

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, OCTOBER 5th, 2006**

BZA MEMBERS PRESENT: Larry Campbell, Stanley Headrick, Rob Walker, Kathy Lovingood, Jim Melton and Harold Brown.

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

All the members voted to accept the minutes of the last meeting.

CASES BEING HEARD / AND ACTION TAKEN

1.VARIANCE: THREE

2.APPEALS: NONE

3.SPECIAL EXCEPTION: FOUR

1. Special Exception: Mr. Robert Sheets

This special exception is at 3741 Tuckaleechee Pike for a multi family development.

This was brought before the last BZA meeting and was deferred until Mr. Sheets submitted the information requested from the highway department, the city of Maryville's utility department, and a revised site plan to include the fire hydrant that is located on the property.

Mr. Sheets Submitted the information requested.

The Board discussed the impact on the school system in this area.

Harold Brown made a motion to *approve* this special exception and Stanly Headrick second the motion.

The vote was: Harold Borwn = YES
Rob Walker = YES
Stanley Headrick = YES
Larry Campbell = YES
Jim Melton = YES
Kathy Lovingood = ABSTAIN

The Special Exception was approved.

2. Special Exception: Mr. Crabtree

This is for a family commercial enterprise inside the garage located at 339 North Pond Drive.

Mr. Crabtree would like to have a shop to make small wooden propellers for radio-controlled aircraft.

Mr. Crabtree and Garry Adams spoke in favor of this enterprise.

Hugh Harden, Mary Wonk, and Mrs. Frances spoke in opposition.

The BZA discussed this special exception.

A motion was made by Kathy Lovingood to *approve* this special exception and Stanly Headrick made a second to the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = NO
Kathy Lovingood = YES

The Special Exception was approved.

3. Special Exception: Blackberry Farms

Blackberry Farm is requesting a vacation rental cabin development to be located at 1471 W. Millers Cove Road.

This plan is for 8 rental cabins with two bedrooms and they are *not* equipped with kitchens.

Mr. Alexander was present to answer any questions from the Board.

Stanley Headrick made a motion to *approve* this special exception with the *approval of the septic system* and Harold Brown made a second to the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Kathy Lovingood = YES

The Special Exception was approved.

4. Special Exception: Tom Brunton

This is for a change of use of the property located at 2117 Six Mile Rd. This was originally an old school house that was used to house a potpourri manufacturing business.

The request is for this building to be used as offices and headquarters of a concrete finishing business.

Tom Brunton and Vicki Everbock spoke *in favor* of this change of use.

There was discussion by the BZA.

Larry made a motion to *deny* this special exception and Kathy Lovingood second the motion.

The vote was: Rob Walker = NO
Stanley Headrick = NO
Harold Brown = NO
Larry Campbell = YES
Kathy Lovingood = YES

The Motion failed.

Harold Brown made a motion to *approve* this special exception and Stanley Headrick second the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = NO
Kathy Lovingood = NO

The special exception was approved.

1. VARIANCE: Habitat for Humanity

This property is located at 627 Cherokee Heights Dr. The variance is from the front setbacks.

The intersection of Cherokee Heights Drive and 411 has been changed in recent years leaving the old section of Cherokee Heights Drive that comes to a dead end at a City of Maryville sewer pump station.

The request is a variance from the old section of road.

The house *meets* the set back requirements from the *new* road right of way.

The section of road that was previously there had not officially been abandoned and the home sits approximately 19 feet away from the old road. This road is not used by the public but the city of Maryville uses this road for an access road to the pump station.

The *hardship* is that a set back is required from a road right of way that is no longer used or usable as a road.

Scott Helton (county commissioner) stated that a vote was taken to close the old section of this road.

Mike Payne spoke regarding the property line and maybe a replat.

Ron Hamby spoke about the set backs and the old service road.

The board had discussion regarding this variance.

Larry Campbell made a motion to **approve** this variance as long as an easement is in place for the pump station.
Kathy Lovingood made a second to the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Kathy Lovingood = YES

The variance was approved.

2. Variance: Mr. Friend

This property is located at 4453 Wrights Ferry Road. The request is for a front set back variance of 15 feet or 10 feet.

The front setback required by Blount County is 30 feet.

This land fronts Fort Loudon Lake. The TVA Flowage Easement greatly impacts this lot. This reduces the amount of property Mr. Friend can build on.

Mr. Friend was present to answer questions.

Discussion was held by the BZA.

Kathy Lovingood made a motion to **approve** a **10** foot variance on the front set back and a second was made by Harold Brown.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Kathy Lovingood = YES

The Variance was approved.

3.VARIANCE: Mr. Raymon Harmon

Mr. Harmon is requesting a variance from the minimum lot size requirements of 30,000 square foot.

Mr. Harmon has a .75 acre lot that has two houses on it. He would like to divide the property into two lots with a house each.

These homes were in place before our zoning regulations were adopted. Dividing this property would not increase the impact on the land. This would allow one property to be transferred individually.

Mr. Harmon was present to answer questions.

The board discussed this variance.

Larry Campbell made a motion to **approve** the variance pending plat approval and Harold Brown second the motion.

The vote was: Rob Walker = YES
Harold Brown = YES
Stanley Headrick = YES
Larry Campbell = YES
Kathy Lovingood = YES

The variance was approved.

John Lamb spoke on Schools in Blount County.

The meeting was adjourned.

