setback requirement in a RN-1 district from 25 feet to 10 feet to renovate an existing deck into an enclosed screened in porch (Article 4.3.A, Table 4-1)

Per plan submitted to enclose an existing back deck with a screened in porch in the RN-1 (Single Family Residential Neighborhood) Zoning District.

Applicant Davis Tarwater 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 4-0 to **APPROVE**.

**File:** 11-D-20-VA  
**Applicant:** Ron Hall  
**Address:** 4817 Chambliss Ave.  
**Zoning:** O (Office) Zoning District

**Parcel ID:** 107KH023  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Reduce the interior side setback for an Office zoned parcel abutting a residential district from 20 feet to 6 feet 6 inches for an addition to a nonconforming structure (Article 5.3.A, Table 5-1)
- 2) Reduce the minimum drive aisle width for 90-degree parking from 26 feet to 9 feet (Article 11.5.B.1)

Per plan submitted for an office use in the O (Office) Zoning District.

Applicant representative Hilary Burgin was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by member David Dupree.

The Board voted 4-0 to **APPROVE**.

**ADJOURNMENT**

The meeting adjourned at 4:39pm.

**OTHER BUSINESS**

The next BZA meeting is January 21, 2021