



# KNOX COUNTY

## BOARD OF ZONING AND APPEALS

Patricia Williams 1<sup>st</sup> District  
Jamie Rowe 2<sup>nd</sup> District  
James Lloyd 3<sup>rd</sup> District  
Blake Wilson 4<sup>th</sup> District  
Cecil Anderson 5<sup>th</sup> District

Terri Kerr 6<sup>th</sup> District, Chairman  
David Hardin 7<sup>th</sup> District  
Rebecca Longmire 8<sup>th</sup> District, Co-Chair  
Bob Dykes 9<sup>th</sup> District

### AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON **WEDNESDAY, MARCH 23, 2022, AT 1:30 P.M.** IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 MAIN STREET. THE BOARD WILL MEET FOR AGENDA REVIEW AT NOON IN ROOM 640 PRIOR TO THE REGULAR SESSION.

1. ROLL CALL:
2. PLEDGE ALLEGIANCE TO THE FLAG:
3. APPROVAL OF MINUTES FROM PREVIOUS MEETING:
4. REQUESTS:
5. DEFERRED REQUESTS:

- 4a. Request of **Tom Marshall** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 29 feet. Property is located at **513 Echo Springs Road, CLT Map 132, Group EE Parcel 006**. Property is zoned **RA**.  
(Commission District 5)
- 4b. Request of **James Patrick Braddock** for variance of the Knox County Board of Zoning Appeals for waiver of peripheral setback from 35 feet to 5 feet. Property located at **7038 Stair Drive, CLT 30, Group BB, Parcel 018**. Property is zoned **PR**.  
\* (Commission District 8)
- 4c. Request of **Shawn Iverson** for variance of the Knox County Board of Zoning Appeals for waiver to allow an accessory building to extend into the front yard and waiver of front yard setback from 35 feet to 28 feet. Property is located at **2813 Wendi Ann Drive, CLT Map 042, Group PB, Parcel 040**. Property is zoned **RA**.  
(Commission District 8)
- 4d. Request of **Massey Creek Homeowner's Association** for variance of the Knox County Board of Zoning Appeals to appeal the decision of the Knoxville-Knox Planning Commission's agenda date February 10, 2022, regarding agenda #16, file #1-G-22-UR and 1-SB-22-C. Property is located at **12041 Hardin Valley Road, CLT Map 116, Parcel 06704**. Property is zoned **PR**.  
(Commission District 6)

**DEFERRED:**

- 5a.** Request of **Jason Collins** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 50 feet to 25 feet and waiver to allow accessory building to be located between the principal structure and the street. Property is located at **6536 Bob Varner Road, CLT Map 039, Parcel 077**. Property is zoned **AG**.  
**(Commission District 7)**
- 5b.** Request of **Kevin Murphy** for variance of the Knox County Board of Zoning Appeals to appeal the decision of the Knoxville-Knox Planning Commission's decision regarding Use-on-Review application #12-D-21-UR at the December 9, 2021, meeting which was an application for a request for a convenience store that is approximately 6,472 sq ft with a drive through facility, and fuel station. Property is located at **3216 Johnson Road, CLT Map 092, Parcel 01201**. Property is zoned **CN**.  
**(Commission District 6)**