



BOARD OF ZONING APPEALS

MINUTES

July 20, 2021 Meeting

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 July 20, 2021 meeting at 4:00 pm in Room #461, 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 below link:

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

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:02 p.m.

ROLL CALL

Board members present were Daniel Odle, Grant Rosenberg, Don Horton, Christina Boulter, and Eboni James.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Scott Elder; Zoning Chief; Christina Magrans-Tillery, City Attorney; Joshua Frerichs, Stormwater Engineering; Jennie Forte, Principal Secretary; and Cheri Burke, Board Secretary.

MINUTES

Vice-Chairman Grant Rosenberg made a motion to approve the Minutes from the June 15, 2021 meeting. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

NEW BUSINESS

File: 7-A-21-VA
Applicant: Geoffrey Cavalier
Address: 1315 Chilhowee Avenue
Zoning: I-MU (Industrial Mixed-Use) Zoning District

Parcel ID: 095AD014
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces for a micro-brewery from 4 spaces to 3 spaces. (Article 11, Section 11.4 Table 11-2.)

Per plan submitted to renovate an existing building in the I-MU (Industrial Mixed-Use) Zoning District.

Applicant Geoffrey Cavalier was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by Vice-Chairman Grant Rosenberg. The Board voted 5-0 to **APPROVE**.

File: 7-B-21-VA

Applicant: Michael Yovino

Address: 7016 Yorkshire Drive

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

Parcel ID: 106NC003

2nd Council District

Variance Request:

Reduce the minimum required front yard setback from +/- 10 feet of the average blockface distance of 37 feet to 30 feet 5.5 inches. (Article 4, Section 4.3. Table 4-3.)

Per plan submitted to construct a new garage addition in the RN-1 (Single-Family Residential Neighborhood) Zoning District

Joseph Goldman was present and spoke to the application.

Vice-Chairman Grant Rosenberg made a motion to approve. It was seconded by member Christina Boulter. The Board voted 5-0 to **APPROVE**.

OTHER BUSINESS

The next BZA meeting is August 17, 2021.

ADJOURNMENT

The meeting adjourned at 4:22 p.m.