

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, APRIL 2, 2009**

BZA MEMBERS PRESENT: Harold Brown, Larry Campbell, Stanley Headrick, Rob Walker, Gordon Wright, Jim Melton (present but not voting)

The minutes from the previous meeting were read and a motion to approve was made by Gordon Wright. A second was made by Harold Brown. The members voted unanimously to accept the minutes from the last meeting.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: FIVE**
- 2. VARIANCE: ONE**

Special Exception:

1. Blount Excavating is requesting a special exception for a lay down yard at 5844 Montvale Road.

--Paul Thompson spoke in opposition.

--Melanie Davis, attorney representing the Blount County Commission, spoke from a legal standpoint that there would be no reason to defer this request due to the ongoing litigation with the Blount County Commission.

--Robin White spoke in opposition.

--Dorothy Yearout spoke in opposition.

--Larry Campbell stated that his beliefs are that the Board of Zoning Appeals should not be acting on this request while a lawsuit is pending against the County Commission.

Stan Headrick made a motion to approve the special exception. Gordon Wright made a second.

Vote:	Harold Brown	NO
	Larry Campbell	NO
	Stanley Headrick	YES
	Rob Walker	YES
	Gordon Wright	YES

The motion was approved by a majority vote.

2. Larry Wood is requesting a special exception for a family commercial enterprise at 5710 Sevierville Road.

--Mr. Wood was present to answer questions.

Larry Campbell made a motion to defer action on the special exception for one month pending documentation showing that the materials used in the business are safe for the neighborhood. Stan Headrick made a second.

Vote: Harold Brown YES
Larry Campbell YES
Stanley Headrick YES
Rob Walker YES
Gordon Wright YES

The motion to defer action on the special exception was approved by a unanimous vote.

3. Blackberry Farm LLC is requesting a special exception for a multi-family development off of West Millers Cove Road.

--Joe Dawson had questions about water pressure once additional units are added to the water line.

--John Walker, Civil Engineer for Hickory Construction, answered questions.

Larry Campbell made a motion to approve the special exception. Harold Brown made a second.

Vote: Harold Brown YES
Larry Campbell YES
Stanley Headrick YES
Rob Walker YES
Gordon Wright YES

The motion was approved by a unanimous vote.

4. The UT Institute of Agriculture is requesting a special exception for a multi-family development in association with their dairy farm relocation off Ellejoy Road.

--Larry Moore asked questions regarding zoning for the property and if any other dwellings would be allowed on the property.

--Joe Turner expressed concerns of increased traffic on Ellejoy Road.

Stan Headrick made a motion to defer action on the special exception for a month and requested that a representative from UT be present at the next monthly meeting. Larry Campbell made a second.

Vote: Harold Brown YES
Larry Campbell YES
Stanley Headrick YES
Rob Walker YES
Gordon Wright YES

The motion to defer action on the special exception was approved by a unanimous vote.

5. T-Mobile is requesting a cellular tower on Nine Mile Road.

--Lannie Greene, Matt Chasteen, and George LaBayou (?) represented T-Mobile.

--David Gaily asked questions.

--Gerald Phipps asked questions.

--Adam Holloway spoke in opposition.

Harold Brown made a motion to deny the request based on the close proximity of this tower to an existing tower. Larry Campbell made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Gordon Wright	YES

The motion was approved by a unanimous vote.

Variance:

1. Michael Buckner is requesting a variance from the front setback requirements at 3324 Cove Point Drive.

--Michael and Kathleen Buckner spoke on their behalf.

Gordon Wright made a motion to approve the variance. Stan Headrick made a second.

Vote:	Harold Brown	NO
	Larry Campbell	NO
	Stanley Headrick	YES
	Rob Walker	YES
	Gordon Wright	YES

The motion was approved by a majority vote.

THE MEETING WAS ADJOURNED.