

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, NOVEMBER 1, 2007**

BZA MEMBERS PRESENT: Larry Campbell, Rob Walker, Jim Melton

The minutes from the previous meeting were read and Jim Melton requested that he be shown as present for last month's meeting although he did not participate. A motion was made by Larry Campbell to approve the minutes. A second was made by Jim Melton.

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

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTIONS: TWO**
- 2. VARIANCES: ONE**

Special Exception:

1. Charlene Teffeteller is requesting a multifamily development to be located on Wildwood Road.

Property is zoned S.

--Charlene Teffeteller was not in attendance.

-- City sewer is available to this property.

--Susan Middleton, president of McKenzie Place Subdivision, spoke in opposition.

A motion was made by Jim Melton to *defer* this request for special exception pending attendance by Ms. Teffeteller at the BZA meeting and a statement from the Blount County Highway Department regarding traffic safety. Larry Campbell made a second.

Vote: Larry Campbell	YES
Rob Walker	YES
Jim Melton	YES

The special exception was deferred by a unanimous vote.

2. Mr. and Mrs. Hatmaker are requesting a special exception for a restaurant at 2828 Ellejoy Road.

Property is zoned R-1.

--Mr. Hatmaker was present to answer questions.

A motion was made by Larry Campbell to *approve* this request for special exception since the county approved the existing business through other departments in 2004. Jim Melton made a second.

Vote:	Larry Campbell	YES
	Rob Walker	YES
	Jim Melton	YES

The special exception was approved by a unanimous vote.

Variance:

1. Mt. Sinai Baptist Church is requesting a variance from the side setback requirements.

--Mr. Garner was in attendance to represent the church.

--Lynelle Barger of All American Mobile Home Service stated that the mobile home is setting on the concrete pad of previous mobile home.

A motion was made by Jim Melton to *approve* this request based upon the hardship caused by the location of the septic system. Larry Campbell made a second.

Vote:	Larry Campbell	YES
	Rob Walker	YES
	Jim Melton	YES

The variance was approved by a unanimous vote.

Other Business:

1. Revision of site plan for gas station to be located on Calderwood Highway.

A motion was made by Larry Campbell to *approve* the revised site plan. Jim Melton made a second.

Vote:	Larry Campbell	YES
	Rob Walker	YES
	Jim Melton	YES

2. The board's interpretation of an agricultural use.

THE MEETING WAS ADJOURNED.