# 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**

# AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, **FEBRUARY 18, 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 SESSION.

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

**REQUESTS:**

**4a.** Request of **Eduardo Adame** for variance of the Knox County Board of Zoning Appeals for 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)**

**4b.** Request of **Rebecca McConkey** for variance of the Knox County Board of Zoning Appeals for waiver to extend Commercial (CA) zoning boundary 100 feet. The property is located at **8002 Clinton Hwy. Parcel ID 055 047.** Property is zoned **CA/AG.**
**(Commission District 7)**

**4c.** Request of **Randall and Tracey Jenkins** for variance of the Knox County Board of Zoning Appeals waiver of the periphery boundary from 35 feet to 17 feet. The property is located at **3419 Hackworth Road. Parcel ID 077OA009.** Property is zoned **PR.**
**(Commission District 6)**

**4d.** Request of **Isaac Britt** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 10 feet along Emily Louise Lane. The property is located at **0 Mark Wesley Drive. Parcel ID 130DK034.** Property is zoned **PR.**
**(Commission District 6)**

**4e.** Request of **Tanner Drinnen** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 40 feet to 20 feet. The property is located at **4508 Highlands Woods Way. Parcel ID 0018DA011.** Property is zoned **AG.**
**(Commission District 8)**

**4f.** Request of **Fatima Al-Athari** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 20 feet. The property is located at **1384 Wineberry Road. Parcel ID 037JB056.** Property is zoned **PR.**
**(Commission District 7)**

**4g.** Request of **John Wendelken** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 10 feet to 6 feet. The property is located at **9628 Tallahassee Lane. Parcel ID 119HG005.** Property is zoned **RA.**
**(Commission District 3)**

**4h.** Request of **Amy Scott** 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 **2107 Tipton Station Road. Parcel ID 148 10901.** Property is zoned **RA(k).**
**(Commission District 9)**

**4i.** Request of **James Borst** for variance of the Knox County Board of Zoning Appeals for waiver of Knox County 500 year flood plain from 855.50 feet to 848.00 feet. The property is located at **8510 Kodak Road. Parcel ID 099 02102.** Property is zoned **AG.**
**(Commission District 8)**

**DEFERRED REQUESTS:**

**5a.** Request of **Shawn LeBaron** for variance of the Knox County Board of Zoning Appeals for waiver of lot ot 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 **Chris Rouleau f**or variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 18 feet fronting Scenic Valley Lane and waiver of front yard setback from 35 feet to 27 feet fronting Persimmon Lane**.** The property is located at **1600 Persimmon Lane. Parcel ID 154GJ013.** Property is zoned **RA.**
**(Commission District 4)**