



BOARD OF ZONING APPEALS

MINUTES

July 18, 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 July 18, 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

Chairman Grant Rosenberg called the meeting to order at 4:00 p.m

ROLL CALL

Board members present were Chairman Grant Rosenberg, Vice-Chairman Christina Boulter, Daniel Odle and Amy Sherrill.

Others in attendance were Bryan Berry, Building Official; Mike Robinson, City Zoning; Joshua Frerichs, Stormwater Engineering; Samiul Haque, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

June 20, 2023 meeting

Member Daniel Odle made a motion to approve the June 20, 2023 minutes. It was seconded by Chairman Grant Rosenberg. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

FILE: 7-B-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to reduce the driveway separation by a minimum distance equal to the width of the wider driveway from 35 feet to 13 feet. Per Article 11.7.B.2.

Per plan submitted to reduce driveway separation in the I-G (General Industrial) Zoning District.

City staff comments were read aloud to the Board.

Applicant Robert Sweet was present and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve the application. It was seconded by member Daniel Odle. The Board voted 4-0 to **APPROVE**.

FILE: 7-C-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

1. Increase the height of the primary detached sign from 10 feet to 25 feet. Per Article 13.9.F.3; Table 13-2.
2. Increase the height of the secondary detached sign from 8 feet to 25 feet. Per Article 13.9.F.2.c.
3. Reduce the minimum width requirement of a parcel to allow Changeable Price Signs from 250 feet to 217 feet. Per Article 13.6.G.1.
4. Increase the size of the primary detached sign from 100 square feet to 114 Square feet. Per Article 13.9.F.3; Table 13-3.
5. Increase the size of the secondary detached sign from 32 square feet to 114 Square feet. Per Article 13.9.F.2.c.

Per plan submitted to increase height and size of primary and secondary detached signs and reduce minimum width requirement of a parcel for changeable price signs in the I-G (General Industrial) Zoning District.

City staff comments were read aloud to the Board.

Applicant Robert Sweet was present and spoke to the application. Kevin Murphy with Scenic Knoxville was present and spoke against the application.

Member Amy Sherrill made a motion to deny the application. It was seconded by Vice-Chair Christina Boulter. The Board voted 4-0 to **DENY**.

FILE: 7-D-23-VA
APPLICANT: Robert Sweet
ADDRESS: 1415 Third Creek Rd
ZONING: I-G (General Industrial) Zoning District

PARCEL ID: 093OA021
COUNCIL DISTRICT: 2

VARIANCE REQUEST:

Request to reduce minimum parking requirement from 19 to 16. Per Article 11.4; Table 11-2.

Per plan submitted to reduce minimum parking requirement in the I-G (General Industrial) Zoning District.

City staff comments were read aloud to the Board.

Applicant Robert Sweet was present and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve the application. It was seconded by member Amy Sherrill. The Board voted 4-0 to **APPROVE**.

FILE: 7-E-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. Reduce required front setback in RN-5 zone from 25 feet to 2.2 feet. Per Article 4.3; Table 4-1.
2. Reduce required rear setback in RN-5 zone from 25 feet to 5 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required front and rear setbacks in the RN-5 (General Residential Neighborhood) Zoning District.

City staff comments were read aloud to the Board.

Ben Mullins was present for the applicant and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to deny the application. It was seconded by member Daniel Odle. The Board voted 4-0 to **DENY**.

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| FILE: | 7-G-23-VA | PARCEL ID: | 069JA02002 |
| APPLICANT: | Anna S. Heins | COUNCIL DISTRICT: | 5 |
| ADDRESS: | 816 Heins Ct | | |
| ZONING: | RN-1 (Single-Family Residential Neighborhood) Zoning District | | |

VARIANCE REQUEST:

1. Decrease the front setback from 105 feet to 75 feet in a RN-1 zone. Per Article 4.3. Table 4-1.
2. Decrease the rear setback from 25 feet to 9 feet in a RN-1 zone. Per Article 4.3. Table 4-1.

Per plan submitted to decrease front and rear setbacks in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

City staff comments were read aloud to the Board.

Rusty Baska was present for the applicant and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve the application. It was seconded by member Amy Sherrill. The Board voted 4-0 to **APPROVE**.

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| FILE: | 7-H-23-VA | PARCEL ID: | 094ED007 |
| APPLICANT: | Alec Persch | COUNCIL DISTRICT: | 6 |
| ADDRESS: | 200 W. Fifth Ave | | |
| ZONING: | DK-E (Downtown Knoxville) Zoning District | | |

VARIANCE REQUEST:

Request to increase the maximum projection of a sign from 10 feet to 17 feet. Per Article 13.5.B.1.

Per plan submitted to increase maximum projection of a sign in the DK-E (Downtown Knoxville) Zoning District.

City staff comments were read aloud to the Board.

John Sanders was present for the applicant and spoke to the application. Kevin Murphy with Scenic Knoxville was present and spoke in opposition.

Member Daniel Odle made a motion to approve the application. It was seconded by member Amy Sherrill. The Board voted 4-0 to **APPROVE**.

FILE: 7-I-23-VA
APPLICANT: Aaron Jernigan
ADDRESS: 1600 Island Home Ave
ZONING: SW-2 (South Waterfront) Zoning District

PARCEL ID: 095OD00602
COUNCIL DISTRICT: 1

VARIANCE REQUEST:

Request to increase the maximum front setback from 10 feet to 12 feet, 6 inches in a SW-2 zone. Per Article 7.1.3.C.4.

Per plan submitted to increase maximum front setback in the SW-2 (South Waterfront) Zoning District.

City staff comments were read aloud to the Board.

Applicant Aaron Jernigan was present and spoke to the application. There was no opposition present.

Member Amy Sherrill made a motion to approve the application. It was seconded by Vice-Chair Christina Bouler. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on August 15, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:21 p.m.