

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MAY 7, 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 Larry Campbell. The members voted unanimously to accept the minutes from the last meeting.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: FOUR**
- 2. VARIANCE: TWO**

Variance:

1. The Blount County Fire Department is requesting a variance from the front setback requirements for a fire station proposed near the pavilion at the Top of the World.

--Russ Collins was present to answer questions.

Larry Campbell made a motion to approve the variance based on an opinion from the Blount County Highway Department that all criteria has been met. Gordon Wright 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.

Special Exception:

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

--Mr. Wood was present to answer questions.

Harold Brown made a motion to approve provided that records are kept showing amount of mercury recycled with Southeast recycling and that he is in compliance with SRT program. Stan Headrick made a second.

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

The motion was approved by a majority vote.

2. 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.

--Bill Fox voiced safety concerns of the road going off Ellejoy to the farm.

--Dr. John Hodges answered questions.

--George (?) spoke.

--Joe Chan spoke.

--Jenny Hilton spoke.

Stan Headrick 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.

3. Keith Hnilica is requesting a change of use for his pet wellness center at 2833 Louisville Road.

--Mr. Hnilica explained that his business is a veterinary dermatological clinic.

--Kenneth Melton spoke on behalf of Mr. Hnilica.

Gordon Wright made a motion to approve the special exception. 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.

4. Three Sisters One Associates LLC is requesting a multifamily development off of East Millers Cove Road.

--Steve Leighton, project manager, was present to answer questions.

--Robert Frank expressed concerns about the quality of E Millers Cove Road relating to increased traffic and water quality impact on personal wells.

--Guy Wantese with Vision Engineering answered questions.

--Alex Weise expressed concerns about the quality of E Millers Cove Road relating to increased traffic.

--Matt Smith expressed concerns.

--Richard Hilton expressed concerns.

--Jim Harmon expressed concerns.

--Jenny Hilton expressed concerns.

A motion was made by Larry Campbell to approve the special exception pending a road study and approval by the Blount County Highway Department. The motion failed due to lack of a second.

A motion was made by Stan Headrick to approve the special exception. Harold Brown made a second.

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

The motion was approved by a majority vote.

Variance:

2. Pure Water Farm LLC is requesting a variance from the front setback requirements on Mill Loop Road for a historic building to be constructed.

--Andy Morton was present to answer questions.

--Joyce McCroskey questioned whether this location was in the 100-year flood plain.

--Debbie Gilliam

Gordon Wright made a motion to approve the variance. 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.

THE MEETING WAS ADJOURNED.