

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR SESSION
THURSDAY, AUGUST 4,2005**

BZA members present: **Bill Marrison, Stanley Headrick, and Harold Brown.**

Minutes from last meeting read and approved. Motion to accept the minutes

Was made by Harold Brown and the second from Stanley Headrick. Members

Accepting the minutes were.

- . **Bill Marrison=**yes
- . **Stanley Headrick=** yes
- . **Harold Brown=** yes

CASES BEING HEARD

. **VARIANCE: TWO**

. **SPECIAL EXCEPTION: TWO**

1. VARIANCE: 4967 SENIC POINT

Mr. White requested a 15' variance from the front setback requirements.

The property is located at 4967 Scenic Point Channel.

The lot is pie shape and to be useable it must accommodate the house and a septic.

This is a lake front lot and 25' of the useable area for the field lines is lost at the back Of the property. This adds to the hardship by having to make up for the lost space for the field lines.

The environmentalist said they would need to have the home held as close as possible To the front of the property. This is to allow the proper installation of the septic system...

Roger Fields sited section 11.6 justifies granting a variance for this lot and recommended that a 15' ft. variance be granted.

Mr. White spoke in favor of the request.

ACTION TAKEN

Harold Brown made a motion to approve the variance and Stanley Headrick second the Motion.

- . **Bill Marrison=Yes**
- . **Harold brown=Yes**
- . **Stanley Headrick=Yes**

The variance was approved.

2. VARIANCE:NATERRA LAND CO. (OFF EAST MILLERS COVE)

This matter deals with a situation related to subdivision restrictions

This request is for a variance from the strict application of 6.1(2) of the Subdivision Regulations. This relates to the road width requirements.

Mr. Fields stated that the Board of Zoning Appeals has no authority in granting variances To subdivision regulations.

Roger Fields said that section 11.6 of the Zoning regulations of Blount Co. States “The Board of Zoning and Appeals may grant Variances to the strict Application of regulations and this Resolution where such application of Regulations would result in peculiar and exceptional practical difficulties To or exceptional and undue hardship upon the owner of a parcel of property.” This resolution being the Zoning Regulations for Blount County.

Much discussion was had over the said property. Additional memos from John Lamb And Arthur Seymour were passed out at the meeting.

Arthur Seymour was representing Naterra Land Co. Mr. Seymour presented Much information and discussion regarding Naterra Land Company’s position.

Ed Garrett spoke for Naterra Land Company regarding the road requirements

Larry Campbell spoke in opposition to the variance.

ACTION TAKEN

Bill Marrison made the motion to approve the variance. The motion was second By Harold Brown.

- . **Bill Marrison=Yes**
- . **Stanley Headrick=Yes**
- . **Harold Brown=Yes**

The variance was granted.

SPECIAL EXCEPTION

1. SPECIAL EXCEPTION : 3433 E LAMAR ALEXANDER HWY

Mr. Zeno is requesting a U-Haul business to be located at 3433 E. Lamar Alexander Highway.

This property is currently vacant and has a commercially zoned property next door.

That property is currently being used as a convenient store and the U-Haul business. The site plan indicates that all building setback requirements will be met

Buffering would be required along the back of the property line.

The property should be accessed from 321 and will have to be approved by TDOT.

Hector Zeno and Patricia Harmon spoke in favor of this special exception.

ACTION TAKEN

Stanley Headrick made the motion to approve the special exception and Harold Brown Second the motion.

.Bill Marrison= yes

.Stanley Headrick= yes

. Harold Brown= yes

The special exception was granted.

SPECIAL EXCEPTION

2. SPECIAL EXCEPTION :.Sandee Schmidt / Dr. Lee L.L.C..(Six Mile Rd)

This special exception request is for a change from one nonconforming use to another

At 2117 Six Mile Rd.

This is the old school house that was used for Valley Grove Potpourri and most Recently used for Superior Electric. Records show that Valley Grove was out of the Building on 4/16/1997. Tax records show that Superior Electric was located in the In said structure until at least 3/30/2004.

The use being considered to go into this building is a document and book restoration Company.

Roger Fields stated a special exception for a change of use should be granted If the Board finds the use to be of equal or less impact.

The recommendation of Roger Fields is based on the BZA's determination If the change of use is of equal or less impact. If it is found to be of equal or Less impact, Mr. Fields recommends approval. If it is found not to be of equal Or less impact the he recommends denial of the request.

Joe Deal, Bob Roberts, and Vicki Evenboch spoke in favor of the special exception.

ACTION TAKEN

Harold Brown made a motion to approve the special exception and Stanley Headrick Second the motion.

- . **Bill Marrison = yes**
- . **Stanley Headrich = yes**
- . **Harold Brown = yes**

The special exception was approved.

OTHER BUSINESS

Mr. Keith McCord was present to give an update on the **Cornerstone Case.**

The BZA Meeting was then adjourned.