

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, November 5, 2015**

BZA MEMBERS PRESENT: Bruce Damrow, Stanley Headrick, and Rob Walker.

Stanley Headrick entertained a vote to approve last month minutes and seconded was made by Bruce Damrow. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

1. **SPECIAL EXCEPTION: Two**
235 S Old Glory Rd
1503 Old Mt Tabor Rd.
2. **APPEAL: None**
3. **VARIANCE: One**
1908 Highland Rd

Special Exception:

235 S Old Glory Rd.

The applicant is requesting a special exception to locate a Type II Magazine in an unoccupied ware house located on the property at 235 S Old Glory Road. The property is identified on tax map 056, parcel 045.02 and is zoned C-Commercial. The property currently houses Vanquish Worldwide which is a business that provides professional services in facility support, information technology, security and transportation. Peach Technical Institute is requesting this special exception to store explosives Type II Magazines in a vacant building on Vanquishes property. Since the proposed use is not listed as a permitted use in the commercial zone it is required to be reviewed as a special exception according to section 9.4B, specifically as any other commercial activity not listed as a permitted use in section 9.4-A. The request is to go into an existing structure that is labeled as warehouse on the included site plan. This structure does meet our setback requirements and is

Mr. Barton spoke on behalf of the exception. He explained the type of training that Vanquish Worldwide Company completes. He explained that he does a training program for students with

explosives. He stated that they begin the year with approximately 45lbs of explosive and it dwindles through the year so that by the end of the year they house about 10lbs. Mr. Barton explained that a Type II Magazine is a 3x5 box that is ATF approved for explosives. He also stated that he wishes to consolidate his offices from Colorado to Tennessee and this is the reason for this request. He stated that the detonation of these explosives would be at another location. This location would only be a storage facility. Mr. Barton stated that the explosives are not live at the storage facility. ATF regulations require the magazine to be held separate from the fuses. The ATF even regulates the transportation of the magazine. The location of the storage facility has another building between itself and the school. Mr. Barton also explained the extreme security that they have in place to secure the property.

No one spoke in favor or opposition of the request.

Stanley Headrick made a motion to approve the variance. Bruce Damrow seconded the motion.

Vote:	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Brian King	YES

1503 Old Mt Tabor Rd.

The applicant is requesting a special exception to change an existing nonconforming use at 1503 Old Mt. Tabor Road. This property is in the S-Suburbanizing zone and is identified on tax map 045, parcel 165.00. The prior use was a helicopter business and the current use is a concrete foundation repair business. Section 5.4 of the zoning regulations addresses the change from an existing nonconforming use to another based on the impact being less on the area. This property is located in an area that is surrounded by commercially zoned property that is within the city limits of Maryville. Old Mt Tabor connects Clydesdale St., which is in a commercial development to Mt. Tabor Road. There are four properties on Old Mt. Tabor Road and they include two large vacant tracts, one smaller vacant tract, and the property in question. All of those properties are in the county and zoned s-suburbanizing. The applicant would also like to add to the existing building that is closest to the railroad tracks. The applicant bought this property about three years ago and moved his business in.

It was sold as commercial and he was unaware that there was any zoning requirements for him to conform to. When the CSX accident happened it was at his property and that parcel was used by all the agencies involved with the incident. His property was damaged and now funds have been made available to him to repair those damages. The applicant was inquiring about a building permit when we realized that the use had not gone through the appropriate zoning process to be approved and now he is making this request.

Mr. Canova was present and spoke in favor of the request.

No one spoke in opposition.

Bruce Damrow made a motion to approve the variance. Brian King seconded the motion.

Vote:	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Brian King	YES

Appeal:

None

Variance:

1908 Highland Rd.

The applicant is requesting a variance from the rear setback requirements for the property at 1908 Highland Road. This property is identified on tax map 068B, group A, parcel 029.01 and is zoned S-Suburbanizing. The required setback is 20 feet. The applicant is requesting a room addition on the back of the house to be used for a dining area. This room addition will project 12feet into the setback leaving 8 feet to the back property line. This is a small lot and is on a septic system. This lot is approximately 0.2 acres and the septic system consumes the front yard.

No one spoke in favor or opposition of the request.

Bruce Damrow made a motion to approve the variance. Brian King seconded the motion.

Vote:	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Brian King	YES

Other Business:

None

THE MEETING WAS ADJOURNED.