



BOARD OF ZONING APPEALS

MINUTES

November 16, 2021 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 16, 2021 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN, and 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:

[Knoxville.tn.gov/BZA Audio Minutes](https://knoxville.tn.gov/BZA-Audio-Minutes)

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:00 p.m.

ROLL CALL

Board members present were Daniel Odle, Grant Rosenberg, Don Horton, and Christina Boulter.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magráns-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Mike Reynolds, Knoxville-Knox County Planning; and Cheri Burke, Board Secretary.

MINUTES

Vice-Chairman Grant Rosenberg made a motion to approve the Minutes from the October 19, 2021 meeting. It was seconded by board member Don Horton. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

File: 10-B-21-VA

Applicant: Renee Dollar

Address: 210 Stratford Rd

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 123LH001

1st Council District

Variance Request:

Increase the maximum permitted height of a privacy fence in the front yard from 42 inches to 72 inches (Article 10, Section 10.3.L.1.a.)

Per plan submitted to keep existing fence at 6 ft. in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

No one was present to speak to the application.

Vice-Chairman Grant Rosenberg made a motion to postpone the application to the December 21, 2021 meeting. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **POSTPONE**.

After the meeting adjourned, the applicant approached the Board Secretary and asked to hear the application. Chairman Daniel Odle re-called the meeting to order.

Applicant Renee Dollar and Tammy Dollar were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to deny without prejudice. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **DENY**.

File: 11-A-21-VA

Applicant: Chris Davis

Address: 710 Forest Heights Rd

Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Parcel ID: 107KA001

2nd Council District

Variance Request:

Requests 2 - 8 will only be considered if request 1 is approved.

- 1) Appeal the Zoning Administrator's interpretation that the proposed driveway is not a circular driveway (Article 14, Section 14.4.)
- 2) Reduce the minimum distance between a driveway and a local street from 50ft to 40ft for the driveway accessing Forest Heights Rd (11.7.B. Table 11-5.)
- 3) Reduce the minimum distance between a driveway and a local street from 50ft to 43ft for the driveway accessing Bolling Ln (11.7.B. Table 11-5.)
- 4) Decrease the minimum frontage required to allow a circular driveway from 100 feet to 73 feet (Article 11.7.A.1. Table 11-4.)
- 5) Increase the distance a driveway (on a lot with 75 feet or less of frontage) can be from the side lot line from 10 feet to 29 feet (Article 11.3.E.2.)
- 6) Increase the allowable number of branch type turnarounds from 1 to 2 (Article 11.3.E.3.)
- 7) Increase the allowable size of the southern branch type turnaround (plan right) from 200 square feet to 630 square feet (Article 11.3.E.3.)
- 8) Increase the allowable size of the northern branch type turnaround (plan left) from 200 square feet to 350 square feet (Article 11.3.E.3.)

Per plan submitted to construct a driveway and parking area in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Chris Davis and David Payne spoke to the application.

Odysseus Bostick and Janet Testerman were present and spoke in support of the application.

Sara Bryant and Amy Midis were present and spoke in opposition to the application.

Vice-Chairman Grant Rosenberg made a motion to postpone the application to the December 21, 2021 meeting. It was seconded by board member Don Horton. The Board voted 4-0 to **POSTPONE.**

OTHER BUSINESS

The next BZA meeting is January 18, 2022.

ADJOURNMENT

The meeting adjourned at 5:33 p.m., but was immediately re-called to order by Chairman Daniel Order. The meeting adjourned a second time at 5:54 p.m.