



KNOX COUNTY BOARD OF ZONING AND APPEALS

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

6th District John Elliott
7th District Sherri Garrett
8th District Rebecca Longmire
9th District Paul Huff, Chairman

AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, **AUGUST 27, 2025, 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 SESSION.

1. **ROLL CALL:**
2. **PLEDGE ALLEGIANCE TO THE FLAG:**
3. **APPROVAL OF MINUTES FROM PREVIOUS MEETING:**
4. **REQUESTS:**
5. **DEFERRED REQUEST:**

REQUESTS:

- 4a. Request of **Stephen Wilson** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity on Lot 2R-1 from 1 acre to 0.7 acre and waiver of lot intensity on Lot 2R-2 from 1 acre to 0.6. The property is located at **12515 Buttermilk Road. CLT Map 129, Parcel 071.** Property is zoned **A.**
(Commission District 6)
- 4b. Request of **Jonathan Overton** for variance of the Knox County Board of Zoning Appeals for waiver to extend the Commercial A (CA) zone boundary line 50 feet to cover parcel. The property is located at **6614 Tecoy Lane. CLT Map 079, Group GB, Parcel 004.** Property is zoned **CA/A.**
(Commission District 6)
- 4c. Request of **Daniel Levy** for interpretation of the Knox County Board of Zoning Appeals for clarification of floor area calculations as applied to the Neighborhood Commercial (CN) zone under Section 5.38.04 of the Knox County Zoning Ordinance.

- 4d.** Request of **Jonathan Scoonover, Scruffy City Builders LLC** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 13 feet. The property is located at **3925 Hillside Terrace Lane. CLT Map 041, Group PA, Parcel 022.** Property is zoned **PR.**
(Commission District 8)
- 4e.** Request of **Leah Metcalf** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .87 and waiver of front yard setback from 40 feet to 35 feet. The property is located at **1902 Kimberlin Heights Road. CLT Map 126, Parcel 11605.** Property is zoned **A.**
(Commission District 9)
- 4f.** Request of **Kaity Patterson** for variance of the Knox County Board of Zoning Appeals for waiver of lot 1- front yard setback from 35 feet to 12 feet, lot 2- front yard setback from 35 feet to 12 feet and rear yard setback from 25 feet to 12 feet and lot 3- rear yard setback from 25 feet to 18 feet. The property is located at **1515 Cunningham Road. CLT Map 047, Group EA, Parcel 024.** Property is zoned **RA.**
(Commission District 7)
- 4g.** Request of **Veniamin Nikulin** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 40 feet to 5 feet. The property is located at **4534 Highland Woods Way. CLT Map 018, Group DA, Parcel 008.** Property is zoned **A.**
(Commission District 8)
- 4h.** Request of **Bryan Cataldi** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from one dwelling per acre to two dwellings per 1.46-acre and waiver of front yard setback from 40 feet to 20 feet. The property is located at 1342 Snyder School Road. **CLT Map 130, Parcel 02503.** Property is zoned **A.**
(Commission District 6)
- 4i.** Request of **Jason White** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 40 feet to 25 feet. The property is located at **4515 Appleby Ridge Way. CLT Map 122, Parcel 00504.** Property is zoned **A.**
(Commission District 9)

DEFERRED REQUEST:

- 5a.** Request of **Ferry Ongko Utomo** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 25 feet to 12 feet. The property is located at **305 Althrope Way. CLT Map 132, Group DF, Parcel 03700W.** Property is zoned **PR.**
(Commission District 3)