

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, NOVEMBER 5, 2009**

BZA MEMBERS PRESENT: Harold Brown, Larry Campbell, Stanley Headrick, Rob Walker, Gordon Wright, Jim Melton (present, not voting)

The minutes from the previous meeting were read and a motion to approve was made by Gordon Wright with a second by Larry Campbell. The members voted unanimously to accept the minutes from the last meeting.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: THREE**
- 2. VARIANCE: FIVE**
- 3. APPEALS: NONE**

***Special Exception:***

1. Cornerstone of Recovery is requesting a special exception for an assisted care living facility and resident facilities with special services, treatment, or supervision at 1329 W. Hunt Road.

--No one present to speak in favor of.

--Alvin Hord voiced opposition.

--Vicky Bishop voiced opposition.

--Gene Cable voiced opposition; had concerns about septic systems.

--Jason Brooks voiced opposition; had concerns about increased traffic and septic/sewer systems.

--David Patterson spoke in favor of a treatment facility of this sort. He advised that there is minimum violent behavior from the residents.

--Lynn Pace voiced opposition.

--Kristi Prater voiced opposition. She works with people with drug and alcohol dependencies.

--Dan Caldwell, president of Cornerstone of Recovery, spoke in favor and offered to answer questions.

Questions from the board:

--Are Medicare and TennCare accepted? No

--How many patients and employees will be at this location? There will be 30 patients in one house, with a maximum of 130 patients with 70 employees.

--Are all patients dependent upon alcohol and/or drugs? Yes

--Do the patients all drive? No

--What is the average stay at the facility? 90 days

--What is the average age of patients? 37-38

--What other facilities does Cornerstone of Recovery operate? 1214 Topside Rd., 1120, 1130, 1140 Topside Rd., 726 (?) Airport Hwy,

--Have there been any problems with police calls at other facilities? No, not from surrounding residents about the facility residents

--Not funded by tax dollars; is a residential facility operated as a business for profit.

--Have there been any traffic studies to see the effect of increased traffic on the roads; (W Hunt is a 2-lane road)? No traffic studies; a Cornerstone of Recovery facility is currently on a 2-lane road on Topside.

--Will there be other staff on campus besides counselors? Yes, cooks, staff,

--Will this be a consolidation of buildings? No, this is an expansion

--What arrangements have been made as far as a sewer system? There are 2 options: city of Alcoa sewer or an on-site sand filtration system. Derrick Jones with Sterling Engineering spoke about designing means to tie in to sewer.

--If city of Alcoa agrees to tying site onto city sewer who pays? Cornerstone of Recovery

--What type of security is on site? 24-hr staffing, not police officers.

--How long have you been with Cornerstone? (Dan Caldwell) 20 years

--How many times have police been called to a facility? Rarely; last year the only time was when someone broke in to steal items. Police were called one time 8-10 yrs ago to restrain a patient.

--Scott Anderson spoke regarding suicidal patients being outside of their constraints of licensing; should someone become suicidal, they aren't allowed to leave until accessed by a crisis mental health team.

--What is the success rate of treatment? 80-90% success rate for inpatient treatment; 47-55% for outpatient treatment for 6 months to a year.

-- Do you have any plans to accommodate the close neighbors? Yes, Cornerstone is willing to build fences, buffers, etc. that are necessary to be good neighbors.

--What type of fencing? Six foot privacy, Leyland Cypress trees, or whatever is necessary.

--A question was asked about water runoff in a drainage ditch at the property. The county and railroad were both approached about pumping the water out of the area but

--How many employees have been charged with criminal offenses in the past five years? Few, according to Dan Caldwell. Clinical Director Scott Anderson stated that background checks are completed and he believes that the rate of criminal charges being brought while on the payroll have been fewer or the same as what can be found in the general population.

--Are the patients dependent upon drugs and alcohol or abusers? Most are dependent

--Eugene McSpadden voiced opposition.

