



# KNOX COUNTY BOARD OF ZONING AND APPEALS

1<sup>st</sup> District Curtis Brown Sr, Co-Chairman  
2<sup>nd</sup> District Jonathan Repass  
3<sup>rd</sup> District Craig Belitz  
4<sup>th</sup> District Ashley Williams  
5<sup>th</sup> District Cecil Anderson

6<sup>th</sup> District John Elliott  
7<sup>th</sup> District Sherri Garrett  
8<sup>th</sup> District Phillip Graves  
9<sup>th</sup> District Paul Huff, Chairman

## AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, MARCH 25, 2026, AT 1:30P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 MAIN STREET. THE BOARD WILL MEET FOR AGENDA REVIEW AT NOON IN THE 6<sup>TH</sup> FLOOR CONFERENCE ROOM 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:
6. PUBLIC FORUM

### REQUESTS:

- 4a. Request of **Petr Fesyuk** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 7 feet. The property is located at **4540 Alan Springs Lane. Parcel ID 028EM033**. Property is zoned **PR**.  
(Commission District 7)
- 4b. Request of **Blake McDavid** for variance of the Knox County Board of Zoning Appeals for waiver of south side periphery boundary from 50 feet to 40 feet. The property is located at **330 N Cedar Bluff Road. Parcel ID 119 02101**. Property is zoned **PC/CH2**.  
(Commission District 3)
- 4c. Request of **Zane Fair** for variance of the Knox County Board of Zoning Appeals for waiver to extend the RB zoning boundary to rear property line. The property is located at **7307 Old Clinton Pike. Parcel ID 067 14901**. Property is zoned **RB/AG**.  
(Commission District 6)

- 4d.** Request of **Matthew Brooks** for variance of the Knox County Board of Zoning Appeals to appeal issuance of building permit. The property is located at **1801 Wayland Road. Parcel ID 084 182.** Property is zoned **PR.**  
**(Commission District 8)**
- 4e.** Request of **John Tucker** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 2 dwellings per 2 acres to 2 dwellings per .78 acres. The property is located at **1208 Andes Road. Parcel ID 105JA002.** Property is zoned **AG.**  
**(Commission District 6)**
- 4f.** Request of **Ray Witherspoon** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 dwelling to 2 dwellings in the RA zone. The property is located at **3236 George Light Road. Parcel ID 089KA002.** Property is zoned **RA.**  
**(Commission District 6)**
- 4g.** Request of **Rick Wilkinson** for variance of the Knox County Board of Zoning Appeals to appeal denial of building permit. The property is located at **8502 Nubbin Ridge Rd. Parcel ID 145 001.** Property is zoned **PR. DEFERRED TO APRIL MEETING.**  
**(Commission District 4)**
- 4h.** Request of **Brian Stephens** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 10 feet. The property is located at **1553 Hickory Meadows Drive. Parcel ID 129JA014.** Property is zoned **PR.**  
**(Commission District 6)**
- 4i.** Request of **Brian Stephens** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 10 feet. The property is located at **1607 Hickory Meadows Drive. Parcel ID 1269JA016.** Property is zoned **PR.**  
**(Commission District 6)**
- 4j.** Request of **Stephen Ward** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to .411 per acre. The property is located at **128 Barnes Lane. Parcel ID 063 229.** Property is zoned **AG.**  
**(Commission District 8)**

#### **DEFERRED REQUESTS:**

- 5a.** Request of **Eduardo Adame** for variance of the Knox County Board of Zoning Appeals or waiver of front yard setback from 35 feet to 10 feet. The property is located at **11452 Couch Mill Road. Parcel ID 102LA018.** Property is zoned **RA/F.**  
**(Commission District 6)**

#### **PUBLIC FORUM:**

- 6a.** Discussion.