

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, JUNE 1, 2006**

BZA members present: Harold Brown, Rob Walker, Stan Headrick, and Larry Campbell.

Larry Campbell made a motion to approve the minutes from the **May 4th** meeting. Second was made by **Rob Walker**. The motion received unanimous approval.

CASES BEING HEARD / AND ACTION TAKEN

1. **APPEAL: NONE**
2. **SPECIAL EXCEPTION: NONE**
3. **VARIANCE: TWO**

VARIANCE

1.

This is a request for a second business sign on the property located on the corner of **129** and **411 Hwy**. This property is a small shopping center that has a gas station. The owner is **James Eden**.

This gas station has an existing business sign. The applicant is operating a restaurant in the shopping center and would like to have a sign that the remaining businesses could advertise on.

Our zoning regulations permits two business signs on one property located on a corner with two road frontages. There is a requirement to separate the signs by 1,000 feet. This property is not large enough to accommodate this requirement.

The applicant states the hardship is the fact that the gas station has the only sign on the property and by having one sign already, a second sign cannot be permitted without the 1,000 feet distance. The applicant would like to locate the second sign on the opposite side of the shopping center.

This is not a small lot however when considering the separation distance it is not large enough to accommodate Blount County Regulations and does created a *hardship* as far as the other businesses in the building being able to have a sign. The applicant has spoke to the gas station owner about advertising on the existing sign. That does not appear to be an *option* due to the type of sign it is.

This could be considered as an extraordinary and exceptional situation or condition due To the fact that you have multiple businesses located in one building and only **one** is able to have an identification sign.

There was some discussion had by members of the **BZA** concerning this sign variance.

Mr. Eden was not present at this meeting.

A motion was made by **Larry Campbell** to defer this until **Mr. Eden** was able to attend. The motion was second by **Stan Headrick**

The Vote was:
Stan Headrick = YES
Larry Campbell = YES
Rob Walker = YES
Harold Brown = YES

The Variance was deferred.

VARIANCE

2.

This is a variance request to the two front setback requirements of 30 feet. This is a corner lot requiring **two** front setbacks of 30 feet. The lot sets between **Mt.Tabor** and **Loch Leigh Way**. This is lot **71** of the **Highlands** of Maryville.

This is an odd shaped lot that sits on a cul-de-sac. It is also a *small* lot for the size of the homes in this development. The lot size is 3/10th of an acre. Both size and shape could be considered a **hardship** for this particular lot.

A 10 foot easement along the side line tightens this lot up even more.

The requested setbacks are 22 feet from **Loch Leigh Way** and 25 feet from **Mt. Tabor Rd.**

The contractor has received a variance from the subdivision restrictions.

After **Mr. Fields** scaled the lot he found it to have a 4,800 s.f. building envelope and is very level. Since it is an irregular shaped lot **Mr. Fields** took the smaller measurement to calculate the building area.

Again, the size and shape of the lot could be considered as a *hardship* for this type of development, but **Mr. Fields** only feels comfortable recommending a *five* foot variance from both the front setback requirements.

Mr. Sells was present to speak for this variance.

A motion was made by **Harold Brown** to approve this variance and **Stan Headrick** second the motion.

The Vote was : **Rob Walker = YES**
Stan Headrick = YES
Larry Campbell = YES
Harold Brown = YES

The Variance was approved.

VARIANCE : (**Mrs. Eden arrived to speak for the first variance**)

Mrs. Eden arrived at the meeting. She spoke in favor of this variance.

Jim Rogers had a question regarding this sign.

A motion was made by **Harold Brown** and **no** one second the motion.

The motion **died**.

Larry Campbell made a motion to defer this variance and **Stan Headrick** second the motion.

This would allow Mrs. Eden to obtain permission from the property owner in writing.

The Vote was: **Rob Walker = YES**
Harold Brown = YES
Stan Headrick = YES
Larry Campbell = YES

The Variance was deferred until the next BZA meeting.

Jim Rogers was representing the **appeal** from last month's meeting. The appeal was for **Big Valley Tract A.** (**This appeal was deferred until this meeting.**)

No action was taken.

THE MEETING WAS ADJOURNED.