

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

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

Members of the Board of Zoning Appeals present: Harold Brown, Stanley Headrick, Rob Walker, and William Marrison.

Mr. Headrick made a motion to approve the minutes of the April 1, 2004 meeting. Second was made by Mr. Brown. The motion received unanimous approval.

**Cases Being Heard**

1. **APPEALS:** NONE

2. **VARIANCES:**

**Kathy Hatcher- 123 McCarter Road:**

Ms. Hatcher is requesting a variance from the rear setback requirements at 123 McCarter Road. The lot is very small and the septic system has already been installed. The previous home was located in the back and the septic system was in the front yard. The lot is too small to relocate the system to make room for the house. In December the owner of the property next door had the exact same request and the BZA granted a variance that only required a 5' rear building setback for the new structure. Mr. Fields recommended for approval of a 5' setback. Mr. Brown made the motion to approve the 5' variance. Mr. Walker seconded.

A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Stanley Headrick– Yes
- Harold Brown – Yes

The motion to approve the setback variance passed.

**Jerry Frazier- 684 Flats Road:**

Mr. Frazier owns lots 1 and 2 at 684 Flats Road. He is also acquiring lot 3 and plans to have all three plated as one lot. Due to the size and shape of these lots meeting the front setback from both Flats Road and Peterson Road will be a difficult hardship for this lot. Peterson Road is not paved and not graveled. The road is not passable in an ordinary passenger vehicle. Mr. Fields spoke with a surveyor that is working with Mr. Frazier and it seems that a 10' variance will take care of the situation. Mr. Fields recommended for approval of a 10' variance

pending the combination of the three lots. Mr. Headrick made the motion to accept staffs recommendation for the variance. Mr. Brown seconded the motion. A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Stanley Headrick– Yes
- Harold Brown – Yes

The motion to approve the setback variance passed.

### **3. SPECIAL EXCEPTIONS:**

#### **Mike Johnson- 320 Nortons Crossing:**

This site plan is for an additional vacation rental unit at 320 Nortons Crossing. Mr. Fields would like it noted that the applicant's house is also on this property but was left off the site plan. This will be the fourth unit on the property. The density requirements will be met. The parcel is over 200 acres and is located in the R-2 zone. All the setback requirements will be met. There is no lot line within 100 feet of the cabin. Additional buffering will not be required due to the nature of the property. The road will not be required to be paved. You can develop up to 10 vacation rental cabins using a gravel road. Mr. Fields recommended approval of the special exception. Mr. Walker made the motion to approve the special exception. Mr. Headrick seconded.

A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Stanley Headrick– Yes
- Harold Brown – Yes

The motion to approve the special exception passed.

#### **Zoellyn Smith- 804 Unitia Road:**

This site plan is for a dog-boarding kennel to be located at 804 Unitia Road. The property is R-1 and Unitia Road is a collector status road. Agricultural uses are exempt from our zoning regulations and dog kennels and other small animal specialty farms are listed as agricultural. The request is for an overnight boarding kennel for dogs and will also provide some grooming services. A few months ago a similar situation occurred with a horse-boarding stable. The board made the determination that the use was an agricultural one. It is Mr. Fields interpretation that the request before the BZA should be considered a special exception, due to the mixed use of the business. If the BZA makes the determination that this is agricultural then the request will be removed and the applicant's money will be refunded. All the setback, buffering, and parking requirements shown on the site plan do meet regulations. The structure meets the square footage requirements of 4,000 square feet or under. This structure is 3,200 square feet. Mr. Fields

recommended approval of the special exception. Mr. Brown made the motion to approve the special exception. Mr. Headrick seconded.

A roll call vote was taken:

- William Marrison – Yes
- Rob Walker - Yes
- Stanley Headrick– Yes
- Harold Brown – Yes

The motion to approve the special exception passed.

**4. OTHER BUSINESS:**

**5. ADJOURNMENT:**

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

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Secretary, Board of Zoning Appeals