



## 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  
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, **JANUARY 28, 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:

#### REQUESTS:

- 4a. Request of **Aleksandr Zayets** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 15 feet. The property is located at **4616 Marshall Drive**.  
**Parcel ID 038EB020**. Property is zoned **RAE**.  
(Commission District 7)
- 4b. Request of **Jarred Pearson** for variance of the Knox County Board of Zoning Appeals for waiver to extend Commercial (CA) zone boundary 100 feet. The property is located at **5903 Thorn Grove Pike**.  
**Parcel ID 097JA003**. Property is zoned **CA/AG**.  
(Commission District 9)
- 4c. Request of **Kevin Maccagli** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 16 feet. The property is located at **1244 Arborbrooke Drive**.  
**Parcel ID 162KD011**. Property is zoned **PR**.  
(Commission District 5)

- 4d.** 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)**
- 4e.** Request of **Chris Rouleau** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 18 feet fronting Scenic Valley Ln and waiver of front setback from 35 feet to 27 feet fronting Persimmon Ln. The property is located at **1600 Persimmon Lane. Parcel ID 154GJ013.** Property is zoned **RA.**  
**(Commission District 4)**
- 4f.** Request of **Benjamin Fields** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setback from 8 feet to 3 feet. The property is located at **3207 Montlake Drive. Parcel ID 122IA002.** Property is zoned **AG.**  
**(Commission District 9)**

#### **DEFERRED REQUESTS:**

- 5a.** Request of **Christy Gedelman** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .86 acres for lot 1R, waiver of lot intensity from 1 acre to .83 acres for lot 2 and waiver of lot intensity from 1 acre to .83 for lot 3. The property is located at **4008 Copper Ridge Road. Parcel ID 077 11604, 077 17701.** Property is zoned **AG.**  
**(Commission District 6)**
- 5b.** Request of **Daniel Burch** for variance of the Knox County Board of Zoning Appeals for waiver to extend the Industrial (I) boundary line 100 feet. The property is located at **4329 Greenway Drive. Parcel ID 059JA021.** Property is zoned **I/RB.**  
**(Commission District 8)**