

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, AUGUST 3, 2017**

BZA MEMBERS PRESENT: Larry Chesney (Chairman), Bruce Damrow, Joe Everett, and Stanley Headrick. Member(s) absent: Brian King.

Roll was called and a quorum was present.

Bruce Damrow made a motion to approve the July 6, 2017, minutes; seconded by Stanley Headrick. The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: One**
733 and 737 Old Cold Springs School Road, Walland
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION: Two**
Three Sisters by Blackberry Mountain Club, LLC, Walland

Variance:

733 and 737 Old Cold Springs School Road, Walland:

The applicant requested a variance from the maximum density requirements of Section 9.2.F.1 which states in part that, for other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross area. Parcel total is 1.58 acres and located in the Rural District 1 (R-1) Zone. This tract is currently undeveloped, but the applicant wishes to set up two mobile homes on the property for his daughters. At 1.58 acres, the tract is just short of the 1.67 acres necessary to accommodate a second unit per density requirements (0.09 acres or approximately 3900 SF).

Staff met with an attorney and discussed the issue of density; in his opinion there is no issue if it is not harming other property.

No one spoke against this item and members discussed the issue.

Stanley Headrick made a motion to grant the variance from the maximum density requirement for 733 and 737 Old Cold Springs School Road; seconded by Bruce Damrow.

Vote: Larry Chesney	YES
Bruce Damrow	YES
Joe Everett	YES
Stanley Headrick	YES
Brian King	ABSENT

Motion to approve the variance request for maximum density requirements for 733 and 737 Old Cold Springs School Road passed.

Special Exceptions:

Three Sisters by Blackberry Mountain Club, LLC, Walland:

The applicant requested to update the existing master plan for Three Sisters by Blackberry Mountain Club, LLC located on Tax Map 051, Parcel 015.00. The tract has been the subject of four previous actions by the Board of Zoning Appeals, approving the initial Special Exception for Planned Unit Development with site plan in May and June of 2009, followed by site plan modifications in May 2010 and October 2016. The present request is for another update to the site plan of the existing approved special exception.

The modifications are consistent with previous approvals by the Board. The desire is to update the plan as they progress with the development by adding amenities and restructuring residential clusters. There is no proposed change to net density.

Staff reviewed the proposal through the Development Review process. There were no specific concerns however; Environmental Health staff recommended that any approval be subject to the following condition:

Prior to issuance of any building permits, the applicant shall apply for and receive all necessary approvals from Blount County Environmental Health with regards to the subsurface sewage disposal system for the structure to be permitted. Such approvals shall require adequate repair area in the immediate vicinity of the structure to be served and could require proof of easement or similar so as to accommodate such area "on-site".

No one opposed this item.

Members, staff, and Matt Smith, representative for Blackberry Farm, discussed the details of the revisions.

Bruce Damrow made a motion to approve the request to update the existing master plan for Three Sisters subject to staff recommendation and conditions as noted by Environmental Health; seconded by Stan Headrick.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	ABSENT

Motion to approve the special exception to update the existing master plan for Three Sisters passed.

Other Business: None.

THE MEETING WAS ADJOURNED.