

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, DECEMBER 7, 2006**

BZA MEMBERS PRESENT: Larry Campbell, Stanley Headrick, Rob Walker, and Harold Brown and Jim Melton.

The minutes from the last meeting were read and a motion was made by Larry Campbell to approve the minutes. A second was made by Harold Brown.

All the members voted to accept the minutes of the last meeting.

CASES BEING HEARD / AND ACTION TAKEN

1.SPECIAL EXCEPTION: SIX

2.APPEALS: NONE

3.VARIANCE:TWO

1. Special Exception: The Reserve on the Tennessee River LLC

This special exception is located at 2101 Jones Bend Road.
This is for a multi family development. The property is zoned Suburbanizing.

The total number of condos will be 163.

Last month the board requested information as far as site distance was concerned.
The highway department provided the information for this meeting.

It was brought to the boards' attention that there may be a TVA power line easement associated with the property. Information of the easement was provided. (There is an easement.)

The development meets the zoning requirements pending the approval of the sand filtration system by the state of Tennessee.

Auther Seymour spoke in favor of this special exception request.

Mr. Seymour spoke concerning this development. He addressed the issue of the TVA easement. He stated " there is an easement and it crosses several property lines."

Steve Pouncy spoke in opposition.

Brook Spergeon spoke in opposition to this request.

Glenda Sublet presented a traffic study on this road.

Alan Childers with Cannon and Cannon Engineering firm presented the traffic study.

Sarah McKenzie spoke against the project regarding flooding issues.

J. D. Wolford spoke in opposition because of the traffic issues.

Richy Hall opposed because of the road issues.

Steven Rothchild spoke in opposition.

George Bobswipe and James Byrd spoke in opposition.

Neil Age spoke about the wet lands on this property.

Craig Karsh was concerned about the roads.

Robby Goodland was concerned about the wild life on this road.

Doug Shaffer spoke about the accidents that occur on Jones Bend Road.

Danny O'Brian spoke about the difficulties emergency vehicles have on this road.

Kim Pouncy talked about her concern about the road with additional traffic.

Joe Gallaher urged the board not to approve this special exception.

Arthur Seymour spoke again in regards to his client working with everyone and the issues regarding this special exception.

Mr. Melton ask Mr. Childers about what would make the roads safer.

Mr. Childers response was "make the road wider and then address the issues on safety improvements."

A motion was made by Harold Brown to approve this multi family development.

Larry Campbell made a second to the motion.

The vote was: Rob Walker = NO
Harold Brown = YES
Larry Campbell = YES
Jim Melton = NO
Stanley Headrick = NO

This request was *not approved*.

2. SPECIAL EXCEPTION: Baran Telecom and Sprint/Nextel at 642 Wears Valley.

This was deferred from the last Board of Zoning Appeals Meeting.

This property is zoned R-1.

This is for an installation of a cell tower. (monopole)

Steve Watkins was present representing the tower company and spoke in favor of this tower.

Larry Perry spoke about this tower.

Stan Headrick made a motion to approve the cell tower.

Larry Campbell made a second to the motion.

The vote was: Rob Walker = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES
Stan Headrick = YES

The special exception request was *approved*.

3. SPECIAL EXCEPTION: The Real Estate Development Trust, LLC (The Reserve on Fort Loudon Lake, Louisville Road.)

The property is zoned Suburbanizing.

This special exception is for a multifamily development located on Louisville Road.

The application is for a 68 unit retirement community.

Auther Seymour Jr. spoke in favor of this multifamily development.

Rob Tingle spoke in opposition to this request and made these three points.

- Posting a notice. (of this special exception)
- Blind spots on the road.
- Appeals to families. (Will this retirement development appeal to families?)

Wayne Lance spoke in opposition to this special exception.

Joe Gallaher was opposed.

Lynn Roberts opposes at this moment.

Kirk Linville in opposition.

Joseph Slater spoke in opposition.

James Templeton stated the land is swampy or solid rock.

Larry Campbell made a motion to defer this special exception for a month until the board learns what will happen in the Planning Commission Meeting in regards to the four lot rule for subdivisions.

Jim Melton made a second to the motion to defer.

The vote was: Rob Walker = YES
Harold Melton = YES
Larry Campbell = YES
Jim Melton = YES
Stan Headrick = YES

The special exception was deferred until the next BZA Meeting.

4. **SPECIAL EXCEPTION:** This is for a multifamily development located at 2208 Carpenters Grade Road. (Villas at Carpenters Grade)

This property is in the Suburbanizing Zone.

David Williams represented the developers and also presented a site plan for this development.

Larry Campbell made a motion to defer this request for a month until the board learns what the County Commission votes on schools and the city of Maryville on road approval.

Jim Melton made a second to this motion.

The vote was: Rob Walker = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES
Stan Headrick = YES

The special exception request was *deferred* until next month.

5. SPECIAL EXCEPTION: Located at 4058 Tee Delozier Road.

This is for a change of use from a cabinet shop to a light Manufacturing
Of desk sized silverware wrapping machines.

This property is zoned R-1.

Rob Bails spoke in favor of this special exception.

Jim Melton made a motion to approve this Special Exception request.

Harold Brown made a second to the motion.

The vote was: Rob Walker = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES
Stan Headrick = YES

The special exception request was *approved*.

6. SPECIAL EXCEPTION: This is for a club house and a cottage to be built on
Happy Valley Road.

This property is zoned R-2.

This is to be used by a Planned Unit Development. (PUD)

Guy Wantiez spoke in favor of this site plan.

Harold Brown made a motion to approve this request.

Jim Melton made a second to the motion.

The vote was: Rob Walker = YES

Harold Brown = YES

Larry Campbell = YES

Jim Melton = YES

Stanley Headrick = YES

The Special Exception Request was *approved*.

1. **VARIANCE:** This is a request for an updated sign at the Citizens Bank at 10225 Chapman Highway, Seymour, TN.

The applicant requested a five foot variance from the height regulations for maximum sign height.

A representative from the bank spoke in favor of this variance.

Stanley Headrick made a motion to deny this variance request.

Jim Melton made a second to the motion.

The vote was: Rob Walker = YES

Harold Brown = YES

Larry Campbell = YES

Jim Melton = YES

Stanley Headrick = YES

The variance was *denied*.

2. **VARIANCE:** This property is located on Endsley Lane in Friendsville, TN the owner is Kay Snodgrass.

The property is zoned R-1.

This is for a twenty foot variance from the front setback.

The property is long and narrow and would need this variance to be able to build on this lot.

Some discussion was had about this request.

Larry Campbell made a motion to approve this variance request.

Jim Melton made a second to the motion.

The vote was: Rob Walker = YES

Harold Brown = YES

Larry Campbell = YES

Jim Melton = YE

Stanley Headrick = YES

The variance request was *approved*.

THE MEETING WAS ADJOURNED.

