

Blount County Board of Zoning Appeals
Regular Session
Thursday April 1, 2004
6:00 P.M.

The Blount County Board of Zoning Appeals met in regular session on Thursday April 1, 2004, at 6:00 pm at the Courthouse. Staff was represented by: Roger Fields, Building Commissioner.

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

Mr. Marrison made a motion to approve the minutes of the March 4, 2004 meeting with a revision to the Scott Loveday special exception. Second was made by Mr. Brown. The motion received unanimous approval.

Cases Being Heard

1. Mr. Marrison made a motion to recognize, for discussion, the planning effort by the Blount County Planning Commission in the corridor along highways 411 and 321. The motion was seconded by Mr. Brown. A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to recognize the planning effort for discussion was passed.

Mr. Marrison made a motion to defer from April 1, 2004, all variances and special exceptions applied for along the corridor along highways 411 and 321 until the study titled Urban Growth Study is completed. However the deferral is for no longer than the sixty days allowed by the zoning regulations. Mr. Marrison also asks that the board instruct staff to defer any application for variance or special exception within the corridors for the remaining portion of the sixty day period based on the date the application is filed. Mr. Marrison proposed that a letter be prepared from the BZA addressed to the Chairman of the Blount County Commission and the Chairman of the Blount County Planning Commission advising them of this action and the time limit as established by the zoning regulations. He requested that copies be sent to the Honorable Beverley Woodruff: Blount County Mayor, John Lamb: Planning Commission, Roger Fields: Building Commissioner, and all members of the BZA. The motion was seconded by Mr. Walker. A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to defer all variances and special exceptions along the corridor of highways 411 and 321 until the completion of the Urban Growth Study or sixty days whichever occurs first was passed.

2. **APPEALS:** NONE

3. **VARIANCES:**

Mr. and Mrs. Teffeteller-3006 Western Springs Road:

This request is for a variance from the front building setback requirements. The front setback is 30' and the applicants are requesting a 15' variance. The hardship in this case is a low very wet area that would require substantial improvement in order to support building on it. If the garage were required to meet the building setbacks it would be in the middle of this area. It would be a better situation to locate the structure out of this area. Mr. Teffeteller has submitted a brief description of his request and he has submitted a letter of approval from the two abutting neighbors. Mr. Fields recommended for a variance of 10'. Mr. Teffeteller was present to speak for the variance. Mr. Melton made the motion to approve the variance. Mr. Walker seconded.

A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to approve the setback variance passed.

4. **SPECIAL EXCEPTIONS:**

Regina Hornsby-Garner-509 Blockhouse Road:

Mrs. Garner asked to remove her request. Mr. Melton made the motion to remove this request from the agenda. Mr. Brown seconded. The motion passed unanimously.

Great Beginnings Child Care-202 Old Glory Road:

This request is for a child day care facility to be located at 202 Old Glory Road South. This property is located in the Suburbanizing zone. This use is permitted as a special exception. The site plan reflects that all building setbacks will be met. A buffer should be installed along both sides of this development. There is a bus business located on the property to the right, if you are facing the development from the road. The property with the buses doubles as a residence, which will require the day care to install a buffer along this side. Parking is within the acceptable range. Mr. Fields recommended for approval of the site plan. Allen Swank, the owner of the day care was present to speak in favor of the

special exception. Larry Campbell was there as a concerned citizen to ask a question. Mr. Brown made a motion to approve the site plan. Mr. Melton seconded the motion. A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to approve the site plan was passed.

John Cook-4925 U.S. Highway 411 S.:

Due to the motion made at the beginning of the meeting, Mr. Cook's request has been deferred for sixty days or until the completion of the growth study.

5. OTHER BUSINESS:

6. ADJOURNMENT:

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

Secretary, Board of Zoning Appeals