

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, JANUARY 4, 2007**

BZA MEMBERS PRESENT: Rob Walker, Stanley Headrick, Harold Brown, Larry Campbell, and Jim Melton.

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.

The members voted unanimously to accept the minutes from the last meeting.

CASES BEING HEARD / AND ACTION TAKEN

1. SPECIAL EXCEPTION: FIVE

2. APPEALS: NONE

3. VARIANCE: TWO

1. **Special Exception:** Real Estate Development Trust LLC. This Special exception is located on Louisville Road near Topside Road.

This is the multifamily development that was deferred from last months meeting.

Arthur Seymour Jr. a lawyer for the developer spoke regarding this special exception.

Mr. Seymour spoke regarding the TDOT Permit, the sand filtration system, and the city of Louisville.

Kirk Windsell spoke in opposition to this development. He spoke about the water flooding in that area.

Carol Gallagher spoke about the highway safety.

Mr. Seymour addressed the highway safety issues.

Bob Gormly the Vice Mayor for Louisville spoke about the access roads.

Joe Gallagher spoke in opposition to this special exception.

Rob Tingle Alderman for Louisville read a letter sent to the BZA opposing this development.

Anna Morgan talked about the roads in this area.

Geraldine Anderson Mayor of Louisville spoke about the city of Louisville and annexation of the properties in that area.

Kenneth Melton ask if this road would come under any federal guidelines.

Jack Morgan spoke about one story structures.

Carol Templeton had concerns regarding this development.

Jim Melton moved to approve this special exception request with conditions:

1. All permits will be provided to the Building Commissioners office.
2. The developer construct acceleration and deceleration lanes.
3. The developer provide an independent environmental impact study prior to beginning construction on the impact of Lacky Creek.
4. The developer notify TDEC about altering Lacky Creek.
5. The developer provide fire hydrants within the development appropriate to the level of the development and according to the City of Louisville regulation

A second to this motion was made by Stanley Headrick.

The Vote was: Rob Walker = YES
Stan Headrick = YES
Harold Brown = YES
Larry Campbell = NO
Jim Melton = YES

The motion for a special exception request was approved by a four to one vote pending the conditions are provided by the developer.

2. **SPECIAL EXCEPTION:** Lamon & McDaniel Builders Inc. is requesting a special exception for a multi family development at 2208 Carpenters Camp-ground Road. This request was *deferred* from last months Board of Zoning Appeals Meeting.

David Williams with Vision Engineering spoke in favor of this special exception. He talked about the site distance and the fact the developers did some clearing at on site.

Some questions were made by the Board Members.

A motion was made by Larry Campbell to *approve* this special exception request with conditions:

1. A site distance plan.
2. A record from the city of Maryville stating they have no problem with the development.

Jim Melton made a second to this motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The request for a special exception of a multi family development is *approved* with the two stated conditions

3. **SPECIAL EXCEPTION:** This is for a U-Haul business located at 3433 E. Lamar Alexander Parkway. The owner is Hector Zeno.

In August of 2005 this special exception was brought before the BZA and approved. Mr. Zeno was not able to start that project within the year's time limit.

Mr. Zeno is resubmitting this request in order to renew his permit.

Harold Brown made a motion to *approve* this special exception pending approval from the health department.

Larry Campbell made a second to the motion.

The vote was: Walker = YES
Headrick = YES
Brown = YES
Campbell = YES
Melton = YES

The motion to approve this special exception was approved pending health department approval.

4. **SPECIAL EXCEPTION:** David Coppinger is asking for a special exception for a family commercial enterprise located at 1719 pepper-

mint Road.

The request is for a small resale shop to sell plants from his greenhouse.

This property is zoned R-1.

Mr. Coppinger spoke regarding this enterprise.

Mrs. Coppinger spoke regarding employees working at the greenhouse.

The Board asks questions about the enterprise.

Melanie Davis spoke about the sale of plants grown only on this property.

A motion was made by Larry Campbell to approve this special exception request.

Harold Brown made a second to this motion.

The vote was: Rob Walker = YES
Stan Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The special exception request was *approved* by a unanimous vote.

5. **SPECIAL EXCEPTION:** Fox Ridge LLC is requesting a multi family development at 608 Wears Valley Road.

The property has 32.1 acres in R-I and 12.52 acres in the R-2 Zone.

Michael Landers spoke in favor of this special exception.

Melanie Davis a lawyer for the developer spoke regarding this development.

Stanley Headrick made a motion to *approve* this request.

Larry Campbell made a second to this motion.

The vote was: Rob Walker = YES
Stan Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The special exception request was *approved* with a unanimous vote.

1. **VARIANCE:** Stacy Arp is requesting a variance on the rear set back located at 631 William Blount Drive.

The property is zoned Commercial and the set back on this property is forty feet from the rear property line.

Mr. Arp is requesting a variance of one foot six inches.

Stacy Arp is the builder and he spoke regarding the variance.

Harold Brown made a motion to approve this variance.

Stanley Headrick made a second to the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = NO
Jim Melton = PASS

The request for a variance was *approved* by a three to two vote.

2. **VARIANCE:** Chuck and Susan Woodruff are requesting a variance from the front set back located at 208 Pioneer Trace. This is for a garage.

Mr. McDougle was present to speak in favor of the variance.

Stanley Headrick made a motion to approve the variance.

Larry Campbell made a second to the motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The request for a variance was *approved* with a unanimous

THE MEETING WAS ADJOURNED

