



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

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

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON **WEDNESDAY, MAY 27, 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 6TH FLOOR CONFERENCE ROOM PRIOR TO THE REGULAR SEESION.

- 1. ROLL CALL:**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG:**
- 3. APPROVAL OF MINUTES FROM PREVIOUS MEETING:**
- 4. REQUESTS:**
- 5. DEFERRED REQUELESTS:**
- 6. PUBLIC FORM:**

REQUESTS:

- 4a.** Request of **Jackson Davis** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 15 feet. The property is located at **7237 Haynesfield Lane. Parcel ID 029GB038**. Property is zoned **PR**.
(Commission District 7)
- 4b.** Request of **Leah Metcalf on behalf of Aleksey Doroshenko** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 dwelling per acre to 0.93 acres for proposed lots 1R1 and 1R2. The property is located at **636 W Marine Road. Parcel ID 137 266**. Property is zoned **AG**.
(Commission District 9)
- 4c.** Request of **Luis Mora** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to .55 acres per dwelling for proposed lot 1. The property is located at **2918 Miller Road. Parcel ID 027 11202**. Property is zoned **AG**.
(Commission District 7)

- 4d.** Request of **Ryan Marks** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 23 feet. The property is located at **7101 Koto Wood Ct. Parcel ID 148CG072**. Property is zoned **PR**.
(Commission District 9)
- 4e.** Request of **Aaron Klopfer** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 19 feet from south facing setback, off Cate Road. The property is located at **6246 Hugh Willis Road. Parcel ID 066FC001**. Property is zoned **PR**.
(Commission District 6)
- 4f.** Request of **Victoria LaMacchia** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to .95 acres per dwelling for proposed lot 2. The property is located at **5900 Hyatt Road. Parcel ID 039NA02001**. Property is zoned **AG**.
(Commission District 8)
- 4g.** Request of **7134 Clinton Hwy LLC Baker** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 16 feet. The property is located at **7134 Clinton Hwy. Parcel ID 067 087**. Property is zoned **CA**.
(Commission District 7)
- 4h.** Request of **Jonathan Stevens** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to 1.20 acres per two dwellings. The property is located at **5712 Burnett Creek Road. Parcel ID 110 046**. Property is zoned **AG**.
(Commission District 9)

DEFERRED REQUESTS:

- 5a.** Request of **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front 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)
- 5b.** Request of **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front 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)
- 5c.** Request of **Steve Bondarczuk** for variance of the Knox County Board of Zoning Appeals for waiver of front 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)

5d. Request of **Benjamin C. Mullins** for variance of the Knox County Board of Zoning Appeals to appeal Planning Commission denial of development plan, 3-B-26-DP. The property is located at **3324 & 3328 Barbury Lane. Parcel ID 090AC009, 090AC008.** Property is zoned **PR.**
(Commission District 6)

PUBLIC FORUM:

6a. Discussion