



## BOARD OF ZONING APPEALS

### MINUTES

December 19, 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 December 19, 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). Please note that there were technical difficulties with Zoom at the beginning of the meeting and a portion of the meeting was not recorded.

### **CALL TO ORDER**

Vice Chair Amy Sherrill called the meeting to order at 4:00 p.m

### **ROLL CALL**

Board members present were Vice-Chairman Amy Sherrill, Eboni James, Daniel Odle and Bradley Salsbury

Others in attendance were Peter Ahrens, Building Official; Mark Riehl, City Zoning Chief; Samiul Haque, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

### **MINUTES**

November 21, 2023 meeting

Member Daniel Odle made a motion to approve the November 21, 2023 minutes. It was seconded by Bradley Salsbury. The Board voted 4-0 to **APPROVE**.

## **OLD BUSINESS**

**FILE:** 11-F-23-VA **PARCEL ID:** 106CA00  
**APPLICANT:** John Huber **COUNCIL DISTRICT:** 3  
**ADDRESS:** 0 Helmbolt Rd  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

1. Decrease the minimum front setback from 20 feet to 5 feet for lots 25, 26, 31, 32 and 33.
2. Decrease the minimum rear setback from 25 feet to 5 feet for lots 24, 25, 26, 30, 31, 32 and 33.

Per plan submitted to decrease the minimum front and rear setbacks in the RN-2 (Single-Family Residential Neighborhood) Zoning District.

Aaron Gray was present and spoke in favor of the application. Yvette Moore was present and spoke in opposition.

Member Eboni James made a motion to deny. It was seconded by member Daniel Odle. The Board voted 3-1 to **DENY**.

## **NEW BUSINESS**

**FILE:** 12-A-23-VA **PARCEL ID:** 095AA005  
**APPLICANT:** Meghna Patel **COUNCIL DISTRICT:** 4  
**ADDRESS:** 742 N. Hall of Fame  
**ZONING:** RN-2 (Single-Family Residential Neighborhood) Zoning District

### **VARIANCE REQUEST:**

Reduction of the minimum parking required from 14 spaces to 10 spaces per Article 11.4, Table 11-2.

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

Bhavesh Patel was present and spoke in favor of the application. There was no opposition present.

Member Bradley Salsbury made a motion to approve. It was seconded by member Eboni James. The Board voted 4-0 to **APPROVE**.

**FILE:** 12-B-23-VA  
**APPLICANT:** Taylor D. Forrester  
**ADDRESS:** 677 E. Hill Ave  
**ZONING:** DK-B (Downtown Knoxville) Zoning District

**PARCEL ID:** 095IC00406  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Reduction in the minimum transparency requirement of 30%, of the ground floor of the front facade, measured between two and ten feet in height along grade, to 25% in the DK-B zoning district per Article 5.5, Table 5-4.

Per plan submitted to reduce the minimum transparency requirement of the ground floor of the front façade in the DK-B (Downtown Knoxville) Zoning District.

Taylor Forrester was present and spoke in favor of the application. Walter Olszewski and Michael Knapp were present via Zoom, 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 4-0 to **APPROVE**.

**OTHER BUSINESS**

Board member Eboni James has submitted her resignation from the Board of Zoning Appeals effective 12/19/23. We would like to thank Ms. James for her service and dedication to the City of Knoxville and the Board of Zoning Appeals.

The next Board of Zoning Appeals meeting will be held on January 16, 2024 in the Room 461 of the City County Building.

**ADJOURNMENT**

The meeting was adjourned at 4:43 pm.