

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

The Blount County Board of Zoning Appeals met in regular session on Thursday November 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: Bill Marrison, Rob Walker, Harold Brown, and Jim Melton.

Mr. Brown made a motion to approve the minutes of the October 7, 2004 meeting. Second was made by Mr. Walker. The motion received unanimous approval. Mr. Brown made a motion to change the order of the special exceptions and hear Jay Kerr Road before Sprint. Mr. Walker seconded the motion. The motion received unanimous approval.

Cases Being Heard

1. **APPEALS:** NONE
2. **VARIANCES:**

Jean Meadows- Big Valley Campground Lot 101B:

This request is for a 3' variance from the side setback requirements on lot 101B of Big Valley Campground. This is a small camper lot and the unit with it's pop-out sides extended, will be 2' from the property line. The lot does slope steeply to one side. The property already has a concrete slab poured and the property owner has placed the camper unit on this pad. There is room on the lot to move the unit away form the sideline, but it would require additional lot preparation. Mr. Fields did not recommend approval of the variance. Mr. and Mrs. Meadows were not present to speak in favor of the variance. After discussion by the board Mr. Melton made a motion to defer until the owner could be present. Mr. Walker seconded the motion.

A roll call vote was taken:

- Bill Marrison – Yes
- Stanley Headrick - Yes
- Rob Walker - Yes
- Harold Brown - Yes
- Jim Melton - Yes

3. **SPECIAL EXCEPTIONS:**

Dale Carr- 3822 Jay Kerr Road:

This is a special exception request to have an indoor athletic facility located at 3822 Jay Kerr Road. The intended use is and indoor softball training facility.

This property has come before the BZA in the past. The structure was built as an expansion to a race car fabrication shop. This June the BZA approved a special exception for a carpet cleaning business. That business was never started. Indoor athletic facilities are permitted as special exceptions with limitations. Those limitations include: being located on a lot that is one acre or greater, frontage along a collector status or greater road, and be limited to a 4,000 sq. ft. footprint. This property does not meet the road and lot size requirements. Buffering will be required between this use and neighboring residential uses. The motion to approve the carpet cleaning business was made because the structure was built prior to our zoning regulations. Mr. Fields recommendation is not to approve the special exception based on the requirements for a special exception with limitations. Mr. Carr was present to speak in favor of the special exception. Mr. Bell was also present to speak in favor. There was no opposition. Mr. Headrick made a motion to approve the special exception. Mr. Brown seconded. A roll call vote was taken:

- Bill Marrison – Yes
- Stanley Headrick - Yes
- Rob Walker - Yes
- Harold Brown - Yes
- Jim Melton - Yes

The motion to approve the special exception passed.

Sprint PCS- 2129 Little Best Road:

This is a special exception request for a 160' monopole tower to be located at 2129 Little Best Road. This request came before the board at the September meeting and it was deferred for one month for the collection of information from the FAA. Last month the request was withdrawn from the meeting by the applicant. Based on Mr. Fields review of the information the setback and/or separation requirements are met as well as the rest of the requirements found in the zoning regulations. Based on Mr. Perry's and his own analysis of the special exception Mr. Fields recommends approval of the site plan. Mary Miller was present to represent Sprint. Representatives from Sprint spoke with Mr. and Mrs. Delucca from the Montvale Airpark. Sprint agreed to light the tower and the Deluccas agreed that they would have no further objections. Ken Patterson was present to speak about airspace obstruction. Mr. Patterson did not feel that there would be any adverse impact on the Montvale Airpark. Ernest Hand was present to ask some questions about the tower. He stated that as long as the tower was held to 160' no one at the Montvale Airpark would object. Brian Smith stated that if additional coverage was needed a new tower in a different location would be built rather than making this one any taller. Mr. Marrison made a motion to approve the special exception. Mr. Headrick seconded. A roll call vote was taken:

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

- Jim Melton - 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.



Secretary, Board of Zoning Appeals