



## BOARD OF ZONING APPEALS

### MINUTES

March 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 March 15, 2022 meeting at 4:00 pm in the Small 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 via the link below:**

[Knoxvilletn.gov/BZA Audio Minutes](https://knoxvilletn.gov/BZA%20Audio%20Minutes)

### **CALL TO ORDER**

Chairman Daniel Odle called the meeting to order at 4:00 p.m.

### **ROLL CALL**

Board members present were Daniel Odle, Grant Rosenberg, Amy Sherrill and Christina Boulter. Please note that Ms. Boulter arrived at 4:09 p.m.

Others in attendance were Bryan Berry, Building Official; Christina Magráns-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Mike Reynolds, Knoxville-Knox County Planning; Jennifer Scobee, Administrative Specialist.

### **MINUTES**

Board Vice Chairman Grant Rosenberg made a motion to approve the Minutes from the February 15, 2022 meeting. It was seconded by member Amy Sherrill. Chairman Daniel Odle, Vice-Chairman Grant Rosenberg and member Amy Sherrill voted to approve. The Board voted 3-0 to **APPROVE**.

## **NEW BUSINESS**

**File:** 2-B-22-VA  
**Applicant:** Benjamin C. Mullins  
**Address:** 1717 White Avenue  
**Zoning:** CU-5 (Cumberland Avenue) Zoning District

**Parcel ID:** 094NJ016  
1<sup>st</sup> Council District

### **VARIANCE REQUEST:**

1. Increase the maximum building height of 8 stories and 90 feet to 14 stories and 150 feet. (Article 7, Section 7.2.3.E.3.)
2. Reduce the minimum rear alley building setback from 5 feet to 0 feet. (Article 7, Section 7.2.3.E.1.)

Per plan submitted to construct a multi-family housing development in the CU-5 (Cumberland Avenue) Zoning District.

Applicant Ben Mullins, Robert Tate, Houston Dougherty and Brian Williamson were present and spoke to the application.

Steven and Carolyn Cook, Andy and Alice Basler were present and spoke against the application.

Vice-Chairman Grant Rosenberg made a motion to table the application. It was seconded by Chairman Daniel Odle. The Board voted 4-0 to **TABLE**.

**File:** 3-A-22-VA  
**Applicant:** Michael Schmidt  
**Address:** 808 State Street  
**Zoning:** DK-G (Downtown Knoxville) Zoning District

**Parcel ID:** 095ID021  
6<sup>th</sup> Council District

### **VARIANCE REQUEST:**

Reduce the minimum required ground floor transparency on the front facade from 30% to 15.23%. (Article 5, Section 5.5.C. Table 5-4)

Per plan submitted to change the use to Live Performance Venue in the DK-G (Downtown Knoxville) Zoning District

Applicant Michael Schmidt and Eric Bowen were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. The Board voted 4-0 to **APPROVE**.

**File:** 3-B-22-VA  
**Applicant:** Annette Hommel  
**Address:** 5505 Kingston Pike  
**Zoning:** C-G-1 (General Commercial) Zoning District

**Parcel ID:** 107OF009  
2<sup>nd</sup> Council District

**VARIANCE REQUEST:**

Request to permit the expansion of a non-conforming drive-through facility in two front yards of an existing financial institution. (Article 17, Section 17.1.A.)

Per plan submitted for an existing financial institution with drive-through facility on a double frontage lot in the C-G-1 (General Commercial) Zoning District

Applicant Annette Hommel and Adam James were present and spoke to the application.

Chairman Daniel Odle made a motion to approve. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 4-0 to **APPROVE**.

**File:** 3-C-22-VA  
**Applicant:** Patrick Core  
**Address:** 4505 Greenway Drive  
**Zoning:** C-N (Neighborhood Commercial) Zoning District

**Parcel ID:** 059JA006  
4<sup>th</sup> Council District

**VARIANCE REQUEST:**

1. Reduce the minimum required parking lot setback distance for lot abutting residential districts from 20 feet to 5 feet. (Article 11.3.C.2.)
2. Reduce the minimum required parking lot setback distance for a lot located on the same block with residentially zoned property from 25 feet to 0 feet. (Article 11, Section 11.3.B.)
3. Reduce the minimum number of required parking spaces from 13 spaces (after 40% reduction due to exemption for C-N district) to 9 spaces. (Article 11.4.A.Table 11-2.)

Per plan submitted for an eating and drinking establishment in the C-N (Neighborhood Commercial) Zoning District

Applicant Patrick Core and Dan and Heidi Davison were present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Amy Sherrill. The Board voted 4-0 to **APPROVE**.

### **OTHER BUSINESS**

The next BZA meeting will be held on April 19, 2022 in the Circuit Court Division II Court Room.

### **ADJOURNMENT**

The meeting adjourned at 5:50 p.m