

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, July 2, 2015**

BZA MEMBERS PRESENT: Larry Chesney, Bruce Damrow, Rob Walker, Stanley Headrick, and Brian King.

Larry Chesney entertained a vote to approve last month minutes and seconded was made by Brian King. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: Two**  
**429 County Farm Rd**  
**845 Keener Rd**
  
- 2. APPEAL: None**
  
- 3. VARIANCE: One**  
**1122 Ridge Rd**

***Special Exception:***

**429 County Farm Rd**

This request is for a cellular tower to be located at 429 County Farm Road. The property is identified on tax map 067, parcel 034.00 and is zoned S-Suburbanizing. S. Faulk & Foster have submitted a complete application for a 155' cellular tower on behalf of Verizon Wireless. The tower's location on this property will meet all building setback and separation requirements. The tower has been designed to accommodate up to three antennas including Verizon's. The site plan did not include a landscape plan and the site is in the middle of a pasture. This site would not be highly visible, but there is a house or tow that may have a direct view.

Larry Perry did a review on the submission

Jim Lapan spoke in favor of the cell tower. He stated that he has spoken with two groups of neighbors. He stated that Karen Tordett, 429 County Farm Rd., was made notice of the cell tower. He stated that the cell tower would need to get another address because the 429 is being used by her. He also stated that the tower is less than 200' so there will be no lighting because it is not mandated and there would be no security cameras on the structure. He addressed Mr. and Mrs.

Caldwell's concerns. He let the Caldwells know that the areas around the cell tower will be landscaped. He stated that the special exception be issued with a landscape plan added to it. He did state that he received a phone call in regards to the cell tower interfering with radio frequency.

Betty Drinnon, 416 County Farm Rd, asked the question about the tower causing any interference with cell reception.

Mr. Lapan stated that each cell carrier is issued bans and because of that one tower will not interfere with another carrier.

Karen Torbitt asked about the road construction for the cell tower. Mr. Lapan stated that good construction practices will be used while building the road to the site.

Brent Caldwell spoke about that the property owner had other property that would seem to be more suitable for the cell tower site. He stated that the other site would be out of site more than the current site.

Mr. Lapan stated that a site acquisition person goes out first to start the process. In regards to this person looking at additional sites, he was not able to state whether this had been done or not.

Betty Drinnon stated that she spoke to the field agent for Verizon about putting a cell on the back part of her property close to the railroad track. She stated that Verizon decided to not use this location.

Roger Fields stated that the new cell tower does meet all the setbacks that are required.

Larry Chesney made a motion to approve the special exception. Bruce Damrow seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES
	Bruce Damrow	YES

### **845 Keener Rd**

This special exception request is for a family commercial to be located at 845 Keener Road. The proposed use is for a culinary arts a

farm to table catering kitchen. The property is identified on tax map 022, parcel 012.08 and is zoned R-1. The requested use is one that may be approved as a family commercial enterprise through the special exception process. The applicant is in the process of building a new barn and wants to install a commercial kitchen in order to operate the proposed use. The kitchen will only be 204 square feet of the barn, which will be under the 2,000 square feet maximum for a family commercial enterprise located on two acres or more. The proposed structure meets the minimum setbacks and the commercial kitchen will be on the opposite side from the closest property line. The applicant owns the 25 acres that surrounds this two acre parcel, so buffering is not required.

Jeannie Hickman spoke in favor of the special exception. She stated that she would like to do farm to table teaching and she provided the board with some pictures of the barn, State of Tennessee license, overview of the property, and an interior photo of the barn. She stated the septic has been installed and it contains the grease traps that are required. Her son-in-law would be assisting her with the commercial aspects of the kitchen. He has had experience with this by working on large commercial jobs in Knoxville. She stated that the business will be low impact on the surrounding properties.

Larry Chesney asked what the additional barn will used for. Mrs. Hickman stated that there would be a meeting room and storage areas.

Bruce Damrow made a motion to approve the special exception. Larry Chesney seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES
	Bruce Damrow	YES

***Appeal:***

**None**

***Variance:***

**1122 Ridge Road**

This request is for a variance from the front setback requirements at 1122 Ridge Road. This property is identified pm tax map 080, parcel 132.00 and is zoned S-suburbanizing. The required setback is 30 feet from the property line running along Ridge Road. The variance is

being requested for a detached garage. The requested setback is six to seven feet from the front property line. The structure was installed without a permit and the applicant did not know one was required. The applicant wanted this structure for his aging mother in order for her to be out of the weather getting to and from the car. The driveway drops of a few feet at the end and there is a light pole at the end of the driveway as well. Without removing the light pole and adding quite a bit of back fill, moving the carport back cannot be achieved.

Troy Jones, attorney from Knoxville, spoke in favor of the variance. He stated that the mother is an older lady and the carport would make it easier for her to get access to her home. He stated that the homeowner would be willing to shorten the shed up by about 8 feet. This would put the carport back 12 feet. Mrs. Lawson has been in the location for 12 years and the home was placed there due to a large drop off.

No one spoke in opposition.

Bruce Damrow made a motion to approve the variance with the first section of the carport to be removed. Brian King seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES
	Bruce Damrow	YES

***Other Business:***

None

THE MEETING WAS ADJOURNED.