

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, June 5, 2014**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, and Rob Walker

Larry Chesney entertained a vote to approve last month minutes and Stanley Headrick seconded. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

1. **SPECIAL EXCEPTION: None**

2. **APPEAL: None**

3. **VARIANCE: Four**
904 N Union Grove Rd.
6746 Old Walland Hwy
532 Mogridge Way
110 Temple Road

Variance:

904 N Union Grove Rd

The applicant has requested a variance from the side setback requirement for a garage. The property is identified on tax map 044, parcel 148.01 and is located in the R-1 zone. The required side setback is 10 feet. The requested variance is for a 0 feet setback from the side property line. This is the property owner that had an appeal before the board the previous month. He is requesting a 0 setback and will remove the section of the wall that is across the property line.

Curtis Karvonen spoke in favor of the variance. He showed digital photos of the garage and that he removed the down spout. His argument was that he did not agree with the surveyors lines for his property that was obtained by the neighbors. He stated that he didn't see where the building was harming the neighbors.

Tim Lavan spoke in opposition of the request. He said that the survey shows that the building is over the side property line.

Larry Chesney asked Mr. Lavan is he had considered a land swap. Mr. Lavan stated that he and his wife are not interested in pursuing this option.

Stanley Headrick made a motion to deny the request for a zero setback requested. Rob Walker seconded.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

6746 Old Walland Hwy

This request is for a variance from the front setback requirement at 6746 Old Walland Hwy. The property is identified on tax map 095c, group A, parcel 001.00. The property is zoned R-1 with a required setback of 30 feet. The applicant is requesting a variance of 20 feet so that he can place the structures 10 feet and 15 feet from the property line. The proposed structures are a shed and a covered deck. The applicant stated hardships are the size and slope of this property.

Shawn Towe was present and spoke in favor of the request. He stated that it is similar to the properties around him and that it is a small project that will improve the property.

Larry Chesney made a motion to approve the request and was seconded by Stan Headrick.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

532 Mogridge Way

This request is for a variance from the front setback requirements at 532 Mogridge Way. This property is identified on tax map 070 and parcel 034.04. The property is zoned S-suburbanizing and the required setback is 30 feet. The applicant is requesting a variance to build onto his garage to match the existing structure, which does not meet the setback requirement. The home is approximately 30 feet from the edge of the pavement and 17 feet from the property line. The location of the existing home is grandfathered due to it predating the subdivision plat. The plat does note this and mentions that if the home is destroyed any rebuilding will be required to meet the setback. The applicant states the hardships as the design of the house and the back yard is taken up by the septic system and the reserve area to it.

No one was present to speak for or against this request.

The board spoke that there are homes in the subdivision that are as close to the road as this home.

Larry Chesney made a motion to approve the request and was seconded by Stanley Headrick.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

110 Temple Road

This request is for a variance from the density requirements at 110 Temple Road. This property is in the R-1 zone and the density requirement is 1.2 units per acre. The applicant is requesting a variance in order to re-plat lot lines on three parcels in order to separate uses. Currently there are three lots at the corner of Temple Road and Sevierville Road. Those lots contain a mix of uses that include a store, RV business, private home, and a manufactured home park. What the homeowner would like to do is divide those uses onto separate lots so that they could be sold separately. The manufactured home park has about 52 units and it would be on a 10 acre parcel. This density is well over our density requirements, but it is a preexisting park and we would not be adding any units to the park only changing the property lines in order to place the park on one parcel. The planning commission has given the applicant a green light to pursue the re-plat with the understanding any variances required would have to be approved and the Environmental Health Department would have to sign off on any revision.

No one was present to speak in favor or against this request.

Stanley Headrick made a motion to approve the request and seconded by Rob Walker.

Vote:	Larry Chesney	NO
	Stanley Headrick	YES
	Rob Walker	YES

Appeal:
None

Special Exception:

None

Other Business:

For the cell tower at Hunt Rd heard that month, the FAA came back and told the company if they painted the tower that they would have to light it. Therefore, they are requesting from the board if they want a painted tower lit or an unpainted tower unlit. The board said to let them know to do the unpainted, unlit tower.

THE MEETING WAS ADJOURNED.