



KNOX COUNTY

BOARD OF ZONING AND APPEALS

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3rd District
4th District
5th District

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Sherri Garrett
Rebecca Longmire
Paul Huff

6th District, Chairman
7th District
8th District, Co-Chairman
9th District

AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON **WEDNESDAY, August 23, 2023, 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, 6TH FLOOR PRIOR TO THE REGULAR SESSION.**

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

REQUESTS:

- 4a. Request of **Jodie Williams** for variance of the Knox County Board of Zoning Appeals for waiver from one dwelling to two dwellings in the Residential A zone. Property is located at **2806 Mynatt Road. CLT Map 048, Group JA, Parcel 034.** Property is zoned **RA.** (Commission District 7)
- 4b. Request of **Matthew Kirkland** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from one corner of house from 40 feet to 25 feet. Property is located at **3729 Timberlake Drive. CLT Map 122, Group PB, Parcel 025.** Property is zoned **AG.** (Commission District 9)
- 4c. Request of **Lisa Pitts** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setback from 8 feet to 0 feet for pool and deck. Property is located at **2843 Wendi Ann Drive. CLT Map 042, Group PB, Parcel 047.** Property is zoned **RA.** (Commission District 8)

- 4d.** Request of **James R. Cunningham** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 26 feet to 12 feet. Property is located at **3504 Riveredge Circle. CLT Map 121, Group FD, Parcel 011.** Property is zoned **RA.** (Commission District 9)
- 4e.** Request of **Kyle Ward** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 22 feet to 15 feet and waiver of side yard setback from 5 feet to 2 feet. Property is located at **2014 Craggy Rock Way. CLT Map 104, Group IA, Parcel 01705.** Property is zoned **PR/TO.** (Commission District 3)
- 4f.** Request of **John M and Barbara B McDermott III** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1.13 acres to 0.62 acres. Property is located at **1627 Stony Point Road. CLT Map 085, Group FA, Parcel 003.** Property is zoned **AG.** (Commission District 8)
- 4g.** Request of **Joe Denton and Rick Cheverton** for variance of the Knox County Board of Zoning Appeals to appeal the July 26, 2023, BZA decision to deny appeal request of Joseph and Donna Denton regarding building permit #23-1577, for a cell tower and request a rehearing based on the following: BZA's authority over the administrative review process and approval or denial of a WCF COA is in question. Address indicated on application did not match the physical location of the proposed site creating a technicality or error in the detail of a set of rules of the application. No public notice of application review or appeal process. Community members made numerous public inquiries to Knox County and was not advised of the appeal process or timeline. Property is located at **11445 Sam Lee Road. CLT Map 103, Parcel 053.** Property is zoned **AG.** (Commission District 6)