



KNOX COUNTY BOARD OF ZONING AND APPEALS

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 APPELAS SHALL MEET IN REGULAR SESSION ON **WEDNESDAY, SEPTEMBER 23, 2026, AT 1:30P.M.** IN THE **MAIN ASSEMBLY ROOM** OF THE CITY-COUNTY BUIDING, 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. DEFERRED REQUESTS:**
- 5. REQUESTS:**
- 6. DISCUSSION:**
- 7. PUBLIC FORM:**

DEFERRED REQUESTS:

- 4a.** Request of **Katelynne Eid** for variance of the Knox County Board of Zoning Appeals for waiver to allow accessory structures to be placed in the floodplain. The property is located at **8545 Creek Valley Lane. Parcel ID 077ND031.** Property is zoned **AG/F.**
(Commission District 6)

- 4b.** Request of **Robert Waller** for variance of the Knox County Board of Zoning Appeals for waiver to allow recreational vehicle to be stored on a vacant lot and waiver to allow the recreational vehicle to be occupied on site. The property is located at **0 Ridgeview Road. Parcel ID 021 134.** Property is zoned **AG. (Commission District 8)**
- 4c.** Request of **Union Baptist Church** for variance of the Knox County Board of Zoning Appeals to appeal Knoxville-Knox County Planning, 8-A-26-UR, vegetation boundary requirements at entrance of Union Baptist Church Sports Park; Western boundary: A 40ft vegetation-free setback from Washington Pike. Eastern boundary: A 20ft vegetation-free setback from road at the location of the new entrance. The property is located at **6701 Washington Pike. Parcel ID 040 10901.** Property is zoned **AG. (Commission District 8)**

REQUESTS:

- 5a.** Request of **Saad Al Qaragholi** for variance of the Knox County Board of Zoning Appeals for waiver to extend Commercial A boundary north 100 feet. The property is located at **6328 Clinton Hwy. Parcel ID 068IB00101.** Property is zoned **CA/RB. (Commission District 7)**
- 5b.** Request of **Mars Dukes** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 20 feet to 8 feet. The property is located at **2445 Brooke Willow Blvd. Parcel ID 103OA016.** Property is zoned **PR. (Commission District 6)**
- 5c.** Request of **Elizabeth Wright** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 30 feet. The property is located at **0 Chesney Hills Lane. Parcel ID 104MJ079.** Property is zoned **PR. (Commission District 3)**
- 5d.** Request of **Kara Backer** for variance of the Knox County Board of Zoning Appeals for waiver to extend Commercial A (CA) zoning boundary to rear property line and waiver of rear yard setback from 25 feet to 7 feet. The property is located at **5816 Thorn Grove Pike. Parcel ID 097JB012.** Property is zoned **CA/AG. (Commission District 9)**
- 5e.** Request of **Ronnie Keener** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setback from 10 feet to 7 feet. The property is located at **6509 Flint Gap Road. Parcel ID 097 179.** Property is zoned **AG. (Commission District 8)**
- 5f.** Request of **Paul Cochran** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setbacks from 15 feet to 5 feet. The property is located at **5604 Barineau Lane. Parcel ID 147NB023.** Property is zoned **PR. (Commission District 9)**

- 5g.** Request of **Josh Haun** for variance of the Knox County Board of Zoning Appeals for waiver of Lot intensity from 1 acre per dwelling to 1.42 acres for two dwellings. The property is located at **11002 McKinney Road. Parcel ID 024 09509**. Property is zoned **AG**.
(Commission District 8)
- 5h.** Request of **Stephen Ward** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 32 feet. The property is located at **636 Sedgley Drive. Parcel ID 132KE025**. Property is zoned **PR**.
(Commission District 5)

DISCUSSION:

- 6a.** Knox County's CA (General Commercial) and CB (Business and Manufacturing) zoning districts list attached houses as a permitted use. However, the development standards for these districts reference the side-yard setbacks found in the RB (General Residential) district. The RB district does **not** permit attached houses and therefore requires side-yard setbacks that are incompatible with the attached-house building type.

This creates a conflict in the ordinance: the CA and CB districts clearly intend to allow attached houses, yet the cross-referenced RB side-yard requirements prohibit the very building form they allow.

Knox County Engineering & Public Works requests that the Board of Zoning Appeals acknowledge this drafting error in the ordinance and affirm EPW's interpretation that **attached houses in the CA and CB districts may utilize a 0-foot side-yard setback**, consistent with how attached units function in all other zoning districts where they are allowed. This interpretation ensures internal consistency in the ordinance, aligns with common attached-house design standards, and reflects the intended development pattern within CA and CB zones. **(withdrawn)**

PUBLIC FORUM:

- 7a.** Discussion