



## BOARD OF ZONING APPEALS

### AGENDA July 20, 2021

The City of Knoxville Board of Zoning Appeals will consider 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 St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Plans Review and Building Inspections Department, 4th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 865-215-2034. Please contact Cheri Burke at 865-215-2867 or [cmburke@knoxvilletn.gov](mailto:cmburke@knoxvilletn.gov) with questions about attending or for alternate attendance options.

***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.***

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

### CALL TO ORDER

### ROLL CALL

### MINUTES

June 15, 2021 meeting.

## **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  
6<sup>th</sup> 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.

**File:** 7-B-21-VA  
**Applicant:** Michael Yovino  
**Address:** 7016 Yorkshire Drive  
**Zoning:** RN-1 (Single-Family Residential Neighborhood) Zoning District

**Parcel ID:** 106NC003  
2<sup>nd</sup> 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

## **OTHER BUSINESS**

The next BZA meeting is August 17, 2021.

## **ADJOURNMENT**