



## BOARD OF ZONING APPEALS

### MINUTES

March 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 March 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](http://www.knoxvilletn.gov)

### CALL TO ORDER

Chairman Grant Rosenberg called the meeting to order at 4:02 p.m.

### ROLL CALL

Board members present were Chairman Grant Rosenberg, Vice-Chairman Christina Boulter, Eboni James, Daniel Odle and Amy Sherrill.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Mike Robinson, City Zoning; Joshua Frerichs, Stormwater Engineering; Jessie Hillman, Knoxville-Knox County Planning; Christina Magrans-Tillery, City Attorney and Jennifer Scobee, Board Secretary. Lisa Hatfield, City Attorney was also present via Zoom.

### MINUTES

February 28, 2023 meeting

Member Daniel Odle made a motion to approve the February 28, 2023 minutes. It was seconded by Member Daniel Odle. The Board voted 5-0 to **APPROVE**.

## NEW BUSINESS

**FILE:** 3-A-23-VA **PARCEL ID:** 120ED021  
**APPLICANT:** Charles Rayman **COUNCIL DISTRICT:** 2  
**ADDRESS:** 6800 Deane Hill Dr  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

### VARIANCE REQUEST:

Increase the maximum square footage of an accessory structure for a lot size over one acre in a RN-1 zoning district from 1,100 square feet to 1,536 square feet. Per Article 10.3.A.

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

Bryan Goldberg and Keith Britt were present and spoke to the application. There was no opposition present.

Member Amy Sherrill made a motion to approve the application. It was seconded by Member Eboni James. The Board voted 5-0 to **APPROVE**.

**FILE:** 3-B-23-VA **PARCEL ID:** 060HA004  
**APPLICANT:** Kayland Scheckles **COUNCIL DISTRICT:** 4  
**ADDRESS:** 5450 Millertown Pk  
**ZONING:** C-R-2 (Regional Commercial) Zoning District

**VARIANCE REQUEST:**

Increase the maximum allowable attached signage from 52.5 square feet to 96.6 square feet. Per Article 13.9.F.1.b.

Per plan submitted to increase the maximum allowable signage in the C-R-2 (Regional Commercial) Zoning District.

Keith Pankey was present and spoke to the application. Joyce Feld was present and spoke in opposition.

Vice-Chairman Christina Bouler made a motion to deny the application. It was seconded by Member Daniel Odle. The Board voted 5-0 to **DENY**.

**FILE:** 3-C-23-VA  
**APPLICANT:** Taylor D. Forrester  
**ADDRESS:** 206 Cedar Ln  
**ZONING:** C-R-1 (Regional Commercial) Zoning District

**PARCEL ID:** 068LD015  
**COUNCIL DISTRICT:** 5

**VARIANCE REQUEST:**

Increase the height of a privacy fence from five feet behind the front building line forward to the front lot line from 42 inches to 72 inches. Per Article 13.3.L.1.a.

Per plan submitted to increase the height of a privacy fence in the C-G-1 (General Commercial) Zoning District.

Taylor Forrester and Aaron Dickinson were present and spoke to the application. There was no opposition present.

Member Amy Sherrill made a motion to deny the application. It was seconded by Member Daniel Odle. The Board voted 5-0 to **DENY**.

**FILE:** 3-D-23-VA  
**APPLICANT:** David Arning  
**ADDRESS:** 1113 & 1115 Phillips Ave  
**ZONING:** SW-4 (South Waterfront) Zoning District

**PARCEL ID:** 095OB012  
**COUNCIL DISTRICT:** 1

**VARIANCE REQUEST:**

1. Reduce the minimum required finished floor elevation for the existing structure (approximately 10,000 square feet) from 1 foot above the 500-year floodplain elevation (Minimum Floor Elevation = 829.5 feet) to two feet (2') above the 100-year floodplain elevation (Minimum Floor Elevation = 824.0 feet). Per Chapter 12-52.

2. Increase maximum parking requirement from 3 parking spaces per 1,000 square feet to 11 parking spaces per 1,000 square feet. Per Article 7.1.3.E.7.b.

Per plan submitted to allow existing structure to remain in place and allow up to 11 parking spaces per 1,000 SF in the SW-4 (South Waterfront) Zoning District, 1<sup>st</sup> Council District.

