

BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING MINUTES
October 8, 2018

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 Special Called October 8, 2018, meeting at 4:00 pm in the Main Assembly Room, City County Building, 400 Main St, Knoxville, TN.

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.

CALL TO ORDER

Board Chairman Kristin Grove called the meeting to order at 4:01p.m.

ROLL CALL

Board members present were David Dupree, Kristin Grove, Daniel Odle and Don Horton.

Others in attendance were Peter Ahrens, Building Official; Scott Elder, Zoning Chief; Christina Magrans, Staff Attorney; Amy Brooks MPC Planning Services Manager; Joshua Frerichs, Stormwater Engineering; Lisa Hatfield, Assistant City Attorney and Juliana LeClair, Board Secretary.

NEW BUSINESS

File:	10-F-18-VA	Parcel ID: 094NM033
Applicant:	Knox Heritage	1 st Council District
Address:	1815 Highland Ave.	
Zoning:	R-2 (General Residential) District	

Variance Request:

- 1) Reduce the minimum required front yard setback from 25 ft. to 16 ft. (Article 4, Section 2.1.6.D.1.a)
- 2) Permit an alley to serve as primary means of ingress and egress for a dwelling unit (Article 5, Section 6.D.9)

As per plan submitted proposing the relocation of an existing structure and adding a new foundation onto this lot in the R-2 (General Residential) District, 1st Council District.

Scott Elder advised that the house was identified for demolition based on a new parking structure proposed for a hospital. Knox Heritage purchased the lot across the street to relocate the home.

Applicant representative Grant McMullan was present and advised they were proposing to move the house forward with preferred parking in the back. Topography was an issue and the lot sloped off in the back.

Member Kristin Grove made a note that it was a small lot of record. Member Daniel Odle made a motion to approve. It was seconded by Member David Dupree. The board voted 4-0 to **APPROVE.**

ADJOURNMENT

The meeting adjourned at 4:06p.m.