



BOARD OF ZONING APPEALS

MINUTES

June 20, 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 June 20, 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 and members Eboni James and Daniel Odle.

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

MINUTES

May 16, 2023 meeting

Member Daniel Odle made a motion to approve the May 16, 2023 minutes. It was seconded by Vice Chairman Christina Boulter. The Board voted 4-0 to **APPROVE**.

OLD BUSINESS

FILE: 5-E-23-VA **PARCEL ID:** 071BA00501
APPLICANT: Jeff Lonchor **COUNCIL DISTRICT:** 4
ADDRESS: 5402 Rutledge Pk
ZONING: C-H-1 (Highway Commercial) Zoning District

VARIANCE REQUEST:

Request to reduce parking requirements from 13 spaces to 9 spaces. Article 11.4; Table 11-2.

Per plan submitted to reduce of parking requirements in the C-H-1 (Highway Commercial) Zoning District.

Applicant Jeff Lonchor was present via Zoom 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 Eboni James. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

FILE: 6-A-23-VA **PARCEL ID:** 081NE003
APPLICANT: Jim Wright **COUNCIL DISTRICT:** 4
ADDRESS: 236 W. Scott Ave
ZONING: I-MU (Industrial Mixed-Use) Zoning District

VARIANCE REQUEST:

1. Increase the minimum corner side setback from Build-To-Zone 0 feet to 25 feet to 30.4 feet. Per Article 6.3; Table 6-1 in an I-MU zoning district.
2. Decrease transparency requirement in an I-MU zone from 30% to 0% measured between two and ten feet in height from grade. Per Article 6.4; Table 6-2.

Per plan submitted to increase the minimum corner setback and decrease transparency requirements in the I-MU (Industrial Mixed-Use) Zoning District.

Chris Brown and Lanny Cope were present and spoke to the application. There was no opposition present.

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

FILE:	6-B-23-VA	PARCEL ID:	094FK020
APPLICANT:	R. Bentley Marlow	COUNCIL DISTRICT:	6
ADDRESS:	321 Deaderick Ave		
ZONING:	RN-2 (Single-Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

1. Decrease the minimum setback of an accessory dwelling unit from 5 feet side setback to 2 feet. Article 10.3.B.7.
2. Decrease the minimum setback of an accessory dwelling unit from 10 feet rear setback to 3 feet. Article 10.3.B.7.
3. Increase the maximum building coverage in a RN-2 zoning district from 30% to 32.5%. Article 4.3; Table 4-1.
4. Increase the maximum impervious surface coverage in a RN-2 zoning district from 40% to 51.5%. Article 4.3; Table 4-1.

Per plan submitted to decrease minimum setbacks of accessory dwelling, increase maximum building coverage and increase maximum impervious surface coverage in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant R. Bentley Marlow was present and spoke to the application. There was no opposition present.

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

FILE:	6-C-23-VA	PARCEL ID:	094FQ022
APPLICANT:	R. Bentley Marlow	COUNCIL DISTRICT:	6
ADDRESS:	519 Douglas Ave		
ZONING:	RN-2 (Single-Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

1. Reduce the front setback from 20 feet to 3 feet. Article 4.3; Table 4-1.
2. Reduce the interior side setback from 15 feet combined to 10 feet combined. Article 4.3; Table 4-1.
3. Reduce the rear setback from 25 feet to 13.7 feet. Article 4.3; Table 4-1.
4. Increase the maximum building coverage in a RN-2 zoning district from 30% to 44.5%. Article 4.3; Table 4-1.

5. Increase the maximum impervious surface coverage in a RN-2 zoning district from 40% to 44.5%. Article 4.3; Table 4-1.
6. Reduce the parking requirement of 4 to 0 for a Dwelling-Two Family. Article 11.4; Table 11-2.
7. Reduce the minimum lot area required for a Dwelling-Two Family from 10,000 square feet to 3071 square feet. Article 4.3; Table 4-1.

Per plan submitted to reduce front, interior side and rear setbacks, increase maximum building and impervious surface coverage, reduce parking and reduce minimum lot area in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant R. Bentley Marlow was present and spoke to the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by Chairman Grant Rosenberg. The Board voted 3-1 to **APPROVE**.

FILE:	6-D-23-VA	PARCEL ID:	094LB008
APPLICANT:	Rusty Baska	COUNCIL DISTRICT:	6
ADDRESS:	109 S. Broadway St		
ZONING:	DK-3 (Downtown Knoxville) Zoning District		

VARIANCE REQUEST:

Request to increase the minimum setback from street lot line Build-To-Zone 0 feet-20 feet to 24.81 feet in a DK-E zone. Article 5.5; Table 5-3.

Per plan submitted to increase the minimum setback in the DK-E (Downtown Knoxville) Zoning District.

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

Chairman Grant Rosenberg made a motion to approve. It was seconded by member Eboni James. The board voted 4-0 to **APPROVE**.

FILE: 6-F-23-VA

APPLICANT: Ben Mullins

ADDRESS: 1931 & 1923 Forest Ave

ZONING: RN-5 (Single-Family Residential Neighborhood) Zoning District

PARCEL ID: 094NB012, 094NB013

COUNCIL DISTRICT: 1

VARIANCE REQUEST:

1. Reduce the minimum interior side setback from 10 feet to 1 foot in a RN-5 zone. Article 4.3; Table 4-1.
2. Reduce the minimum corner side setback from 15 feet to 0 feet in a RN-5 zone. Article 4.3; Table 4-1.
3. Increase the maximum building coverage from 50% to 65% in a RN-5 zone. Article 4.3; Table 4-1.
4. Increase the maximum impervious surface coverage from 60% to 75% in a RN-5 zone. Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum interior and corner side setbacks and increase the maximum building and impervious surface coverage in the RN-5 (Single-Family Residential Neighborhood) Zoning District.

Applicant Ben Mullins was present and spoke to the application. Logan Higgins was also present and spoke to the application. There was no opposition present.

Chairman Grant Rosenberg made a motion to approve the application, contingent upon the livable building footprint over first ground floor meeting the setbacks required by zoning code. It was seconded by member Daniel Odle. The Board voted 4-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on July 18, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:33 p.m.