

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, SEPTEMBER 7, 2006**

BZA MEMBERS PRESENT: Larry Campbell, Stanley Headrick, Rob
And Rob Walker.

The minutes from the last meeting were read and a motion was made by
Larry Campbell to approve the minutes and a second by Stan Headrick.

All the members voted yes to accept the minutes.

CASES BEING HEARD / AND ACTION TAKEN

1.VARIANCE: ONE

2.APPEALS: NONE

3.SPECIAL EXCEPTION: ONE

This is a variance request that was on the agenda for August but was
deferred at the request of Amy Howard because of family health
reasons.

Ms. Howard has a request for a four feet variance from the rear setback
requirement. The property address is lot 143 Big Valley Resort.

A permit had not been pulled for the room addition. Mr. Howard was
not aware that a permit was required. The room addition was already
under construction.

Amy Howard spoke in favor of this variance.

Ellenor Jones and Martie Bledsoe spoke in opposition to this variance.

A motion was made by Larry Campbell to deny the variance and a
Second was made by Stan Headrick.

The vote was: Larry Campbell = YES
Stan Headrick = YES
Rob Walker = YES

The Variance was denied.

2. SPECIAL EXCEPTION

Mr. Robert Sheets is requesting a *multi family* development located at 3741 Tuckaleechee Pike.

The size of property is a 1.53 tract located in the Suburbanizing zone of Blount County. The density in this zone with public sewer service is 6.2 units per acre. Mr. Sheets is requesting 7 units to be placed on this parcel.

The set back requirements are forty feet from all property lines. The site plan indicates the set backs *would* be met. Upon footing inspections a footing survey *may* be required to verify the setbacks.

A buffer must be installed between the abutting residential property lines.

City sewer *must* be provided for required density of this development.

A grading permit will need to be obtained.

Mr. Sheets spoke in favor of this Special Exception. He spoke of splitting the lots and showed the plats and proposed property.

Jim Caldwell ask how you would get on to the property off the street. He stated that there were some issues about the safety of where this was located.

Mr. Sheets stated this issue was addressed by the horse shoe entrance to be accessible from either direction you were coming from. This issue can be verified by the Highway Department.

The run off from this property was also discussed with an explanation of the retention pond and how it would help with this matter.

A letter was presented by Laura Leslie and read by Larry Campbell concerning this special exception. Ms. Leslie voiced her concern about this complex and what issues may arise from allowing this to be passed by the BZA,

The location of this proposed site was discussed by the Board.

Some question were ask of Roger Fields about the density of the property with septic and/or with sewer, and the drainage plan.

The Board discussed the site plan, where the fire hydrants were set, where the garages were located, and how the schools would be affected.

The board discussed set backs, utility services, and meeting all the requirements of the multi family units.

Stan Headrick made a motion to *defer* this Special Exception until letters could be provided by the Highway Department, Maryville City about sewer, and the location of the fire hydrants. Larry Campbell made a second to the motion.

**The vote was: Stan Headrick = YES
Rob Walker = YES
Larry Campbell = YES**

The Special Exception was deferred.

The meeting was adjourned.