

Blount County Board of Zoning Appeals
Regular Session
Thursday July 1, 2004
6:00 P.M.

The Blount County Board of Zoning Appeals met in regular session on Thursday July 1, 2004, at 6:00 pm at the Courthouse. Staff was represented by: Roger Fields, Building Commissioner.

Members of the Board of Zoning Appeals present: Rob Walker, Stanley Headrick, and Harold Brown.

Mr. Headrick made a motion to approve the minutes of the June 3, 2004 meeting. Second was made by Mr. Brown. The motion received unanimous approval.

Cases Being Heard

1. **APPEALS:** NONE

2. **VARIANCES:**

Jerry Hall- 4726 E. Lamar Alexander Parkway:

This request is for a variance from the front property line at 4726 East Lamar Alexander Parkway. Mr. Hall's current building is 54' from the front property line instead of the required 60'. He would like to use the existing concrete slab for the foundation of the new building. This would require at least a 6' variance. Mr. Hall would like to be able to start the front beams for the new construction about 2' in front of the old building so he could start construction before having to remove the old building. This plan would require an 8' variance. His plan is to make the building bigger by adding 15' to the back of the building. This would put the building within 2-3' of the well house behind the structure. Mr. Hall does want to continue using this well. Meeting our setback requirements would mean that this well would have to be abandoned. Mr. Fields believes that section 11.6 F3 would apply to this situation. Meeting the setback would mean that Mr. Hall would have to move or abandon the well that he has been using for many years. Mr. Fields recommended for approval of the variance. Larry Campbell spoke, to point out that due to the fact that the BZA passed Mr. Headrick's variance at the previous meeting, he did not see how they could now turn down a variance. Mr. Brown made the motion to approve the 6' variance. Mr. Headrick seconded.

A roll call vote was taken:

- Rob Walker- Yes
- Stanley Headrick - Yes
- Harold Brown – Yes

The motion to approve the setback variance passed.

James and Jackie Bumgarner- Big Valley Campground Lot 250:

This request is for a variance from the front property line. Mr. and Mrs. Bumgarner want to build a front porch onto their dwelling on Lot 250 of Big Valley Campground. One corner of the existing structure is 14' from the road's edge. The county regulations require 20' from the road's edge or 5' from the front property line whichever is greater. The porch is over 30" high so it does require a building permit. The request is for a variance from the porch. It will not interfere with the driveway and will not come closer than the corner that is 14' from the road's edge. They will need approximately a 5' variance. The board has granted variances of this nature in the past if they did not endanger the public's health, safety, and or welfare. Mr. Field's recommended for approval of the variance. Mr. Headrick made the motion to approve the variance. Mr. Brown seconded. A roll call vote was taken:

- Rob Walker- Yes
- Stanley Headrick - Yes
- Harold Brown – Yes

The motion to approve the setback variance passed.

3. SPECIAL EXCEPTIONS:

Ernest Stinnet- 353 Black Mash Hollow Road:

This is a special exception request to allow for a third rental cabin to be located on a 21 acre tract at 353 Black Mash Hollow Road. This unit will meet all building setback and density requirements. The site is located in a heavily forested area so additional buffering will not be required. This site is off the existing gravel and concrete driveway. The county's regulations allow up to 10 vacation rentals to be located on a gravel road. Mr. Fields recommended for approval of the special exception. Mr. Brown made the motion to approve the special exception. Mr. Headrick seconded.

A roll call vote was taken:

- Rob Walker- Yes
- Stanley Headrick - Yes
- Harold Brown – Yes

The motion to approve the special exception passed.

Judy Hinson- 5127 Hwy 411 South:

This is a special exception request to allow an office for a construction business to be located at 5127 HWY 411 South. Mrs. Hinson's plan is to use only the existing structures. She would be using the house for office space and the accessory structure for storage of light construction material, such as light fixtures, and bath fixtures. The current zoning is R-1. This is a use that can be

approved as a special exception. Hwy 411 is an arterial road that does allow for this type of special exception to be located on it. The building setback from the property line is 60' and the existing structure is 45' from the property line. This structure would not comply as a residential use or commercial use. It was constructed as a residence prior to the county's zoning regulations. The shed was also built prior to the zoning regulations and does not meet the setback requirements either. It is less than the required 5' or 20' from the rear property line. A variance would have to be considered for changing this property from residential to commercial use. It is Mr. Fields interpretation that a variance could be granted in accordance to section 11.6 E5 & 6 of the county's zoning regulations. Mr. Fields recommended for approval of the special exception with the variances. Mrs. Hinson was there to speak in favor. Mr. Larry Campbell spoke against it. Mr. Brown made the motion to approve with variance and parking in the back for equipment. Mr. Headrick seconded. A roll call vote was taken:

- Rob Walker- Yes
- Stanley Headrick - Yes
- Harold Brown – Yes

The motion to approve the special exception passed.

4. OTHER BUSINESS:

5. ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.

Secretary, Board of Zoning Appeals