



***BOARD OF ADJUSTMENT
MINUTES
MAY 18, 2022***

The meeting was called to order at 5:30 pm by Acting Chairperson John Young and on roll call the following members were present:

Tara Gordon
Linda Hicks
John Young
Krissy Link

Members not present: Mark Worrall

Staff Present: Nathan Parch, Planning & Zoning Administrator

Public Present: Craig Mobley, Business Manager – Knoxville Community School District;
Nathan & Samantha Hoover, 902 W Washington Street

It was moved and seconded to approve the May 18, 2022 agenda. On voice vote: 4 ayes; 0 nays; 1 absent.

It was moved and seconded to approve the minutes of the August 18, 2021 meeting. On voice vote: 4 ayes; 0 nays; 1 absent.

Linda Hicks asked about the Habitat for Humanity home being constructed at 217 S Conrey Street. Given that project was included on the August 18, 2021 BOA agenda for variances, and tabled by the Board, why were building permits issued? Nathan Parch responded he would review the circumstances and report back.

New Business:

Accept resignation of Mark Worrall from the Board of Adjustment

Motion was made by Linda Hicks to accept the resignation of Mark Worrall. The motion was seconded by Krissy Link. On roll call vote: 4 ayes; 0 nays; 1 absent. Motion approved. Members thanked Mark for his service.

Consider a request for variance from Zoning Code Section 9-4-2(A)(3) to allow Nathan and Samantha Hoover to construct a 6-foot fence within a portion of their front yard abutting Henry Street at 902 W Washington Street

Nathan Parch summarized the request to construct a 6-foot-tall privacy fence with a portion of it encroaching into the 15-foot front yard abutting Henry Street. The property is a corner lot. The City's fence regulations for single-family zoning districts restrict the height of fences to four feet in front yards.



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Samantha Hoover explained their preference for a 6-foot-tall fence for privacy and security purposes. There is a trampoline in the rear yard and they are intending to install an above ground pool for their three small children. Without the variance, the couple would have to shift the portion of proposed fence adjacent to Henry Street westward 15 feet, thereby reducing the area of their back yard.

Motion was made by Linda Hicks to approve the request. The motion was seconded by Krissy Link. On roll call vote: 3 ayes; 1 nays; 1 absent. Motion approved.

Consider a request for variance from Zoning Code Section 9-6A-5(C) to allow Knoxville Community School District to construct an addition to the existing press box at Randy Wilson Track that will encroach into the front yard abutting Willetts Drive

Nathan Parch summarized the request of KCSD to construct a concession/restroom addition to the existing press box at Randy Wilson Track, 305 Panther Drive, that will encroach into the required front yard setback abutting Willetts Drive. The proposed addition (24'x60') will be flush with the east wall of the press box and will extend westward into the front yard setback 12'-8", thereby necessitating the variance request. The addition will be approximately 22' from the front property line versus 35'.

Craig Moble was in attendance representing the school district.

The board inquired with Mr. Moble about alternatives to reduce the extent of the encroachment or to eliminate it altogether.

John Young asked about shifting the addition approximately 8 feet eastward so that it would be 30 feet from the front property line on Willetts, versus the required 35 feet for non-residential uses. This would meet the standard required for a residence in the district while still allowing a reduced encroachment of 5 feet in lieu of 12+ feet.

Krissy Link inquired about shifting the addition eastward to fully meet the required 35-foot setback or moving it to the north side of the press box (also meeting the required 35 feet) to eliminate the need for the variance altogether.

Another idea offered for consideration was to reduce the size of the proposed addition to either comply with the setback or lower the extent of encroachment.

Mr. Moble was not agreeable to any changes from what was proposed in the application.

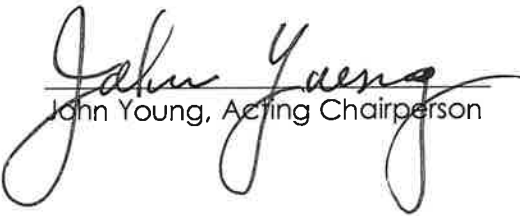


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Motion was made by Linda Hicks to deny the request. The motion was seconded by John Young. On roll call vote: 4 ayes; 0 nays; 1 absent. Motion approved.

It was moved and seconded to adjourn the meeting. On voice vote: 4 ayes; 0 nays; 1 absent.

Meeting adjourned at 6:10 pm.


John Young, Acting Chairperson


Nathan Parch, Planning & Zoning Administrator