

AGENDA-BLOUNT COUNTY BOARD OF ZONING APPEALS
Special Called Meeting

February 16, 2005 meeting, 6pm at the Blount County Courthouse

Roll Call and Approval of Minutes:

Appeals:

1. None.

Special Exception:

1. Mr. Inman Change of use (change from sun tanning salon to pool office).

Variance:

1. Mr. Sloan requesting a 10 feet front setback variance.

Other Business:

None

Memo

To: Blount County Board of Zoning Appeals
From: Roger D. Fields
CC: Other Board Members and Staff
Date: February 14, 2006
Re: James Inman

Back Ground:

1. This special exception request is for a change of use located at 1011 Middlesettlements Road. The proposed use is the office/show room for swimming pools and the maintenance materials associated with them. This use will be replacing a tanning salon that has vacated the building. This space is in the same building as Bungalow Market.
2. This property is located in a Suburbanizing zone.
3. The original market burned 2002. It was rebuilt on the existing footprint with an additional storage area on top. The permit for that replacement was issued on 8/12/2003.
4. In accordance to the zoning regulations of Blount County a change of use can be granted if the impact on the area is equal to or less than the existing use. The prior use was a tanning salon that would have multiple visits per day. The proposed use is a pool service business and possibly sales office. I have been instructed that primary business is to service existing pools and offer a store front were customers can purchase the chemicals needed for maintaining their pools. Mr. Inman has also expressed interest in offering hot tub sales in which he will have a model located inside the store itself and orders would go to the manufacturer for delivery to the customer.
5. Setbacks do not meet the standards set in the zoning regulations for Blount County. This is because the original structure was built prior to our zoning regulations. Once the building was destroyed by fire the

owner was able to rebuild the structure by way of direct permit as long as it was placed on the existing foot print, even if that foot print did not meet our zoning regulations.

Staff's recommendation:

If the BZA finds that the proposed use is of equal or less impact on the surrounding area I recommend approval of this change of use.

Memo

To: Blount County BZA
From: Roger D. Fields
CC: Other Board Members
Date: February 14, 2006
Re: James Sloan requesting a variance for the front building setbacks.

Back Ground:

1. Mr. Sloan is requesting a setback variance of 10 feet witch will allow for a 20 feet front building setback. This property is located at 6256 Old Walland HWY and is in the R-1 Zone.
2. This request is for a room addition to be built onto the existing home located on this property. The existing home is approximately 20 feet from the front property line.
3. The property slopes down from the road to the river.
4. The owner has stated that he wants to be able to match the room addition up with the existing home.
5. There are many properties along this road that are 20 feet or less from the front property line, so a 20 feet setback would be consistent with the surrounding area.
6. The hardship in this case could be one of other extraordinary and exceptional situation or condition of a specific piece of property.
7. There is also a flood zone associated with this property and the back portion of the property does sit quit a bit lower. Holding the structure forward as much as possible could only help that situation.

Staff's recommendation:

My recommendation is based on the BZA finding that there is a legitimate hardship and the overall character of the established homes along Old Walland High Way. That being said my recommendation is to approve the 10 feet variance request.