



BOARD OF ZONING APPEALS

MINUTES

Special-Called BZA Meeting

March 1, 2018

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 1, 2018, meeting at 4:00 pm in the Main Assembly Room, City County Building, 400 Main St, 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.

CALL TO ORDER

Member Daniel Odle called the meeting to order at 4:10 pm.

ROLL CALL

Board members present were David Dupree, Don Horton, and Daniel Odle. Board members absent were Charlie Van Beke and Kristin Grove.

Others in attendance were Peter Ahrens, Building Official; Mike Brusseau, MPC Senior Planner; Scott Elder, Zoning Chief; Joshua Frerichs, Stormwater Engineering; Crista Cuccaro, Staff Attorney; and Angelia Rooks, Board Secretary.

TEMPORARY CHAIRMAN

Member David Dupree made a motion to nominate member Daniel Odle as the temporary Chairman in Kristin Grove’s absence. It was seconded by member Don Horton. The Board voted 3-0 to **APPROVE**.

MINUTES

Member David Dupree made a motion to table the minutes from February 15, 2018. It was seconded by member Daniel Odle. The Board voted 3-0 to **table** the minutes to the March 15, 2018 meeting.

NEW BUSINESS

File: 3-D-18-VA
Applicant: Barber McMurry Architects
Address: 317 McConnell Street
Zoning: R-2 (General Residential) District

Parcel ID: 095BF022
6th Council District

Variance Requests:

1. Reduce the minimum front yard setback from 25 ft to 15 ft along Kenner Avenue per Article 4, Section 2.1.6.D.1.a.
2. Reduce the minimum front yard setback from 25 ft to 15 ft along the west side of the unnamed public street connecting MLK Jr Drive to Kenner Avenue, per Article 4, Section 2.1.6.D.1.a.
3. Reduce the minimum front yard setback from 25 ft to 15 ft along the north side of the unnamed public street connecting to McConnell Street, per Article 4, Section 2.1.6.D.1.a.
4. Reduce the minimum required parking spaces from 137 to 104 as per Article 5, Section 7.D.Table 1.
5. Reduce the minimum drive aisle width for 90 degree parking from 26 ft to 24 ft per Article 5, Section 7.E.d.Table 3.

As per submitted plan to construct a new multi-family dwelling in an R-2 District.

Scott Elder advised the Board that the required parking count (item 4) was 134, not 137 as published. The request should be considered using the previous City parking ordinance per Article 5, Section 7.A.3.a.Table. Encroachments shown on the submitted site plan would be addressed during the permit process.

Ellen DeVoe, representing the applicant, was present. She withdrew the request for a reduction in drive aisle width (item 5). The hardships were the existing conditions, property size, grading, and the requirement to construct 80 units.

Member Daniel Odle stated that the requests were reasonable; the lot shape was odd; and the 80 unit requirement was a hardship.

Member Don Horton made a motion to approve as amended. It was seconded by member David Dupree. The Board voted 3-0 to **APPROVE** as amended:

- Item 4 was amended to reduce parking from 134 spaces to 104.
- Item 5 was withdrawn.

OTHER BUSINESS

The next BZA meeting is March 15, 2018.

ADJOURNMENT

The meeting adjourned at 4:20 pm.