



BOARD OF ZONING APPEALS

MINUTES

November 21, 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 November 21, 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

Chair Christina Bouler called the meeting to order at 4:02 p.m

ROLL CALL

Board members present were Chair Christina Bouler, Vice-Chair Amy Sherrill, Daniel Odle and Brad Salsbury

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

MINUTES

October 17, 2023 meeting

Vice-Chair Amy Sherrill made a motion to approve. It was seconded by Daniel Odle. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

FILE: 11-A-23-VA **PARCEL ID:** 058EB024
APPLICANT: Lauren Bush **COUNCIL DISTRICT:** 4
ADDRESS: 3038 Gibbs Dr
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1422.33 sf. Per Article 10.3.A.6.

Per plan submitted to increase the maximum size of a single accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Sara Martin was present and spoke to the application. There was no opposition present.

Daniel Odle made a motion to approve. It was seconded by Vice-Chair Amy Sherrill. The Board voted 4-0 to **APPROVE**.

FILE: 11-B-23-VA **PARCEL ID:** 108CA001
APPLICANT: John Holmes **COUNCIL DISTRICT:** 1
ADDRESS: 2230 Laurel Ave
ZONING: RN-5 (General Residential Neighborhood) Zoning District

VARIANCE REQUEST:

1. Appeal of the Director of Plans Review and Inspections classification of "Independent Living Facility". Per Article 16.12.
2. Reduction of the minimum lot width for an independent living facility in the RN-5 zone from 60 feet to 50 feet. Per Article 4.3; Table 4-1.

Per plan submitted to appeal the Director of Plans Review and Inspections classification of "Independent Living Facility" and reduce the minimum lot width for an independent living facility in the RN-5 (General Residential Neighborhood) Zoning District.

Ben Mullins and John Holmes were present and spoke to the application. There was no opposition present.

Variance Request #1:

Vice-Chair Amy Sherrill made a motion to deny the appeal. It was seconded by Daniel Odle. The Board voted 4-0 to **DENY**.

Variance Request #2:

Brad Salsbury made a motion to deny. It was seconded by Vice-Chair Amy Sherrill. The Board voted 4-0 to **DENY**.

FILE: 11-C-23-VA **PARCEL ID:** 121GJ003
APPLICANT: Scott Boruff **COUNCIL DISTRICT:** 2
ADDRESS: 5660 Lyons View Pk
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Increase the minimum front setback in a RN-1 zoning district from 84.9 feet to 213 feet. Per Article 4.3; Table 4-1.

Per plan submitted to increase the minimum front setback in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Ben Mullins was present and spoke to the application. There was no opposition present.

Vice-Chair Amy Sherrill made a motion to approve. It was seconded by Brad Salsbury. The Board voted 4-0 to **APPROVE**.

FILE: 11-D-23-VA **PARCEL ID:** 109DA009
APPLICANT: Vanessa Binns **COUNCIL DISTRICT:** 1
ADDRESS: 2312 & 2314 Island Home Ave
ZONING: RN-1 (Single-Family Residential Neighborhood) Zoning District

VARIANCE REQUEST:

Increase the maximum size of a single accessory structure on a lot more than 15,000 sf, but less than acre from 900sf to 1125sf. Per Article 10.3.A.6.

Per plan submitted to increase maximum size of single accessory structure in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Logan Higgins, Barry Ehlers were present and Douglas Stuart was present via ZOOM and spoke to the application. There was no opposition present.

Vice-Chair Amy Sherrill made a motion to approve. It was seconded by Daniel Odle. The Board voted 4-0 to **APPROVE**.

FILE: 11-F-23-VA

APPLICANT: John Huber

ADDRESS: 0 Helmbolt Rd

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

PARCEL ID: 106CA00

COUNCIL DISTRICT: 3

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 to the application. Theresa Leadbetter was present and spoke against the application.

Daniel Odle made a motion to postpone the application to the December 19, 2023 meeting. It was seconded by Brad Salisbury. The Board voted 4-0 to **POSTPONE**.

OTHER BUSINESS

The next BZA meeting will be held on December 19, 2023 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:32 pm.