

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, October 2, 2014**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, and Brian King. Larry Chesney was elected as chair.

Stanley Headrick entertained a vote to approve last month minutes and was seconded by Brian King. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: One  
5856 Tower Road**
  
- 2. APPEAL: None**
  
- 3. VARIANCE: Two  
271 S Long Hollow Road  
Sundown Resort**

***Special Exception:***  
**5856 Tower Road**

This request is for a bed and breakfast at 5856 Tower Road. The property is identified on tax map 104F, group B, parcel 001.00 and is zoned Rural District 1. This zone does permit bed and breakfast as a special exception.

The site plan submitted with this request does indicate that all building setback requirements will be met by the proposed structures. Parking will be addressed with a parking area that will be well off Tower Road. The amount of disturbance for this development does not require a drainage plan or an erosion control plan. The septic system will have to be applied for and approved by the Blount County Environmental Department. This property and the overall area are heavily wooded. Existing vegetation can be considered for buffering purposes as long as it creates a solid visual buffer that is contained on this property. If this can't be achieved, additional buffering will be required.

Myron Crow and Larry Reagan spoke in favor of this property. They stated that they exceeded the required setbacks which will put the bed

and breakfast further up the mountain. They also stated he has a contract with Dr. Adler to purchase an additional 1.8 acres.

Paul Phillips asked the board what the term exception means.

Roger explained the term of special exception. He stated that once it is approved it will be for the use approved. The property could defer back to a residential house but any other use would have to come back to the board for approval.

Brian King made a motion to approve the exception and it was seconded by Stanley Headrick. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES

***Appeal:***

**None**

***Variance:***

**271 S Long Hollow Rd**

This request is for a variance from the side setback requirements at 271 S Long Hollow Road. This property is identified on tax map 056 and parcel 008.03. This property is zoned S-suburbanizing. The required side setback is 10 feet. The applicant is requesting a variance of 2.5 feet leaving a 7.5 feet setback. The home has already been placed on the property and appears to be occupied. The installer of the home went by a property line that was marked for them and later found out that the line was incorrect.

Stanley Headrick made a motion to approve the variance and it was seconded by Brian King. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES

**Sundown Resort**

This request is for a variance from the minimum lot size requirements for the creation of a new lot in Sundown Resort. This property is

identified on tax map 106 parcel 020.00 and is located in the Rural District 1 zone. The required minimum lot size is 30,000 square feet and the requested lot is 2,047 square feet.

The applicant is requesting to make this an additional private lot within this development. It has been used as a camper lot by the care take of the development in the past and is located on common area for the development. The lot currently has a camper setup on it. The size of the lot is consistent with the others within the development. All the utility hook ups have already been provided to this lot and this development utilizes a central septic system. This will not add a unit to the development. It will be creating a private lot out of a lot that has historically been used as a common site for the development.

Craig Belitz spoke in favor of the motion. He stated that the caretaker had been moved to an apartment above the barn. When that was done, the lot the caretaker vacated the lot in question. It has set vacant since that time.

Bill Palmer and Don Gordon spoke in favor of the motion. They stated that the utilities and everything are already available at the site. They stated the lots average size is 35 x 60 in the development. They also stated they were able to purchase the two lots in the front near the sidewalk.

No one spoke in opposition.

Stanley Headrick made a motion to approve the variance and it was seconded by Brian King. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES

***Other Business:***

An informal discussion about a possible cell tower was held off the record. A special called meeting will be held on October 21.

THE MEETING WAS ADJOURNED.