



KNOX COUNTY

BOARD OF ZONING AND APPEALS

Curtis Brown, Sr	1 st District	Terri Kerr	6 th District, Chairman
Jonathan Repass	2 nd District	Sherri Garrett	7 th District
Doug Lloyd	3 rd District	Rebecca Longmire	8 th District, Co-Chairman
Garrett Holt	4 th District	Paul Huff	9 th District
Cecil Anderson	5 th District		

AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, September 27, 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:
5. DEFERRED:
6. DISCUSSION:

REQUESTS:

- 4a. Request of **David Hensley Jr** for variance of the Knox County Board of Zoning Appeals to extend the current Commercial (CA) zone boundary 100 feet. The property is located at **6412 Maynardville Pike. CLT Map 048, Group EB, Parcel 018.** Property is zoned **CA/RB.** (Commission District 7)
- 4b. Request of **Daniel Neal** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .96 acre. The property is located at **2855 Grove Road. CLT Map 042, Parcel 150.** Property is zoned **AG.** (Commission District 8)
- 4c. Request of **Christina Boulter** for variance of the Knox County Board of Zoning Appeals for waiver to increase maximum accessory structure height from 18 feet to 23 feet. The property is located at **8559 Pedigo Road. CLT Map 027, Parcel 09006.** Property is zoned **RA.** (Commission District 7)

- 4d. Request of **Kelsy Henderson** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 15 feet to 10 feet. The property is located at **1723 Wood Song Lane. CLT Map 084, Group FB, Parcel 008**. Property is zoned **PR**.
(Commission District 8)
- 4e. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11037 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 012**. Property is zoned **PR/TO**.
(Commission District 6)
- 4f. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11041 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 013**. Property is zoned **PR/TO**.
(Commission District 6)
- 4g. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11045 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 014**. Property is zoned **PR/TO**.
(Commission District 6)
- 4h. Request of **Wesley and Taylor Hicks** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 35 feet to 14 feet. The property is located at **7506 Gibbs Road. CLT Map 012, Parcel 08703**. Property is zoned **AG**.
(Commission District 8)

DEFERRED:

- 5a. 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 left side yard setback from 5 feet to 2 feet. The property is located at **2014 Craggy Rock Way. CLT Map 104, Group IA, Parcel 01705**. Property is zoned **PR/TO**.
(Commission District 3) *WITHDRAWN*

DISCUSSION:

- 6a. Board of Zoning and Appeals Bylaws revision.