



## 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, APRIL 22, 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 **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 25 feet and waiver of rear yard setback from 25 feet to 15 feet. The property is located at **0 Thurman Lane, Lot 2. Parcel ID 122KC01304.** Property is zoned **RA.** (Commission District 9)
- 4b. Request of **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 25 feet. The property is located at **0 Thurman Lane, Lot 3. Parcel ID 122KC01303.** Property is zoned **RA.** (Commission District 9)
- 4c. Request of **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 18 feet. The property is located at **0 Thurman Lane, Lot 4. Parcel ID 122KC01305.** Property is zoned **RA.** (Commission District 9)

- 4d.** Request of **Benjamin C. Mullins** for variance of the Knox County Board of Zoning Appeals to appeal Planning Commission denial of development plan, 3-D-26-DP. The property is located at **3324 & 3328 Barbury Lane. Parcel ID 09ACA009, 090AC008.** Property is zoned **PR.**  
**(Commission District 6)**
- 4e.** Request of **Bryan Mayo** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 23 feet. The property is located at **1600 Leeland Way. Parcel ID 134GF006.** Property is zoned **PR.**  
**(Commission District 4)**
- 4f.** Request of **Jacob Messina** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .9 acres for proposed lots 5BR-1 and 5BR-2. The property is located at **3127 Long Hollow Road. Parcel ID 027 25008.** Property is zoned **AG.**  
**(Commission District 7 )**
- 4g.** Request of **Wallace McClure** for variance of the Knox County Board of Zoning Appeals to appeal civil penalty assessed by Engineering and Public Works. The property is located at **9922 W Emory Road. Parcel ID 076 031.** Property is zoned **PR.**  
**(Commission District 6)**
- 4h.** Request of **Joey Staats** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setback from 10 feet to 5 feet. The property is located at **10824 Westland Drive. Parcel ID 153 068.** Property is zoned **AG/F.**  
**(Commission District 5)**

#### **DEFERRED REQUESTS:**

- 5a.** Request of **Shawn LeBaron** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .5 acres for proposed lot 1. The property is located at **6909 Weaver Road. Parcel ID 078 132.** Property is zoned **AG.**  
**(Commission District 6)**
- 5b.** 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 Road. Parcel ID 145 001.** Property is zoned **PR.**  
**(Commission District 4)**

#### **PUBLIC FORUM:**

- 6a.** Discussion.