



BOARD OF ZONING APPEALS

MINUTES

NOVEMBER 15, 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 November 15, 2022 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN.

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 Daniel Odle called the meeting to order at 4:01 p.m.

ROLL CALL

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

Others in attendance were Peter Ahrens, Building Official, Bryan Berry, Building Official; Mike Robinson, Zoning Official, Joshua Frerichs, Stormwater Engineering; Christina Magrans-Tillery, City Attorney; Mike Reynolds, Knoxville-Knox County Planning and Jennifer Scobee, Board Secretary

MINUTES

October 18, 2022 meeting

Member Amy Sherrill made a motion to approve the September 20, 2022 minutes. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

NEW BUSINESS

FILE: 11-B-22-VA

APPLICANT: Ben Mullins

ADDRESS: 5910 Holston Hills Rd

ZONING: EN (Established Residential Neighborhood) Zoning District

PARCEL ID: 071MC028

4th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to increase the average blockface front setback from 121.5 feet to 289 feet for a new single-family dwelling in the EN district. Per Article 4.3; Table 4-1.

Per plan submitted for a new single family dwelling in the EN (Established Residential Neighborhood) Zoning District, 4th 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 the application. It was seconded by member Amy Sherrill. The Board voted 5-0 to **APPROVE**.

FILE: 11-D-22-VA

APPLICANT: Sara Martin

ADDRESS: 4164 Jomandowa Dr

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

PARCEL ID: 107KJ002

2nd COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the average blockface front setback of from 55 feet to 46 feet for an addition onto an existing single-family dwelling in the RN-1 district. Per Article 4.3; Table 4-1.

2. Increase the maximum distance an unenclosed front porch can encroach into a front setback from five feet to 15 feet.

Per Article 10.4; Table 10-1. Per Article 17.1.A.1. Per plan submitted for an addition to an existing single-family dwelling in the RN-1 (Single-Family Residential Neighborhood) Zoning District, 2nd Council District.

Applicant Sara Martin was 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: 11-F-22-VA
APPLICANT: Ben Mullins
ADDRESS: 124 S. Concord St
ZONING: I-MU (Industrial Mixed-Use) Zoning District

PARCEL ID: 108BB010
6th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to increase the maximum building height from 50 feet to 61 feet seven inches for construction of a multi-dwelling structure in the I-MU district. Per Article 6.3; Table 6.1.

Per plan submitted to construct a multi-dwelling structure in the I-MU (Industrial Mixed-Use) Zoning District, 6th Council District.

Applicant Ben Mullins was present and spoke to the application. Aaron Stange and Nick Lev were present via Zoom and spoke to the application. There was no opposition present.

Vice-Chairman Grant Rosenberg made a motion to approve the application. It was seconded by member Christina Boulter. The Board voted 4-1 to **APPROVE**.

FILE: 11-G-22-VA
APPLICANT: Dale Maddox
ADDRESS: 701 Merchant Dr
ZONING: C-H-1 (Highway Commercial) Zoning District

PARCEL ID: 068KF010
5th COUNCIL DISTRICT

VARIANCE REQUEST:

Request to decrease the distance a parking lot with common frontage on the same block with residentially zoned property and located on roads with less than four existing travel lanes must be setback from 25 feet to eight feet. Per Article 11.3.B.

Per plan submitted for improvements to an existing parking lot in the C-H-1 (Highway Commercial) Zoning District, 5th Council District.

David Harbin was 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 Vice-Chairman Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

FILE: 11-H-22-VA

APPLICANT: John Chandler

ADDRESS: 3928 West Bellemeade Ave

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

PARCEL ID: 107EK010

6th COUNCIL DISTRICT

VARIANCE REQUEST:

1. Decrease the distance from 5 feet to zero feet an attached carport must be from the interior side setback. Per Article 10.3.A.5.
2. Increase the total length of an attached carport from 22 feet to 35 feet. Per Article 10.3.G.3.

Per plan submitted to permit an attached carport that was constructed without a permit in the RN-2 (Single-Family Residential Neighborhood) Zoning District, 6th Council District.

Kiana Chandler was present and spoke to the application. There was no opposition present.

Vice-Chairman Grant Rosenberg made a motion to approve the application. It was seconded by member Eboni James. The Board voted 5-0 to **APPROVE**.

OTHER BUSINESS

Board discussion regarding recommendation to City Council concerning the appeal deadline for interpretations by the Zoning Administrator.

The Board discussed and voted on the following resolution to City Council: "An appeal, if successful, related to a Zoning Administrator's interpretation or decision regarding a specific project shall not impact a variance which has been granted previously"

Member Amy Sherrill made a motion to approve the above resolution, it was seconded by Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

Vice-Chairman Grant Rosenberg made a motion to approve that Chairman Daniel Odle speak on behalf of the Board of Zoning Appeals at the 11/29/22 City Council meeting. It was seconded by member Eboni James. The Board voted 5-0 to **APPROVE**.

The next BZA meeting will be held on December 20, 2022 in the Small Assembly Room.

ADJOURNMENT

The meeting was adjourned at 5:24 pm