--A local resident (name?) added that in yesterday's paper, there was an article reporting a sexual misconduct case against an employee of Cornerstone.

Discussion among the board included:

- Traffic study
- Septic system concerns
- Zoned S-Suburbanizing

Gordon Wright made a motion to deny the special exception due to concerns about property values of adjoining properties, increased traffic, and utilities available. (11.5 G 2) Harold Brown made a second.

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

The motion was approved by a unanimous vote.

2. Wireless Properties is requesting a cellular tower at 224 Myers Road.

- Arthur Seymour spoke on behalf of Wireless Properties.
- Arthur Seymour introduced several people (names inaudible) available to answer questions regarding the cell tower.
- Jennifer Moore asked if there was a need for a cell tower. She spoke in opposition on behalf of the Stone Gate community.
- Dave Hopewell (?) spoke in opposition.

- Gary Cox spoke in opposition.
- Larry Perry reviewed the application for the cell tower.
- Ken Cookson answered questions for Wireless Properties.

Larry Campbell made a motion to defer action for one month. Gordon Wright made a second.

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

The motion was approved by unanimous vote.

***Variance:***

1. Terry and Frances Harper are requesting a setback variance at 1438 Jeffries Hollow Road. The variance is from a twenty-five (25) feet right of way easement to the property located directly behind their property.

- Mrs. Harper spoke on their behalf.
- John Carlton Templeton spoke in favor.
- Chris Rawls, attorney for Mr. Dennis Weaver, spoke in opposition.
- Dennis Weaver owns a four lot subdivision that will utilize this easement; he spoke in opposition due to the variance impacting his easement.

Larry Campbell made a motion to deny the variance based on section 11.6 of the Blount County Zoning Regulations. There was no second on the motion, therefore the motion died.

Larry Campbell made a motion to deny the variance due to lack of evidence of a hardship of the land. Stan Headrick made a second.

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

The motion was approved by unanimous vote.

2. Patti Johnson is requesting a variance to section 7.15 of the Blount County Zoning Regulations for her property at 2803 W Lamar Alexander Parkway.

- Patti Johnson spoke.
- Sandra Collins spoke.

Larry Campbell made a motion to approve the variance pending site plan approval. Gordon Wright made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES

Rob Walker YES

Gordon Wright YES

The motion was approved by a unanimous vote.

3. Kevin and Denise Adams are requesting a setback and footprint variance for 2662 Tuckaleechee Pike.

--Kevin Adams spoke.

Harold Brown made a motion to approve the variance. Gordon Wright made a second.

Vote: Harold Brown YES

Larry Campbell NO

Stanley Headrick YES

Rob Walker YES

Gordon Wright YES

The motion was approved by a majority vote.

4. Faye Gilliland is requesting a setback variance at 4805 Wildwood Road.

--Mr. Phillips was present to speak on Ms. Gilliland's behalf.

Gordon Wright made a motion to approve the variance. Larry Campbell made a second.

Vote: Harold Brown YES

Larry Campbell YES

Stanley Headrick YES

Rob Walker YES

Gordon Wright YES

The motion was approved by a unanimous vote.

5. John LaFollette, Sr. is requesting a density variance request for his property at Patterson Road Manufactured Home Park.

--John LaFollette, Sr. spoke.

Larry Campbell made a motion to defer action for one month to request Mr. LaFollette explore other and/or better options to split the property. Harold Brown made a second.

Vote: Harold Brown YES

Larry Campbell YES

Stanley Headrick YES

Rob Walker YES

Gordon Wright YES

The motion was approved by a unanimous vote.

***Special Exception:*** (continued)

3. Tom Remick is requesting a change of use and addition for an auto repair shop located at 1608 Topside Road.

Gordon Wright made a motion to approve the special exception. Harold Brown made a second.

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

The motion was approved by a unanimous vote.

THE MEETING WAS ADJOURNED.