



BOARD OF ZONING APPEALS

MINUTES

July 19, 2022

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 July 19, 2022 meeting at 4:00 pm in the Main Assembly Room, City County Building, 400 Main Street, Knoxville, TN, and via the Zoom online meeting format.

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

4:03 p.m.

ROLL CALL

Board members present were Chairman Daniel Odle, Vice Chairman Grant Rosenberg, member Christina Boulter.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Joshua Frerichs, Stormwater Engineering; Mike Reynolds, Knoxville-Knox County Planning; Katie McGonigal, City Law Clerk; Lisa Hatfield, City Attorney; Megan Silbaugh, Development Services Tech and Jennifer Scobee, Administrative Specialist.

MINUTES

June 21, 2022 meeting

Vice Chairman Grant Rosenberg made a motion to approve the Minutes from the June 21, 2022 meeting. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg and member Christina Boulter voted to approve. The Board voted 3-0 to **APPROVE**.

NEW BUSINESS

FILE: 7-A-22-VA

APPLICANT: Hitch Gilchrist

ADDRESS: 5806 Westover Dr

ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 107OB00203

2nd Council District

VARIANCE REQUEST:

Request to decrease the interior side setback for a detached accessory structure from five feet to two feet for a carport in the RN-1. Per Article 10.3.A.5.

Per plan submitted to build a carport in the RN-1 (Single Family Residential Neighborhood) Zoning District, 2nd Council District

Applicant Hitch Gilchrist spoke in favor of the application. There was no opposition present.

Member Christina Bouler made a motion to approve. It was seconded by Chairman Daniel Odle. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Bouler voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-B-22-VA

APPLICANT: Michael G. Hall

ADDRESS: 835 Tally Ho Dr

ZONING: RN-1 (Single Family Residential) Zoning District

PARCEL ID: 123AF045

1st Council District

VARIANCE REQUEST:

Request to increase the maximum building coverage for a single accessory structure on a lot 15,000 square feet or less from 750 square feet to 864 square feet for a detached garage in the RN-1. Per Article 10.3.A.6.

Per plan submitted to build a detached garage in the RN-1 (Single Family Residential Neighborhood) Zoning District, 1st Council District

Applicant Michael Hall spoke in favor of the application. There was no opposition present.

Chairman Daniel Odle made a motion to approve as submitted as it matches context of the neighborhood. It was seconded by Vice Chairman Grant Rosenberg. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Bouler voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-C-22-VA

APPLICANT: Brian Lundberg

ADDRESS: 4061 Sequoyah Ave

ZONING: RN-1 (Single Family Residential Neighborhood) Zoning District

PARCEL ID: 121DG015

2nd Council District

VARIANCE REQUEST:

Request to decrease the rear setback from 25 feet to 12.8 feet for an addition onto an existing single-family dwelling in the RN-1. Per Article 4.3; Table 4-1.

Per plan submitted to build an addition in the RN-1 (Single Family Residential Neighborhood) Zoning District, 2nd Council District.

Gregory Huddy was present via Zoom and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-D-22-VA

APPLICANT: Bret Maser

ADDRESS: 713 S. Seventeenth St

ZONING: CU-2 (Cumberland Avenue) Zoning District

PARCEL ID: 108CD025

1st Council District

VARIANCE REQUEST:

Request appeal of the zoning administrator's determination that the proposed use by MOKE America Tennessee is not a vehicle dealership but a retail goods establishment and office and allowed in the CU-2 district. Per Article 16.12.A.3.a.

Per plan submitted to permit the proposed use in the CU-2 (Cumberland Avenue) Zoning District, 1st Council District.

Applicant Bret Maser was present and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve the appeal request. It was seconded by Chairman Daniel Odle. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-F-22-VA
APPLICANT: Jordan Hutchinson
ADDRESS: 9111 Cross Park Dr
ZONING: OP (Office Park) Zoning District

PARCEL ID: 11903312
6th Council District

VARIANCE REQUEST:

Request to decrease the minimum requirement for a detached on-premise sign must be setback from 15 to the edge of pavement to 14.8 feet. Per Article 13.5.A.1.

Per plan submitted to replace sign in the OP (Office Park) Zoning District, 2nd Council District

Applicant Jordan Hutchinson was present and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-H-22-VA
APPLICANT: Javonte Cotner
ADDRESS: 3944 Seahorn Ave
ZONING: O (Office) Zoning District

PARCEL ID: 070MG008
6th Council District

VARIANCE REQUEST:

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6th Council District

Applicant Javonte Cotner was present and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-I-22-VA
APPLICANT: Javonte Cotner
ADDRESS: 3948 Seahorn Ave
ZONING: O (Office) Zoning District

PARCEL ID: 070MG009
6th Council District

VARIANCE REQUEST:

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6th Council District

Applicant Javonte Cotner was present and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-J-22-VA
APPLICANT: Javonte Cotner
ADDRESS: 3952 Seahorn Ave
ZONING: O (Office) Zoning District

PARCEL ID: 070MG010
6th Council District

VARIANCE REQUEST:

Request to decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

Per plan submitted to build a single family dwelling in the O (Office) Zoning District, 6th Council District

Applicant Javonte Cotner was present and spoke to the application. There was no opposition present.

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-K-22-VA
APPLICANT: Benjamin Mullins
ADDRESS: 5201 Western Ave
ZONING: RN-6 (Multi-Family Residential) Zoning District

PARCEL ID: 093AB041
3rd Council District

VARIANCE REQUEST:

Request to increase the maximum height from six feet to nine feet for detached monument sign in the RN-6 district. Per Article 13.9.D.1.c.

Per plan submitted to replace damaged sign in the RN-6 (Multi-Family Residential Neighborhood) Zoning District, 3rd Council District

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

Vice Chairman Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

FILE: 7-L-22-VA
APPLICANT: Conrad Sick
ADDRESS: 1727 Grand Ave
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 094OD00101
1st Council District

VARIANCE REQUEST:

1. Decrease the minimum rear setback from 15 feet to 0 feet for a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6-1.
2. Increase the maximum building height from 50 feet to 61 feet 10 inches for a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6-1.

Per plan submitted to decrease maximum rear setback and increase maximum building height in the I-MU (Industrial Mixed-Use) Zoning District, 1st Council District.

Architect Patrick Core and applicant Conrad Sick were present and spoke to the application. There was no opposition present.

Chairman Daniel Odle made a motion to approve. It was seconded by member Christina Boulter. Chairman Daniel Odle, Vice Chairman Grant Rosenberg and member Christina Boulter voted to approve. The board voted 3-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting will be held on August 16, 2022 in the Small Assembly Room.

ADJOURNMENT

5:32 p.m.