David Arning and Brad Salsbury were present and spoke to the application. David Drews, Lindsey Jaremko and Stewart Smith were present and spoke in opposition.

Member Amy Sherrill made a motion to approve **Variance Request #1**. It was seconded by Chairman Grant Rosenberg. The Board voted 3-2 to **APPROVE**.

Member Amy Sherrill made a motion to deny **Variance Request #2**. It was seconded by Vice-Chairman Christina Boulter. The Board voted 5-0 to **DENY**.

**FILE:** 3-E-23-VA  
**APPLICANT:** Matt Brazille  
**ADDRESS:** 3627 Division St  
**ZONING:** I-MU (Industrial Mixed-Use) Zoning District

**PARCEL ID:** 107DA001  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Increase the build-to-zone from 0 to 25 feet to 47.36 feet for a multi-family dwelling in the I-MU district. Per Article 6.3; Table 6-1.

Per plan submitted to adjust build-to-zone in the I-MU (Industrial Mixed-Use) Zoning District.

Matt Brazille was present and spoke to the application. There was no opposition present.

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

**FILE:** 3-F-23-VA  
**APPLICANT:** Benjamin Mullins  
**ADDRESS:** 416 Cherokee Blvd  
**ZONING:** RN-1 (Single Family Residential Neighborhood) Zoning District

**PARCEL ID:** 108ID032  
**COUNCIL DISTRICT:** 2

**VARIANCE REQUEST:**

1. Increase the maximum height of wall in a front and corner side yard from 42 inches to 120 inches. Per Article 10.3.L.1.a.

2. Increase the maximum width of a driveway from 18 feet to 32 feet. Per Article 11.7.C; Table 11-7.

Per plan submitted to increase maximum height of wall and increase maximum width of a driveway in the RN-1 (Single Family Residential) Zoning District.

Benjamin Mullins was present and spoke to the application. Phillip Hanset, Rosita Atanassova and Keith Britt were present and spoke in opposition.

Member Daniel Odle made a motion to deny the application. It was seconded by Member Amy Sherrill. That motion was withdrawn.

A new motion was made by Member Daniel Odle to deny **Variance #1**. It was seconded by Member Amy Sherrill. The Board voted 5-0 to **DENY**.

Member Daniel Odle made a motion to deny **Variance #2**. It was seconded by Member Amy Sherrill. The Board voted 4-1 to **DENY**.

**FILE:** 3-G-23-VA  
**APPLICANT:** Kathryn Greer  
**ADDRESS:** 2439 E. Magnolia Ave  
**ZONING:** C-G-2 (General Commercial) Zoning District

**PARCEL ID:** 082JN017  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

Reduce the minimum parking requirement for a reception facility from 85 parking spaces to 8 parking spaces. Per Article 11.4; Table 4-2.

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

Kathryn Greer was present and spoke to the application. Rebecca Loy was present and spoke in opposition.

Member Amy Sherrill made a motion to approve the application. It was seconded by Chairman Grant Rosenberg. The Board voted 4-1 to **APPROVE**.

**FILE:** 3-H-23-VA  
**APPLICANT:** Brad Pearman  
**ADDRESS:** 2424 Washington Ave  
**ZONING:** RN-2 (Single Family Residential Neighborhood) Zoning District

**PARCEL ID:** 08JR007  
**COUNCIL DISTRICT:** 6

**VARIANCE REQUEST:**

1. Increase the maximum square footage of an accessory structure on a lot 15,000 square feet or less from 750 square feet to 891 square feet. Per Article 10.3.A.6.

2. Increase the maximum building lot coverage from 30% to 32.53% in a RN-2 district. Per Article 4.3; Table 4-1.

Per plan submitted to increase the size of existing accessory structure and increase maximum building lot coverage in the RN-2 (Single Family Residential Neighborhood) Zoning District.

Brad Pearman, Noah Purdy and Rebecca Loy were present and spoke to the application. Noah Purdy read a letter from Elizabeth Anderson in support of the application. There was no opposition present.

Member Amy Sherrill made a motion to approve the application. It was seconded by Vice-Chairman Christina Boulter. The Board voted 5-0 to **APPROVE**.

**OTHER BUSINESS**

The next BZA meeting will be held on April 18, 2023 in the Small Assembly Room.

**ADJOURNMENT**

The meeting was adjourned at 5:59 p.m.