

Blount County Board of Zoning Appeals
Regular Session
Thursday February 5, 2004
6:00 P.M.

The Blount County Board of Zoning Appeals met in regular session on Thursday February 5, 2004, at 6:00 pm at the Courthouse. Staff was represented by: Roger Fields, Building Commissioner.

Members of the Board of Zoning Appeals present: Jim Melton, Rob Walker, and Stanley Hedrick.

Cases Being Heard

1. APPEALS: NONE

2. VARIANCES:

Paul Young- Lot 2 of Big Valley Resort:

The request is for a variance from the side lot line. Mr. Young wishes to place a new park model on an existing concrete pad. This would not meet with the 5' minimum setback. The side lot lines do run at an angle creating an odd shaped lot. Mr. Fields did not recommend approval of the variance. After discussion by the board, the motion to approve the variance was made by Stanley Hedrick, seconded by Jim Melton. A roll call vote was taken:

- Jim Melton-Yes
- Rob Walker-Yes
- Stanley Hedrick-Yes

The request for variance was granted.

3. SPECIAL EXCEPTIONS:

Thomas Kreckay at 886 Wears Valley Road:

Mr. Kreckay is requesting a family commercial enterprise. He would like to open an art studio in his home. An art studio is one of the approved uses for a family commercial enterprise. The request meets all the requirements set for a Family Commercial Enterprise found in section 7.10 of the zoning regulations. Mr. Fields recommended approval of the special exception. Jim Melton made the motion to approve the special exception, Stanley Hedrick seconded. A roll call vote was taken:

- Jim Melton-Yes
- Rob Walker-Yes

- Stanley Hedrick-Yes

The motion to approve the special exception passed.

Pregnancy Resource Center at 3028 Old Niles Ferry Road:

The request is for a change of use from an assisted care facility to a pregnancy resource center. An assisted care facility is a use that can be granted as a special exception in the suburbanizing zone. A pregnancy resource center would fall under a special exception with limitations. Because of the deference of classification in the zoning regulations, Mr. Fields would not approve this as a change of use; however the pregnancy resource center can get approval as a special exception with limitations. This use meets the road classification requirements, square footage requirements, and setback requirements found in the zoning regulations concerning special exceptions. The only additional requirement would be installing an approved buffer between this use and any abutting residential use. Mr. Fields recommended the approval of this special exception. Dan Carty, Clea Siebenschuh, and Mike Garner were present to speak for the request. Larry Campbell, Sue Antras, and Mr. Minyard were present to speak against the request. Ms. Antras and Mr. Minyard are neighbors to the property. Stanley Hedrick made the motion to approve the special exception, Rob Walker seconded. A roll call vote was taken:

- Stanley Hedrick-Yes
- Rob Walker-Yes
- Jim Melton-Pass

The motion to approve the special exception passed.

Franks Electric Service:

This request is to expand an existing nonconforming use onto an abutting property under the same ownership. The use is Franks Electric Service. According to the records in the County Clerks office this business has been located at 601 County Farm Road for at least the past twenty years. The previously named property is on tax map 67 parcel 41, they are planning the new structure to be located on 67, 40. These are neighboring properties under the same ownership. The site plan does indicate that all building setback requirements will be met. It is Mr. Fields interpretation that this request meets all requirements in section 6 of our zoning regulations for the expansion of an existing nonconforming use. Mr. Fields recommended approval of this special exception. Jim Melton made the motion to accept staff recommendation and approve the special exception. Stanley Hedrick seconded the motion. A roll call vote was taken:

- Rob Walker-Yes
- Jim Melton-Yes
- Stanley Hedrick-Yes

The motion to approve the special exception passed.

4.

5. **OTHER BUSINESS:**

6. **ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

Secretary, Board of Zoning Appeals