



BOARD OF ZONING APPEALS

MINUTES

May 21, 2020 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 May 21, 2020 meeting at 4:00 pm 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 4:04pm.

ROLL CALL

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

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Adam Kohntopp, Stormwater Engineering; Christina Magrans, City Attorney; Lisa Hatfield, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager and Juliana LeClair, Board Secretary.

MINUTES

Member Grant Rosenberg made a motion to approve the April 16, 2020 Minutes. It was seconded by Chairman Daniel Odle. The Board voted 5-0 to **APPROVE**.

OLD BUSINESS

None.

NEW BUSINESS

File: 5-A-20-VA **Parcel ID:** 069DA00501 / 069DA005
Applicant: Stuart Anderson, AIA 5th Council District
Address: 4685/4687 Old Broadway
Zoning: C-G-2 (General Commercial) Zoning District

Variance Request:

- 1) Increase the maximum allowable size of an Industrial - Craft use from 8,000 square feet to 15,288 square feet in order to permit an addition to connect existing buildings in a C-G-2 zone. (Article 9.3.Q)
- 2) Reduce the minimum required Build-To-Percentage from 50% to 49% for a building addition in a C-G-2 zone. (Article 5.3.A Table 5-1)
- 3) Reduce the minimum number of required parking spaces for a building addition for Industrial - Craft use in a C-G-2 zone from 22 to 15. (Article 11.4.A Table 11-2)

As per plan submitted to one-lot two properties in the C-G-2 (General Commercial) Zoning District.

Applicant Stuart Anderson was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

File: 5-B-20-VA **Parcel ID:** 121PC016
Applicant: Thomas A. Greer 2nd Council District
Address: 1217 Park Glen Rd.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Reduce the minimum interior side setbacks from 20' combined to 14' combined for an addition to a single family residence in an RN-1 zone. (Article 4.3.A Table 4-1)

As per plan submitted to construct the addition of a carport/storage shed with connecting hall under one roof system in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Tom Greer was present and spoke to the application.

Member David Dupree made a motion to approve. It was seconded by member Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

File:	5-D-20-VA	Parcel ID: 095OA028
Applicant:	Lacy B. Mellon / Joshua Henson	1 st Council District
Address:	916 Phillips Ave.	
Zoning:	FD-SW1 (South Waterfront Form District) Zoning District	

Variance Request:

Reduce the minimum side yard setback in a FD-SW1 from 5 feet to 3.5 feet. (Article 7, Section 4.1.3.B.4.)

As per plan submitted to remove an existing house and replace it with one moved from another lot in the FD-SW1 (South Waterfront Form District) Zoning District.

Applicant Joshua Henson was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by member Christina Boulter. The Board voted 5-0 to **APPROVE**.

File:	5-F-20-VA	Parcel ID: 069MD055
Applicant:	Aaron Tomlinson	4 th Council District
Address:	3308 Barton St.	
Zoning:	RN-2 (Single-Family Residential Neighborhood) Zoning District	

Variance Request:

1) Reduce the minimum rear setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)

2) Reduce the minimum left side setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)

- 3) Reduce the minimum right side setback for a detached accessory structure from 5' to .4' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)
- 4) Reduce the minimum interior side setbacks from 15' combined to 13.3' combined to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)
- 5) Increase the maximum size of a single detached accessory structure from 750 square feet to 1,839 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)
- 6) Increase the maximum size of the combination of all detached accessory structures from 1,839 square feet (building coverage of primary structure) to 2,017 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)
- 7) Increase the maximum building coverage from 30% to 53% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)
- 8) Increase the maximum impervious coverage from 40% to 78% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

As per plan submitted to purchase land underneath existing detached accessory structures from KUB in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Aaron Tomlinson was present and spoke to the application.

KUB representative Billie Jo McCarley was present and spoke to the application.

Member David Dupree made a motion to deny. It was seconded by member Don Horton. The Board voted 5-0 to **DENY**.

File:	5-G-20-VA	Parcel ID: 081LF027
Applicant:	Aaron Pennington	4 th Council District
Address:	215 West Glenwood Ave.	
Zoning:	RN-2 (Single-Family Residential Neighborhood) Zoning District	

Variance Request:

- 1) Reduce the minimum side yard setback for an accessory dwelling unit from 5' to 1' 3" to convert an existing detached garage to an ADU in an RN-2/H zone. (Article 10.3.B.7)
- 2) Reduce the minimum rear yard setback for an accessory dwelling unit from 10' to 1' 6" to convert an existing detached garage to an ADU in an RN-2/H zone. (Article 10.3.B.7)
- 3) Decrease the minimum number of off-street parking spaces from 3 to 2 to convert an existing detached garage to an accessory dwelling unit in an RN-2/H zone. (Article 10.3.B.11)

4) Increase the maximum building coverage from 30% to 32% for an addition to a single family residence in an RN-2/H zone. (Article 4.3.A Table 4-1)

As per plan submitted to convert an existing garage into an accessory dwelling unit and construct an addition to a primary residence in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Applicant Aaron Pennington was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

File:	5-I-20-VA	Parcel ID: 108PG007
Applicant:	Stewart V. Grady Jr.	2 nd Council District
Address:	1001 Keowee Ave.	
Zoning:	RN-1 (Single-Family Residential Neighborhood) Zoning District	

Variance Request:

Reduce the required minimum front setback from +/- 10 feet of the average of blockface, which is 67 feet from 57 feet to 52.8 feet for a single family dwelling in an RN-1 district. (Article 4.3.A Table 4-1)

As per plan submitted to turn a one car garage into a two car garage in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Stewart V. Grady Jr. was present and spoke to the application.

Applicant representative William Andrews was present and spoke to the application.

Neighbor Blanche O'Bannon was present and spoke in opposition.

Member Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. The Board voted 5-0 to **APPROVE**.

ADJOURNMENT

The meeting adjourned at 5:26pm.

OTHER BUSINESS

The next BZA meeting is June 18, 2020.