



**Board of Zoning Appeals
Board Meeting**

Agenda

**March 18, 2026
5:30 PM**

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
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ELECTION OF OFFICERS

Elect 2026 Chairman

Elect 2026 Vice Chairman

CALL TO ORDER

MINUTES APPROVAL

BZA Minutes - Regular Meeting - October 1, 2025 5:30 PM

BZA FILES

2026-BZA-01 Franklin ST, 109 - variances for Rowhouse Development

ADJOURN

- at the call of the Chairman



Board of Zoning Appeals
Board Meeting

Minutes

October 1, 2025
5:30 PM

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CALL TO ORDER

Attendee Name	Title	Status
Michael Percy	Chairman	Present
William Smith	Member	Present
Cynthia Cunningham	Member	Excused
Samantha Ramsier	Member	Excused
Chris O'Quin	Vice-Chairman	Present
Curtis Adams	Alt. Member	Present
Luisa Gantt	Alt. Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; City Inspector, Scott Zimmerman; Dixie Davis; Lisa Hunter; Ben Davis; Herb Yoder; Kristi Kirk; Thorney J. Kirk; Cheryl Splain; Greg Yashnyk; Matt Bonaudi; Elizabeth Bonaudi; James Mahan

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - May 7, 2025 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chris O'Quin, Vice-Chairman
SECONDER:	Luisa Gantt, Alt. Member
AYES:	Percy, Smith, O'Quin, Adams, Gantt
EXCUSED:	Cunningham, Ramsier

BZA FILES

- 2025-BZA-03 : 1 Riley ST (310 Newark RD) - Variances to Construct a Laundromat

Yoder (sworn in) explained the request to build a laundromat where the former Bell Heating and Cooling was at 1 Riley ST / 310 Newark RD.

Percy, seeking clarification, asked if the existing structure would be torn down to make way for a whole new structure. Yoder said the existing structure is already down.

Percy said the former structure was approximately 16 feet from the front property line. The request is to

move the new structure closer to Newark Road at a 10 feet setback. Percy confirmed that the proposed structure will be built further to the north than the former structure to allow for parking. Yoder said the neighboring house encroaches 5 feet onto the subject property. There were a lot of problems with the property lines before it was purchased for this endeavor. Percy asked if the proposed siting of the building closer to Newark Road is to allow for parking behind the building, to which Yoder said that is correct. Percy asked Blankenhorn if the parking count is at the correct number. Blankenhorn said the Code has changed and no longer dictates how many spaces are required. The developer has to provide a proposal, which gets reviewed by the Zoning Enforcement Officer. He is prepared to approved the plan submitted.

Adams asked about a driveway visible in an aerial image and whether or not it services the home at 308 Newark RD. Yoder said the driveway was to service the razed structure and that it does not serve 308.

D. Davis (sworn in) lives directly across Riley Street from the subject property. She expressed her concerns about the proposed redevelopment, citing traffic safety. She described this as a high traffic are without sidewalks for the public. There is a lot of traffic on Riley Street including bus traffic. There are children going back and forth using the crosswalk that is across from her house. There are a number of older citizens living in the area that walk to and from their homes. She would like to know the hours of operation, hoping it won't be a 24-hour business, mainly because of the noise from automobile doors closing. She wanted to know if there is a proposed drawing of what the building will look like and the parking situation. She questioned whether people would be backing onto the adjacent roadways. If they are, she foresees problems. She thinks a commercial laundromat will generate lots of extra traffic and create safety hazards for all. There needs to be spillover parking places and traffic calming measures. She feels this redevelopment will decrease the property values in the area. Davis also questioned if this would bring crime to the area.

Percy said the redevelopment will require new compliant sidewalks to be installed along Newark Road and Riley Street. A rendering of the building was submitted with the application and was included in the agenda packet. There is a parking plan that will need to be approved by the ZEO. Percy explained the hearing is to consider the requests for variances for where the structure and parking will be located on the property.

Davis expressed her concern about a potential increase in automobile accidents.

Percy explained the proposed plan does not have any parking along Newark Road. The automobiles will back out onto Riley Street.

E. Bonaudi (sworn in) owner of the neighboring property at 308 Newark RD, asked if the variance requested is just for the setback from the road or from the building to building or lot line.

Percy explained setbacks are determined by measuring from the lot lines. 308 is 5' over the lot line. The variances being requested are for the front and side lot line setbacks.

Bonaudi asked what the setbacks are. Percy explained, typically the side setback is 15 feet. When a commercial property borders a residential property an additional 5 feet is added. In this case, the (interior) side setback should be 20 feet. The request is to situate the new structure 15' from the property line. There is a requirement to screen between the uses.

Bonaudi asked about the location of the venting for the dryers.

Yoder said they are not exactly sure where the vents will be located. They will take into consideration that the neighboring house is very close, to make sure the vent is out the back versus towards the house.

Gantt asked about the prior distance between the structure that was razed and the house. Percy said that measurement wasn't known but the building had been up against the south property line and there wasn't any room for parking on that side. The building was further away than this proposal.

Percy asked for communications submitted through the Development Services Manager. Blankenhorn receive one communication from Mrs. Davis, which Davis addressed the Board about in person.

