

Blount County Board of Zoning Appeals
Regular Session
Thursday March 4, 2004
6:00 P.M.

The Blount County Board of Zoning Appeals met in regular session on Thursday March 4, 2004, at 6:00 pm at the Courthouse. Staff was represented by: Roger Fields, Building Commissioner.

Members of the Board of Zoning Appeals present: William Marrison, Stanley Hedrick, Kathy Lovingood, Harold Brown, and Jim Melton.

Mr. Hedrick made a motion to approve the minutes of the February 5, 2004 meeting. Second was made by Mr. Melton. The motion received unanimous approval.

Cases Being Heard

1. APPEALS: NONE

2. VARIANCES:

Allen Scott-4333 Butterfly Gap Loop:

This request is for a variance from the front property line setback. Mr. Scott obtained a building permit for a manufactured home on 1/10/03. The home was placed on the property and additions were to be built onto the home. The final setback from the property line is 24', which is 6' short of the required 30'. Mr. Fields did not believe that this situation met the requirements for granting the variance. Mr. Hedrick inquired as to whether or not Mr. Scott read his permit. Mr. Scott stated that he did not read it. Mr. Brown asked which part of the house was encroaching. Kathy Lovingood made the motion to deny the variance. Harold Brown seconded. A roll call vote was taken:

- William Marrison – Yes
- Stanley Hedrick – Yes
- Kathy Lovingood – Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to deny the setback variance passed.

3. SPECIAL EXCEPTIONS:

Regina Hornsby-Garner-509 Blockhouse Road:

Staff requested that the matter be deferred for a thirty day period to allow further research. William Marrison made the motion to defer the matter to the next meeting. Kathy Lovingood seconded the motion. A roll call vote was taken:

- William Marrison – Yes
- Stanley Hedrick – Yes
- Kathy Lovingood – Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to defer was passed.

Scott Loveday-711 Wilson Road:

This request is for a special exception for a family commercial enterprise. Mr. Loveday would like to open a automotive repair shop on the property that he lives on. According to section 7.1 of the zoning regulations, an automobile repair shop is an acceptable use. The garage would be limited to 1000s.f. The site plan shows a 450s.f. structure that will be used as the shop. The site plan also shows a privacy fence that will be used to buffer this use from the neighboring residential use properties. The site plan does reflect that all building setbacks will be met. This matter was initially brought in as a complaint that Mr. Loveday was storing junk cars on his property. He cleaned it up and then applied for a special exception to open a repair shop. However he once again moved disabled cars onto his lot. Mr. Fields recommended approval for the special exception as long as Mr. Loveday meets zoning regulations. Stanley Hedrick made the motion to deny the request. Kathy Lovingood seconded the motion. A roll call vote was taken:

- William Marrison – Yes
- Stanley Hedrick – Yes
- Kathy Lovingood – Yes
- Harold Brown – Yes
- Jim Melton – Yes

The motion to deny the request was passed.

4. OTHER BUSINESS:

5. ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.