



## BOARD OF ZONING APPEALS

### MINUTES

August 15, 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 August 15, 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](http://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, Eboni James, Daniel Odle and Amy Sherrill.

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

### MINUTES

July 18, 2023 meeting

Member Daniel Odle made a motion to approve the July 18, 2023 minutes. It was seconded by Chairman Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

## **NEW BUSINESS**

**FILE:** 7-A-23-VA  
**APPLICANT:** Robert Marlino  
**ADDRESS:** 5121 Camelia Rd  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 068LA009  
**COUNCIL DISTRICT:** 5

### **VARIANCE REQUEST:**

Reduction of minimum required parking from 14 spaces to 4 spaces. Per Article 11.4; Table 11-2.

Per plan submitted to reduce minimum required parking in the O (Office) Zoning District.

Robert Marlino and Michelle Johnson were present and spoke in favor of 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:** 8-A-23-VA  
**APPLICANT:** Cody Vitkus  
**ADDRESS:** 4145 Holston Dr  
**ZONING:** O (Office) Zoning District

**PARCEL ID:** 070MG030  
**COUNCIL DISTRICT:** 6

### **VARIANCE REQUEST:**

Reduction of minimum side setbacks in a O zone from 15 feet to 5 feet. Per Article 5.3; Table 5-1.

Per plan submitted to reduce minimum side setbacks in the O (Office) Zoning District.

Cody Vitkus was present and spoke in favor of the application. There was no opposition present.

Member Amy Sherrill made a motion to approve. It was seconded by Chairman Grant Rosenberg. The Board voted **5-0 to APPROVE**.

**FILE:** 8-B-23-VA  
**APPLICANT:** Andrew Godwin  
**ADDRESS:** 185 Wrinkle Ave  
**ZONING:** AG (Agricultural) Zoning District

**PARCEL ID:** 109IA02101  
**COUNCIL DISTRICT:** 1

**VARIANCE REQUEST:**

1. Reduction of required 34 shade trees to 0. Per Article 12.8.2.c Class B Buffer Yard.
2. Reduction of required 51 evergreen trees to 0. Per Article 12.8.2.c Class B Buffer Yard.
3. Reduction of required 337 shrubs to 0. Per Article 12.8.2.b Class B Buffer Yard.

Per plan submitted to reduce required shade trees, evergreen trees and shrubs in the AG (Agricultural) Zoning District.

Susan Tarovella was present and spoke in favor of the application. Joyce Felt with Scenic Knoxville was present and spoke in opposition.

Chairman Grant Rosenberg made a motion to approve the appeal eliminating the Alternative Landscape Design. It was seconded by member Daniel Odle. The Board voted **5-0 to APPROVE**.

Member Daniel Odle made a motion to postpone this agenda item to the September 19, 2023 Board of Zoning Appeals meeting. It was seconded by member Amy Sherrill. The Board voted **5-0 to POSTPONE**.

**FILE:** 8-C-23-VA  
**APPLICANT:** Aws Al Hadeethi  
**ADDRESS:** 1108 Forest Ave  
**ZONING:** C-G-2 (General Commercial) Zoning District

**PARCEL ID:** 094LL001  
**COUNCIL DISTRICT:** 1

**VARIANCE REQUEST:**

Reduction of minimum parking requirements from 22 to 0. Per Article 11.4; Table 11-2.

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

Trevor Hill was present and spoke in favor of the application. Aws Al Hadeethi was present via Zoom. There was no opposition present.

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

**FILE:** 8-D-23-VA **PARCEL ID:** 094BB001 & 094AE012  
**APPLICANT:** Matt Brazille **COUNCIL DISTRICT:** 6  
**ADDRESS:** 1800 & 1900 Vermont Ave  
**ZONING:** RN-4 (General Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum front setback in a RN-6 zone from 25 feet to 10 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce minimum front setback in the RN-4 (General Residential Neighborhood) Zoning District.

Matt Brazille was present and spoke in favor of 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:** 8-E-23-VA **PARCEL ID:** 094LG00102  
**APPLICANT:** Jerrod Herron **COUNCIL DISTRICT:** 6  
**ADDRESS:** 500 Clinch Ave  
**ZONING:** DK-G (Downtown Knoxville) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum clearance of a canopy over a sidewalk from 9 feet to 8 feet 6 inches. Per Article 10.3.F.2.i.

Per plan submitted to reduce minimum clearance of a canopy over a sidewalk in the DK-G (Downtown Knoxville) Zoning District.

Jerrod Herron and Nick Cazana were present and spoke in favor of the application. There was no opposition present.

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

**FILE:** 8-F-23-VA **PARCEL ID:** 120CA017  
**APPLICANT:** Jared Huisingh **COUNCIL DISTRICT:** 2  
**ADDRESS:** 7300 Westridge Dr  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum front setback in a RN-1 zone from 38.2 feet to 29 feet. Per Article 4.3; Table 4-1.

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

Jared Huisingh was present and spoke in favor of the application. There was no opposition present.

Vice-Chairman Christina Bouler made a motion to approve. It was seconded by member Amy Sherrill. The Board voted **5-0 to APPROVE**.

**FILE:** 8-G-23-VA **PARCEL ID:** 095CA015  
**APPLICANT:** Don Horton **COUNCIL DISTRICT:** 6  
**ADDRESS:** 0 Sanders Ln  
**ZONING:** RN-2 (Single Family Residential Neighborhood) Zoning District

**VARIANCE REQUEST:**

Reduction of minimum rear setback in a residential zone from 25 feet to 12 feet. Per Article 4.3; Table 4-1.

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

Don Horton and Stan Johnson were present and spoke in favor of 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:** 8-I-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. Reduction of the corner side setback from 12 feet to 5 feet in a RN-5 zone. Article 4.3; Table 4-1.
2. Reduction of the sum of interior side setbacks from 15 feet to 10 feet in a RN-5 zone. Article 4.3; Table 4-1.
3. Reduction of the minimum lot width for a 4 townhouse development from 80 feet to 50 feet in a RN-5 zone. Article 4.3; Table 4-1.

Per plan submitted to reduce corner setback, sum of interior side setbacks and minimum lot width in the RN-5 (General Residential Neighborhood) Zoning District

John Holmes was present in spoke in favor of the application. Alice Basler submitted a letter of opposition, but was not present.

Member Daniel Odle made a motion to deny. It was seconded by Amy Sherrill. The Board voted 2 to 3 to DENY. The **MOTION FAILED**.

Member Eboni James made a motion to approve. It was seconded by Vice-Chairman Christina Boulter. The Board voted 2 to 3 to APPROVE. The **MOTION FAILED**.

Vice-Chairman Christina Boulter made a motion to deny. It was seconded by member Amy Sherrill. The Board voted 3 to 2 to **DENY**.

**OTHER BUSINESS**

The next BZA meeting will be held on September 19, 2023 in the Small Assembly Room.

**ADJOURNMENT**

The meeting was adjourned at 6:02 p.m.