

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, NOVEMBER 2, 2006**

BZA MEMBERS PRESENT: Larry Campbell, Stanley Headrick, Rob Walker, Kathy Lovingood, and Harold Brown.

The minutes from the last meeting were read and a motion was made by Larry Campbell to approve the minutes. A second was made by Harold Brown.

All the members voted to accept the minutes of the last meeting.

**CASES BEING HEARD / AND ACTION TAKEN**

**1.SPECIAL EXCEPTION: TWO**

**2.APPEALS: NONE**

**3.VARIANCE:ONE**

**1. Special Exception:** The Reserve on the Tennessee River LLC

This special exception is located at 2101 Jones Bend Road.  
This is for a multi family development. The property is zoned *Suburbanizing*.

The total number of condos will be 163.

It was brought to the boards attention that here may be a TVA power line easement associated with the property.

Aurther Seymour Jr. was present to represent the developer.

Richard Lamé and Bob Warner were also present to answer questions.

Mr. Seymour spoke concerning this development. He addressed the issue of the TVA easement. He stated "that there is no easement and they have no intention of installing the power line."

Steve Travis questioned the easement issue. Mr. Lame stated he spoke with TVA and they have no intention of putting a power line through this property.

Steve Pounce insisted that the easement *does* exist.

A representative with Peninsula Hospital stated that she was told the easement exists.

She also spoke about the traffic and how this development would impact the roads.

Paula Travis spoke about the fact that the new buyers of these units, along with the the traffic from the hospital, would create more of a hazard on these narrow roads.

Gordon Thomas spoke about the roads and their condition.

J.D. Wolford stated concern about the traffic especially about the emergency vehicles traveling on these roads.

Jeff Vincent from Peninsula Hospital had concern about the emergency vehicles along this narrow road.

Richard Hicks had concern about the traffic at the entrance of this development.

Allen Bails spoke in opposition to the traffic issues.

Kim Helty voiced her concern about the additional traffic this development would require.

Audrey Bird stated she does not think the zoning regulations are adequate for this development and she thinks the sewage system may be questionable

Mike Hines spoke in favor of the sand filtration system to be used for this development.

Jim Melton spoke about the legal responsibility of the BZA Board.

Kathy Lovingood ask about how wide was the road and found out it was 18 foot wide. This is the required road width in a subdivision.

Larry Campbell is going to check the site distance study from the highway department.

Harold Brown ask about the easement on the neighbor's property.

Larry Campbell made a motion to **defer** this special exception until a site distance study could be presented.

Kathy Lovingood made a second to the motion.

The vote was: Rob Walker= YES  
Harold Brown = YES  
Stan Headrick = YES  
Kathy Lovingood = YES  
Larry Campbell = YES

The motion to **defer** until a site plan study could be provided was approved.

Stanley Headrick made a motion to show proof of whether there is a TVA easement on this property.

Larry Campbell made a second to the motion.

The vote was: Rob Walker = YES  
Harold Brown = YES  
Stan Headrick = YES  
Kathy Lovingood = NO  
Larry Campbell = YES

The motion was made to **defer** this special exception until some questions could be answered for the board.

2. **SPECIAL EXCEPTION:** Baran Telecom and Sprint/Nextel at 642 Wears Valley.

This is for an installation of a cell tower.

Steve Watkins was present representing the tower company.

David Tate spoke in opposition to this tower.

David Creasemen spoke about a non profit church owning a cell tower.

Harold Brown made a motion to **defer** this special exception until Larry Perry could attend the meeting.

Larry Campbell made a second to the motion.

The vote was: Rob Walker = YES  
Harold Brown = YES  
Stanley Headrick = YES  
Kathy Lovingood = YES  
Larry Campbell = YES

The Special Exception was **deferred** until the next BZA Meeting.

1. **VARIANCE:** This is for a variance of 15 feet from the 30 foot front setback.

This property is located at 6519 Old Walland Hwy. Mr. David Creasman is the owner of this property.

Kathy Lovingood made a motion to approve this variance. There was not a second to the motion.

The motion **died**.

Harold Brown made a motion to **deny** this variance based on the zoning regulations and the fact that there could be other areas on the property to build.

Jim Melton made a second to the motion.

The vote was: Rob Walker = YES  
Harold Brown = YES  
Stan Headrick = YES  
Kathy Lovingood = YES  
Larry Campbell = YES

The variance was **denied**.

**THE MEEING WAS ADJOURNED.**



