



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, AUGUST 26, 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 **Bailey Lane** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 25 feet. The property is located at **4835 McCloud Road. Parcel ID 019 20207.** Property is zoned **RA.**
(Commission District 7)

REQUESTS:

- 5a.** Request of **Neil and Donna Cooper** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 2 acres to 1.96 acres to add second dwelling. The property is located at **7933 Bell Road. Parcel ID 020 10006.** Property is zoned **AG.**
(Commission District 7)
- 5b.** Request of **Reece Valeriano** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 14 feet. The property is located at **7519 Speckled Trout Lane. Parcel ID 091EB015.** Property is zoned **PR.**
(Commission District 6)
- 5c.** Request of **Susan Baumann** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to 2 dwellings per acre. The property is located at **5525 Fort Sumter Road. Parcel ID 019 177.** Property is zoned **AG.**
(Commission District 8)
- 5d.** Request of **Jason Barnard** for variance of the Knox County Board of Zoning Appeals for waiver of periphery boundary from 35 feet to 10 feet. The property is located at **8019 Gate Stone Lane. Parcel ID 046MH023.** Property is zoned **PR.**
(Commission District 7)
- 5e.** 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, waiver of southern peripheral setback from 50 feet to 20 feet and reduction of the eastern peripheral setback along parcel 040 106 from 35 feet to 31 feet. The property is located at **6701 Washington Pike. Parcel ID 040 10901.** Property is zoned **AG.**
(Commission District 8)
- 5f.** Request of **Chris Watts** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .91 acres for tract 2. The property is located at **7012 Bert Newman Lane. Parcel ID 091 03406.** Property is zoned **AG.**
(Commission District 3)
- 5g.** Request of **Sam Jamani** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 50 feet to 42 feet. The property is located at **10749 Dutchtown Road. Parcel ID 131 06521.** Property is zoned **CB.**
(Commission District 3)
- 5h.** Request of **Jordan Cummings** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre per dwelling to .91 acres per dwelling. The property is located at **5913 Ball Road. Parcel ID 091 03406.** Property is zoned **AG.**
(Commission District 6)

5i. Request of **Taylor Forrester** for variance of the Knox County Board of Zoning Appeals for waiver of landscaping requirements under Article 5.38 of the CN zone, listed in Addendum 1. The property is located at **1401 Bexhill Drive. Parcel ID 144LB00301**. Property is zoned CN.
(Commission District 4)

5j. Request of **David Harbin** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 35 feet to 25 feet along Old Clinton Pike and Paddock Lane. The property is located at **7388 Glenwood Landing Way. Parcel ID 067 191**. Property is zoned RB.
(Commission District 6)

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.

PUBLIC FORUM:

7a. Discussion