



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Board of Zoning Appeals

Thursday, March 6, 2025

6:00 PM

Blount County Courthouse, Room 430

Live stream via <https://zoom.us/join>

Zoom Meeting ID: 890 4935 3955

I. Call To Order

II. Roll Call

Present 3 - Board Member Larry Chesney, Chairperson Joe Everett, and Board Member Stanley Headrick

Absent 3 - Secretary Bruce Damrow, Board Member Brian King, and Alternate John Rush

III. Approval of Minutes: November 11, 2024

[Draft BZA Minutes 2024.11.07](#)

Attachments: [Draft BZA Minutes 2024.11.07](#)

A motion was made by Board Member Chesney, seconded by Board Member Headrick, to approve the minutes from the November 7, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Headrick

No: 0

Absent: 3 - Damrow, King, and Rush

Abstain: 0

IV. Variance Request: None

V. Special Exception:

[Special Exception for Convenience Store with Fuel Sales at 6040 US HWY 411 S, map 110, parcel 002.00](#)

- Attachments:**
- [1. MEMO 6040 US HWY 411 S Convenience Store with Fuel Sales](#)
 - [2. Zoning Map 6040 US HWY 411 S](#)
 - [3. Site Plan 6040 US Hwy 411 S](#)
 - [4. Drainage Plan](#)
 - [5. Building Elevation](#)
 - [6. Lighting Plan](#)
 - [7. Traffic Study Conclusions and Recommendations](#)
 - [8. Map Imagery](#)
 - [9. Zoning Request Application](#)

Justin Hall spoke in opposition to the Special Exception mentioning Old Niles Ferry is narrow at the point of this property and he has concerns with the increase of traffic. He also stated there is standing water and an open well in the location for the proposed septic field. Mr. Hall also requested screening on the backside of the property since screening was only shown on the sides of the parcel. The Board members asked various questions regarding the opposition and well on the property and they were answered by Mr. Justin Hall.

William Hall spoke in opposition to the Special Exception noting concerns with an open well (cistern) and drainage concerns.

No one else spoke.

A motion was made by Board Member Chesney, seconded by Board Member Headrick, to approve the Special Exception subject to the conditions of approval.

Conditions of approval:

1. Pre-construction meeting
2. Revised lighting plan to demonstrate compliance with section 7.15
3. Landscape plan to ensure adequate buffering from neighboring properties
4. Applicable TDOT, TDEC, and county permitting requirements, taking into consideration that any cistern/well located on the property shall be included in reviews as appropriate.

An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Headrick

No: 0

Absent: 3 - Damrow, King, and Rush

Abstain: 0

VI. Appeals: None**VII. Other New Business: Election of Officers****A. Election of Officers - Chairman**

A motion was made by Board Member Chesney, seconded by Board Member Headrick, to appoint Board Member Joe Everett as Chairman. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Headrick

No: 0

Absent: 3 - Damrow, King, and Rush

Abstain: 0

B. Election of Officers - Secretary

A motion was made by Chairperson Everett, seconded by Board Member Headrick, to appoint Board Member Bruce Damrow as Secretary. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Headrick

No: 0

Absent: 3 - Damrow, King, and Rush

Abstain: 0

VIII. Adjournment.