Blankenhorn read the staff report. October 1, 2025 Case: 2025-BZA-03 1 Riley ST (fka 310 Newark RD) Parcels # 66-03820.000; 66-09781.000 Samaritan Properties LLC (Jason & Kristi Kirk) propose to redevelop the subject properties by razing the existing nonconforming single story commercial building (formerly Bell Cooling Heating Refrigeration) and constructing a single story 30' x 50' commercial structure. The subject property is zoned GB - General Business which calls for a 30' front yard; 20' Interior Side Yard (15' + 5' when adjacent to residential zoning); 20' Exterior Side Yard; and 20' Rear Yard (15' + 5' when adjacent to residential zoning). The single family home to the North at 308 Newark RD is 5' over the shared property line. There is a single family dwelling on the subject property, addressed as 3 Riley ST, which will remain. Samaritan Properties also owns

the vacated alley to the East; a 15' x 129' parcel. (Variance 1) The redevelopment proposes to locate the front of the new structure 10' from the front property line. There is an approximately 16' wide shoulder between the Northbound lane of Newark RD and the property line. (Variance 2) The redevelopment proposed to locate compliant size (10' x 19') parking with a 0' setback between Riley ST and the new structure, where Code calls for a front lot line setback of 10' and a side lot line setback of 10'. The City Inspector, Scott Zimmerman, who also serves as the Zoning Enforcement Officer, has reviewed the proposed parking plan and is prepared to approve it should the request for variances be approved, allowing the redevelopment to proceed. The redevelopment will require new compliant sidewalks to be installed along the Newark RD and Riley ST frontages. Sidewalks should be located in the public right of way. (Variance) The proposed redevelopment will locate the new structure 15' from the North Interior property line, 10' from the nonconforming residential structure on the adjacent property. (Variance) City Code requires screening between different land uses. In this case, GB next to R-1A, requires 15' wide screening with a fence, wall, or mound and 8 shrubs, 4 trees and 3 ornamental trees for each 50 feet of adjacency. The next page shows an aerial view of the subject properties and adjacent roadways, as well as a picture of the existing commercial structure, dated 1900 on the Knox County Auditor's website.

Percy asked if the request is to eliminate the screening. Blankenhorn said the request is not to eliminate it, but the required 15' isn't doable.

Broeren said there is an additional issue: what is considered the front yard and what is considered the side yard. Originally the property was addressed as 310 Newark RD. The property owner had the address changed to 1 Riley Street. Does that make Riley Street the front?

Percy deferred to Blankenhorn. Blankenhorn said the address was changed prior to the Kirk's purchasing it.

Broeren asked if the address would be changed back to 310 Newark RD or will it remain Riley Street. Percy said that changes the way the variances are considered.

Yoder said they found out about the address change once they purchased the property. They do not have a preference what the address is. They are fine with 310 Newark Road.

Percy asked where the front entrance is. Yoder said there is an entrance along Newark Road and along Riley Street.

Broeren said based on the submission and staff report, it appears to be using Newark Road as the front. The BZA could require the property owners to change the address back to Newark Road.

Blankenhorn said if you look at it based on a Riley Street frontage, the technical setbacks aren't going to change a whole lot. Broeren said it depends on what the owner wants to do. Yoder said 310 Newark Road is absolutely fine. Blankenhorn said, for the public, if the property proceeds as a business, it is more identifiable as a Newark Road address. Yoder agreed.

Percy called for a motion.

O'Quin made a motion to accept the request as presented.

Percy reiterated the request is for a 10' front setback instead of 30'; a 15' interior side yard setback instead of 20'; a 0' setback for the parking; the screening does not have to be 15' wide; the address will be changed back to 310 Newark Road.

Gantt requested clarification on the parking variance. Percy explained parking areas are supposed to have a setback from the property lines.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chris O'Quin, Vice-Chairman
SECONDER:	Luisa Gantt, Alt. Member
AYES:	Percy, Smith, O'Quin, Adams, Gantt
EXCUSED:	Cunningham, Ramsier

ADJOURN

- Adjourn Motion

Smith made a motion to adjourn the meeting, Adams seconded and the meeting was adjourned at 5:57 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Curtis Adams, Alt. Member
AYES:	Percy, Smith, O'Quin, Adams, Gantt
EXCUSED:	Cunningham, Ramsier



Item: 2026-BZA-01 Franklin ST, 109 -
variances for Rowhouse Development

ITEM REPORT

To: Board of Zoning Appeals

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: March 18, 2026

Department/Office: Board of Zoning Appeals

Item Name: 2026-BZA-01 Franklin ST, 109 - variances for Rowhouse Development

Summary:

Applicant(s) request assorted variances to construct 2 rowhouse structures at 109 Franklin ST, per §1103.07

Recommended Action:

The variances may be considered together or individually:

Motion to Approve as Presented; or

Motion to Approve with Modification or Supplementary Conditions; or

Motion to Deny

Attachments:

1.	BZA Application 2.24
2.	Walnut Gardens variances updated
3.	FRANKLIN SITE 2.24

Welcome to Walnut Gardens. I am looking to build a six unit in-fill project that will blend into the current residential neighborhood. This project will be geared for older adults and disabled renters who struggle with finding affordable housing. Our plan is to build four 1- bedroom units and two 2- bedroom units within the 2 structures. All units will be built on a finished concrete slab with no steps and designed with disabilities in mind.

All of the units will have covered front porches, which face the community courtyard. The courtyard will have raised beds down the center to divide the units. This will also give the residents a place to have their own gardens. There will be concrete walkways from the parking lot area to the back of the units for easy egress. Along the front of the units by the road, we will have 9 parking spots and a fenced-in trash can station on the side of the parking lot..

We are looking for a few variances for the project to better fit the project into the neighborhood.

1. Reduce the side setbacks from 10ft down to 8 ft. This will give us more space in the common area between the units.
2. Reduce the minimum lot dwelling size per unit from 3600 sq ft to 2148 sq ft.
3. Reduce the parking lot setbacks to 2 ft on the sides and the front.
4. Reduce the rear set back on the shallow portion of the lot to 8 feet
5. Reduce the number of parking spaces from 10 to 9.

