



BOARD OF ZONING APPEALS

Minutes

September 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 September 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

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, Daniel Odle and Amy Sherrill.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Jessie Hillman, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary.

MINUTES

August 15, 2023 meeting

Member Daniel Odle made a motion to approve. It was seconded by member Amy Sherrill. The Board voted 3-0 to **APPROVE**.

NEW BUSINESS

FILE: 9-A-23-VA - *POSTPONED*

APPLICANT: Bryan Andrew Byrd

ADDRESS: 1300 Vermont Ave

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 094BB024

COUNCIL DISTRICT: 6

VARIANCE REQUEST:

1. Reduction of minimum corner side setback in RN-2 from 12 feet to 2.93 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce the minimum corner setback in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

FILE: 9-B-23-VA

APPLICANT: Greg Smith

ADDRESS: 153 Old State Rd

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 0711F028

COUNCIL DISTRICT: 6

VARIANCE REQUEST:

1. Reduction in the minimum distance between a driveway and the intersecting street from 50 feet to 22.1 feet. Per Article 11-7.B; Table 11-6.

Per plan submitted to reduce the minimum distance between a driveway and intersection street in the RN-2 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

Applicant Greg Smith was present and spoke to the application. There was no opposition present.

Member Daniel Odle made a motion to approve. It was seconded by member Amy Sherrill. The Board voted 3-0 to **APPROVE**.

FILE: 9-C-23-VA

APPLICANT: T. Dean LaRue

ADDRESS: 2342/2344 Robinson Rd

ZONING: RN-2 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 106AA00305

COUNCIL DISTRICT: 3

VARIANCE REQUEST:

1. Reduction in the minimum lot width for a circular driveway from 75 feet to 74.17 feet. Per Article 11-7.A.1; Table 11-5.

Per plan submitted to reduce the minimum lot width for circular driveway in the RN-2 (Single Family Residential Neighborhood) Zoning District, 3rd Council District.

There was no one in attendance to speak to this application.

Chairman Grant Rosenberg made a motion to defer the application to the end of the meeting. It was seconded by member Amy Sherrill. The Board voted 3-0 to **DEFER**.

At the end of the meeting there was still no one in attendance to speak to this application.

Chairman Grant Rosenberg made a motion to postpone to the October meeting. It was seconded by member Amy Sherrill. The Board voted 3-0 to **POSTPONE**.

FILE:	9-D-23-VA	PARCEL ID:	049IB034
APPLICANT:	Nathan Kiser	COUNCIL DISTRICT:	4
ADDRESS:	4610 Villa Rd		
ZONING:	RN-1 (Single Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

1. Increase the maximum height of any detached accessory structure from 18 feet to 20 feet 10-3/4 inches. Per Article 10.3.A.4.

Per plan submitted to increase the maximum height of detached accessory structure in the RN-1 (Single Family Residential Neighborhood) Zoning District, 4th Council District.

Applicant Nathan Kiser 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 3-0 to **APPROVE**.

FILE:	9-E-23-VA	PARCEL ID:	1007FF02001
APPLICANT:	Randall Jason Barnes	COUNCIL DISTRICT:	6
ADDRESS:	4335 Apex Dr		
ZONING:	RN-1 (Single Family Residential Neighborhood) Zoning District		

VARIANCE REQUEST:

1. Reduction of required minimum front setback in RN-1 from 100.18 feet to 38.3 feet. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required minimum front setback in the RN-1 (Single Family Residential Neighborhood) Zoning District, 6th Council District.

Applicant Randall Jason Barnes 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 Amy Sherrill. The Board voted 3-0 to **APPROVE**.

FILE: 9-F-23-VA **PARCEL ID:** 107LA048
APPLICANT: Michael Messer **COUNCIL DISTRICT:** 2
ADDRESS: 4302 Thistlewood Way
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Reduction of required minimum front setback in RN-1 from 34.5 feet to 25 feet. Per Article 4.3; Table 4-1.
2. Increase the maximum building coverage in RN-1 from 30% to 31.3%. Per Article 4.3; Table 4-1.

Per plan submitted to reduce required maximum front setback and increase the maximum building coverage in the RN-1 (Single Family Residential Neighborhood) Zoning District.

Applicant Michael Messer 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 Amy Sherrill. The Board voted 3-0 to **APPROVE**.

FILE: 9-H-23-VA **PARCEL ID:** 048LD029
APPLICANT: Lloyd E. Owens **COUNCIL DISTRICT:** 4
ADDRESS: 4211 Mockingbird Ln NE
ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Reduction of required minimum front setback in RN-1 from 50.3 feet to 31.2 feet. Per Article 4.3; Table 4-1.
2. Increase the maximum encroachment of a front porch from 5 feet to 6 feet. Per Article 10.4; Table 10-1.

Per plan submitted to reduce the required minimum front setback and increase maximum encroachment of front porch in the RN-1 (Single Family Residential Neighborhood) Zoning District, 4th Council District

Applicant Ed Owens was present and spoke to the application. There was no opposition present.

Member Amy Sherrill made a motion to approve. It was seconded by member Daniel Odle. The Board made a motion to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on October 17, 2023 in the Small Assembly Room.

Chairman Grant Rosenberg made an announcement that he will be terminating his membership with the Board of Zoning Appeals effective immediately. He nominated the following:

Chairman Grant Rosenberg made a motion to nominate Christina Bouler as Chairman. It was seconded by member Daniel Odle. The Board voted 3-0 to **APPROVE**.

Chairman Grant Rosenberg made a motion to nominate Amy Sherrill as Vice-Chairman. It was seconded by member Daniel Odle. The Board voted 3-0 to **APPROVE**.

There will be an election at the October 17, 2023 meeting for the above nominations.

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.