



BOARD OF ZONING APPEALS

MINUTES

October 17, 2023

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 October 17, 2023 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee.

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 by clicking [here](#) or by visiting www.knoxvilletn.gov

CALL TO ORDER

Vice-Chairman Christina Bouler called the meeting to order at 4:01 p.m

ROLL CALL

Board members present were Vice-Chairman Christina Bouler, Eboni James, Daniel Odle, Amy Sherrill, Brad Salisbury.

Others in attendance were Peter Ahrens, Building Official; Jessie Hillman, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

September 19, 2023 meeting

Member Amy Sherrill made a motion to approve the minutes. It was seconded by member Daniel Odle. The Board voted **5-0** to **APPROVE**.

NEW BUSINESS

FILE: 9-A-23-VA

APPLICANT: Bryan Andrew Byrd

ADDRESS: 1300 Vermont Ave

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

PARCEL ID: 094BB024

COUNCIL DISTRICT: 6

VARIANCE REQUEST:

Request for reduction of minimum corner side setback in RN-2 from 12 feet to 2.07 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum corner side setback in the RN-2 (Single Family Residential Neighborhood) Zoning District.

Josh Haun was present and spoke to the application. There was no opposition present.

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

FILE: 9-C-23-VA

APPLICANT: T. Dean Larue

ADDRESS: 2342 Robinson Rd

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

PARCEL ID: 106AA00305

COUNCIL DISTRICT: 3

VARIANCE REQUEST:

Request for reduction in the minimum lot width for a circular driveway from 75 feet to 74.17 feet.
Per Article 11-7.A.1; Table 11-5.

Per plan submitted to reduce the minimum lot width for circular driveway in the RN-2 (Single Family Residential Neighborhood) Zoning District.

Applicant T. Dean Larue was present and spoke to the application. There was no opposition present.

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

FILE: 10-A-23-VA
APPLICANT: Davis Overton
ADDRESS: 6701 Baum Dr
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 121HA00231
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to permit the relocation of a pre-existing, non-conforming dental office use in the I-G district from the current location at 6751 Baum Drive to another building on the same lot that is addressed at 6701 Baum Drive. Per Article 17.1.A.1.

Per plan submitted to relocate a pre-existing nonconforming dental office to another building on the same lot in the I-G (General Industrial) Zoning District.

Applicant Davis Overton was present and spoke to the application. There was no opposition present.

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

FILE: 10-B-23-VA
APPLICANT: Caitlin Russell
ADDRESS: 8403 Kingston Pk
ZONING: C-H-1 (Highway Commercial) Zoning District

PARCEL ID: 120IA010
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request for reduction of the minimum front setback from 20 feet to 0 feet in a C-H-1 zoning district. Per Article 5.3; Table 5-1.

Per plan submitted to reduce minimum front setback in the C-H-1 (Highway Commercial) Zoning District.

Adam Kohntopp was present and spoke to the application. There was no opposition present.

Member Daniel Odle made a motion to deny. It was seconded by member Amy Sherrill. The Board voted **5-0** to **DENY**.

FILE: 10-C-23-VA
APPLICANT: Len Johnson
ADDRESS: 724 Taylor Rd
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

PARCEL ID: 109NA00602
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request for reduction of the minimum interior side setback from 8 feet to 1 feet in a RN-1 zoning district. Per Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum interior side setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Len Johnson was present and spoke to the application. There was no opposition present.

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

FILE: 10-D-23-VA
APPLICANT: Jay Silverman
ADDRESS: 2000 Cumberland Ave
ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CH004
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request for reduction of required 75% ground floor transparency requirement to 69% in CU-2 zoning district. Per Article 7.2.3.B.4.

Per plan submitted to reduce required ground floor transparency requirement in the CU-2 (Cumberland Avenue) Zoning District.

Applicant Jay Silverman was present and spoke to the application. There was no opposition present.

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

FILE: 10-E-23-VA
APPLICANT: Taylor D. Forrester
ADDRESS: 5852 Washington Pk
ZONING: C-G-1 (General Commercial) Zoning District

PARCEL ID: 04909208
COUNCIL DISTRICT: 4

VARIANCE REQUEST:

Request to expand a pre-existing, non-conforming Self-Storage Facility - Outdoor use and associated structures in a C-G-1 zone. Per Article 17.1.A.1.

Per plan submitted to expand the non-conforming structure in the C-G-1 (General Commercial) Zoning District.

Applicant Taylor Forrester was present and spoke to the application. There was no opposition present.

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

FILE: 10-G-23-VA
APPLICANT: Joseph Mawhinney
ADDRESS: 1501 N. Central St
ZONING: C-G-2 (General Commercial) Zoning District

PARCEL ID: 081NC024
COUNCIL DISTRICT: 5

VARIANCE REQUEST:

Request for reduction of the required minimum parking from 13 spaces to 3 spaces. Per Article 11.4, Table 11-2.

Per plan submitted to reduce required minimum parking in the C-G-2 (General Commercial) Zoning District.

Applicant Joseph Mawhinney was present and spoke to the application. There was no opposition present.

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

FILE: 10-H-23-VA
APPLICANT: John Holmes
ADDRESS: 2230 Laurel Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

PARCEL ID: 108CA001
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Appeal Director of Plans Review and Inspections determination of Article 17.1.A.2; Where a building or structure is conforming as to use, but nonconforming as to yard, height, or off-street parking requirements, such building or structure may be enlarged or added to along existing building lines
2. Decrease the minimum lot width for three townhouse dwellings in RN-5 from 60 feet to 50 feet.

Per plan submitted to appeal Director of Plans Review and Inspections determination of Article 17.1.A.1 and decrease the minimum lot width for three townhouse dwellings in the RN-5 (General Residential Neighborhood) Zoning District

Applicant John Holmes was present and spoke to the application. There was no opposition present.

Item #1: Member Amy Sherrill made a motion to deny. It was seconded by member Brad Salsbury. The Board voted **5-0** to **DENY**.

Item #2: Member Amy Sherrill made a motion to deny. It was seconded by member Daniel Odle. The Board voted **4-1** to **DENY**.

OTHER BUSINESS

The resignation of Chairman Grant Rosenberg creates an empty seat on the Board that will be filled by Brad Salsbury. This vacancy also requires a vote for a new Board of Zoning Appeals Chairman and Vice-Chairman. The Board members approved the nominations of Christina Bouler for Chairman and Amy Sherrill for Vice-Chairman at the September 19, 2023 meeting. The Board will move forward with the vote for those positions today.

In the election for Chairman, member Daniel Odle made a motion to approve Christina Bouler as Chairman. It was seconded by member Eboni James. The Board voted **5-0** to **APPROVE**.

In the election for Vice-Chairman, member Daniel Odle made a motion to approve Amy Sherrill as Vice-Chairman. It was seconded by member Eboni James. The Board voted **5-0** to **APPROVE**.

The next BZA meeting will be held on November 21, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:30