

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MAY 3, 2007**

BZA MEMBERS PRESENT: Harold Brown, Larry Campbell, Stanley Headrick, Rob Walker

The minutes from the April 5, 2007 meeting were read and a motion was made by Larry Campbell to approve the minutes. A second was made by Harold Brown.

The members voted unanimously to accept the minutes from the last meeting.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. APPEAL: ONE**
- 2. SPECIAL EXCEPTIONS: TWO**
- 3. VARIANCE: THREE**

Appeal:

- 1. This appeal originates from a complaint about a junkyard at 5905 Hutton Ridge Road.

Property is zoned R-1.

A motion was made by Harold Brown that only five inoperable vehicles can be stored on property. Stan Headrick made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES

This motion was *approved* by a unanimous vote.

Special Exception:

- 1. Richard Tipping has requested a special exception for a family commercial enterprise of auto and light truck repairs to be located at 4550 US Highway 411 S.

Property is zoned R-1.

--Jim Scully spoke in opposition.

--Richard Tipping answered questions regarding the storage of equipment.

A motion was made by Larry Campbell to *deny* this request for special exception. Harold Brown made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES

The special exception was *denied* by a unanimous vote.

2. The Reserve on the Tennessee River has requested a special exception for a multifamily development to be located on Jones Bend Road.

Property is zoned S.

--Ben Mullins, president of The Reserve on the Tennessee River, gave details of studies performed on the development and gave an overview of the condominium development.

--Steve Travis asked for clarification regarding lot locations and lot sizes.

--Mike Stephens asked for clarification regarding traffic and safety.

A motion was made by Harold Brown to *approve* this request for special exception. Stan Headrick made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES

The special exception was *approved* by a unanimous vote.

Variance:

1. Edward and Helen Huffaker have requested a variance to allow an attached garage to be located five (5) feet from the side property line located at 1114 Banner Street, Seymour. This variance was deferred from the April 5, 2007 Board of Zoning Appeals meeting.

Property is zoned R-1.

--Mike Wagner spoke on behalf of Mr. and Mrs. Huffaker and explained the hardship with their physically challenged son.

A motion was made by Stan Headrick to *deny* this request for variance. Harold Brown made a second.

Vote: Harold Brown YES
 Larry Campbell YES
 Stanley Headrick YES
 Rob Walker YES

The variance request was *denied* by a unanimous vote.

2. Tina Garrett has requested front, rear, and side setbacks variance for her property at 2765 Peach Orchard Road. She would like to rebuild a house on the same footprint that the current house sits on.

--Ms. Garrett spoke of the poor condition of the house, and the need to tear down part of the current structure and rebuild.

--No motion was made in accordance to zoning regulations due to the house not being torn down to the foundation.

3. Mr. John Speed has requested a variance from the front setback requirements to be applied to his property at 915 Laurel Road.

Property is zoned R-1.

--McDougal Brothers represented Mr. Speed and spoke of slope of lot.

A motion was made by Larry Campbell to *approve* this request for variance. Stan Headrick made a second.

Vote: Harold Brown YES
 Larry Campbell YES
 Stanley Headrick YES
 Rob Walker YES

The variance was *approved* by a unanimous vote.

The meeting was adjourned.