

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, NOVEMBER 3, 2011**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Stan Headrick, Jim Melton, Rob Walker

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

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTIONS: TWO**
- 2. VARIANCES: TWO**
- 3. OTHER BUSINESS: ONE**

Special Exception:

1. DPKY Development Company, LLC is requesting a special exception for a multifamily development to be located at 1716 Morganton Road

--Dwight Harrell, project manager with DP Builders, was present to speak about the project. He addressed items that the Blount County Highway Department recommended:

- Turn lane can be accommodated.
- A traffic study hasn't been completed yet.
- DP Builders would prefer to not repave a section of road with W/411 D mix to address an existing road condition.

--Steve Ellis, with Highlands Engineering, LLC, addressed the Board regarding the condition of the existing road.

- For those turning right into the development, a good turning radius will be provided.
- Buffering will be adequate in the area of the existing houses, but they do not wish to buffer in the area of the Topoco, Inc. easement.

--Mr. Glen Knable spoke in opposition of the development.

- The roadway in the area mentioned is slick.
- Ninety (90) apartments on that section of road will make the road worse.
- Disappointed that the developer can't answer some basic questions presented by the Board.

Stan Headrick made a motion to approve the special exception based on the road being improved as the County Highway Department has asked. Larry Chesney made a second.

Amended motion: the addition of a right turn lane and a right entrance lane, traffic study not necessary, 8' wide x 250' long deceleration/acceleration lane

A motion to approve based on highway with the addition of 8'x250' deceleration into and 8'x250' acceleration out of subdivision, dropping requirements for a traffic study.

Mr. Harrell advised that he doesn't know that there is enough room to have a 250' deceleration and a 250' acceleration lane without encroaching on someone else's property.

Stan Headrick withdrew his previous motion and made a motion to *defer* action until a new site plan can be provided showing the distances allowable for the additional deceleration and acceleration lanes, and to see a traffic study, and to know how far the development entrance is to the city limit line. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

2. Daniel Gagnon is requesting a special exception at 2204 Old Niles Ferry Road for a physical therapy office.

--Mr. Gagnon was present to answer questions from the Board.

Stan Headrick made a motion to approve the special exception. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

Variance:

1. Mayford Tipton is requesting a variance from the front setback requirements at 3305 E Lamar Alexander Parkway so that he can rebuild an existing dilapidated structure that does not currently meet the front setback requirements.

--Mr. Tipton was present to answer questions from the Board.

Larry Chesney made a motion to deny the variance request. Stan Headrick made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	NO
	Rob Walker	YES

The motion was approved by a majority vote.

2. Dale Whitaker is requesting a variance from the side setback requirements at 210 Arbor Drive.

--Mr. Jim Christopher of Christopher Construction answered questions from the board. Homeowner is asking to be granted a variance on the basis of subdivision restrictions requiring a seven (7) feet setback and footers being dug at nine (9) feet based on those restrictions. Also, other structures in the neighborhood are not in compliance with the ten (10) feet side setback.

--Mr. Whitaker answered questions from the Board.

Larry Chesney made a motion to grant a two (2) foot variance based on loss of value (Section 11.6 F 4). Andy Allen made a second.

Vote: Andy Allen	YES
Larry Chesney	YES
Stanley Headrick	YES
Jim Melton	YES
Rob Walker	YES

The motion was approved by a unanimous vote.

Other Business:

1. Mr. Gary Cox of the Stonegate HOA wishes to address the Board.

--Jennifer Moore spoke in Mr. Cox's absence. The Stonegate HOA is seeking help from the Board to explore options for help in improving the condition of the road.

Jim Melton made a motion to have a meeting with the Stonegate HOA representatives, chairman of the Blount County Commission, Jim Melton of the BZA, the Blount County Mayor and Blount County Building Commissioner Roger Fields. Larry Chesney made a second. Roger Fields will schedule the meeting.

Vote: Andy Allen	YES
Larry Chesney	YES
Stanley Headrick	YES
Jim Melton	YES
Rob Walker	YES

The motion was approved with a unanimous vote.

THE MEETING WAS ADJOURNED.