

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR SESSION  
THURSDAY, FEBRUARY 2, 2006**

**BZA** members present: **Stanley Headrick, Harold Brown, Jim Melton, Larry Campbell, and Katherine Lovingood.**

The minutes from the last meeting were read. A motion was made by **Stan Headrick** to accept the minutes and was seconded by **Larry Campbell**. The minutes were approved by the **BZA** members present.

**CASES BEING HEARD / AND ACTION TAKEN**

1. **SPECIAL EXCEPTION : ONE**
2. **VARANCE : TWO**
3. **APPEALS: NONE**

1. **SPECIAL EXCEPTION:James Inman** (Change of use)Located at 1011 Middlesettlements Road.

The proposed use is the office /show room for swimming pools and the maintenance material associated with the pools.

This property is located in the Suburbanizing zone of Blount County.

The original market burned in 2002. It was rebuilt on the same existing footprint with an additional storage area on top.

The permit for that replacement was issued on 8/12/2003.

Mr. Inman was present to speak in favor of this **special exception** .

There was no opposition to this **special exception**, however, the BZA wanted to get the opinion of Norman Newton on this matter.

The board voted : **Stanley Headrick = YES**  
**Harold Brown = YES**  
**Larry Campbell = YES**  
**Jim Melton = YES**

This will be discussed on the February 16, 2006 special called meeting.

2. **VAIANCE: Bill and Janice Fox** at 4315 Elnora Street.

This request is for a 10' *variance* from the front setback of 30'.

This property is in the R-1 zone of Blount County and is located on a ridge.

To maximize the septic area the home should be held as high a possible on the lot.

The homes that are already on the lots are from 15 to 20 feet from the front property line. Those homes were built prior to our zoning regulations. This establishes the 20 foot setback as common in this area.

The hardship on this property is not the slope of the property, but the restricted area for the septic system and how the home has to be located to maximize that area.

Ronny Potter spoke in favor of this **variance**.

Kenneth Weaver spoke in opposition to this variance. There was a question about what line it will be pulled from.

Handouts were passed to the board members.

The motion was made by **Larry Campbell** to approve this variance and **Jim Melton** second the motion.

The board voted: **Stan Headrick = YES**  
**Harold Brown = YES**  
**Larry Campbell = YES**  
**Jim Melton = YES**

The Variance was approved.

3. **VARIANCE : James Sloan** at 6256 Old Walland Hwy.

This property is zones R-1

**Mr. Sloan** is requesting a **variance** of a ten feet front setback.

This request is for an addition to be built onto the existing property. The current home sets on a 20 foot setback.

There are many homes in this area that are twenty feet away from the front property lines. This variance would be consistent with other homes in this area.

The hardship in this case could be one of other extraordinary and exceptional situation or condition of a specific piece of property.

There is also a flood zone associated with this property and the back portion of the property does set somewhat lower. Holding the structure forward would could only help the situation.

**Mr. Sloan** was present to speak in favor of the **Variance**.

There was no opposition.

Some discussion was had concerning how this would affect the septic system with the increase in footprint.

The motion was made for **Mr. Sloan** to submit plans for this addition.

**Mr. Headrick** moved to defer this **variance** until the February 16<sup>th</sup>,2006 meeting. **Jim Melton** seconded the motion.

The vote was: **Stan Headrick =YES**  
**Harold Brown = YES**  
**Larry Campbell = YES**  
**Jim Melton = YES**

**THE MEETING WAS ADJOURNED**

