

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, July 3, 2014**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, and Joe Everett

Stanley Headrick was appointed chairman of the meeting.

Larry Chesney entertained a vote to approve last month minutes and Joe Everett seconded. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

1. **SPECIAL EXCEPTION: Two**
 4081 Sevierville Rd.
 272 Keeble Rd

2. **APPEAL: None**

3. **VARIANCE: One**
 904 N Union Grove Rd.

Special Exception:

4081 Sevierville Rd.

This request is for a ved and breakfast and special events venue to be located at 4081 Sevierville Rd. The request is to be placed on three parcels and they are identified on tax map 093 and parcels 106.71, 106.72, and 106.73. They are all zoned R-1. The applicant submitted a site plan that indicates that the requested use will be conducted in structures that are already built, which includes a house and a barn. Parking will be what already exists at the house and the barn along with a grass parking area for the special events. Setbacks are met by all but one building, but all the structures are pre-existing structures. The site plan does not indicate buffering, but an evergreen hedge or privacy fence will be required between this proposed use and any abutting residential use.

Michael Roach was present and spoke in favor of the motion. He has lived at the property since 2007. He stated that they have begun cleaning up the property and added a 1400 square foot apartment to the existing barn. He said that they have approximately 10 acres. He stated that the property is very suitable with outdoor events.

No one spoke in opposition.

Larry Chesney made a motion to approve the special exception and was seconded by Joe Everett. The motion was approved.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES
	Brian King	YES

272 Keeble Rd.

This request is for a cellular tower to be located at 272 Keeble Road. The property is identified on tax map 021, parcel 029.00 and is zoned R-1. The applicant is Verizon Wireless and they have submitted a completed application along with the site plan. The proposed tower is a 190 feet monopole with a 9 feet lightning rod attached at the top. The site plan shows that there is room for additional antennas on this tower. The site plan also shows that all setback and separation requirements will be met. The property to the North and the on to the South are large tracts that are in the greenbelt so the 75% of the tower height applies. The properties to the NW are subdivision lots and the tower is over 300% separation distance.

Roger stated that Larry Perry had reviewed Verizon's proposal.

David Chissom spoke representing Verizon Wireless. He stated that all setback requirements are being met by the tower placement.

James Townsend spoke in opposition of the request. He stated that the neighbors did not get adequate notification before request was made.

Charlie Heather spoke in opposition of the request. He is a director from the HOA of Smoky Hills. He stated that there were not adequate notices. Some of the notices send were received very late due to wrong addresses. When the notices were sent, there was no contact information for Verizon. He stated that this is moving too fast without neighborhood involvement. He asked that the tower being camouflaged like the Townsend tower be looked at.

Pablo Habinaro spoke in opposition of the tower. He stated that the tower would be a negative investment into their real estate. He also stated that he did not receive proper notice.

Adam Henderlight spoke in opposition of the tower. He is property #2 of the site plan. The tower construction is going to negatively impact his property value. He received his notice in the mail the previous day.

Mack Gentry is one of the co-developer of the subdivision. He stated that he worked hard to do a slow development to the best of his ability. He spoke in opposition of the tower because it would hurt the quality product that he developed.

David Dazinsky spoke in opposition of the request. He stated by allowing the tower will create a negative impact on his property value. He also stated that he questioned the health issues and the close proximity of the school.

Larry Perry stated that the legalities to the board as to the reason and the facts that the request could be denied without putting the county in legal trouble. He also stated the reasoning behind some of the restrictions already in place on cell towers.

Yvonne Cutler spoke in opposition of the request. She spoke in regards to adding the towers into the church steeples.

Joe Everett made a motion to defer the request to the August meeting and Larry Chesney seconded. The motion was approved

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES
	Brian King	YES

Appeal:

None

Variance:

904 N Union Grove Rd

This request is for a variance from the side setback requirements for a garage at 904 N Union Grove Road. The property is identified on tax map 044, parcel 148.01 and is located in the R-1 zone. The required side setback is 10 feet. The requested variance is for a 5 feet setback from the side property line.

Mr. Curt Karvonen spoke in favor of the request. He stated that his lot is very narrow and he is hindered with moving the garage due to the placement of his septic system.

Mr. Tim Lavan spoke in opposition of the request. He stated the garage is currently over the property lines.

Roger clarified that the vertical wall would have to be moved but the concrete slab would not have to be moved.

Larry Chesney made a motion to decline the request and it was seconded by Joe Everett. The motion was approved.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES
	Brian King	YES

Other Business:

THE MEETING WAS ADJOURNED.