



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Board of Zoning Appeals

Chairperson Larry Chesney
Secretary Bruce Damrow
Board Member Joe Everett
Board Member Stanley Headrick
Board Member Brian King
Alternate John Rush

Thursday, April 6, 2023

6:00 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 828 8735 5841

I. Call To Order

II. Roll Call

Present 3 - Chairperson Larry Chesney, Board Member Joe Everett, and Alternate John Rush

Absent 3 - Secretary Bruce Damrow, Board Member Stanley Headrick, and Board Member Brian King

III. Approval of Minutes

[1. Draft - BZA Minutes 12-05-2022](#)

Attachments: [DRAFT - BZA Minutes 12-5-22](#)

A motion was made by Board Member Everett, seconded by Alternate Rush, to approve the December 5th, 2022 minutes . An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Rush

No: 0

Absent: 3 - Damrow, Headrick, and King

Abstain: 0

[2. Draft - BZA Minutes Special Called Meeting 03-14-23](#)

Attachments: [BZA Draft Minutes Special Called MTG 03.14.23](#)

A motion was made by Board Member Everett, seconded by Alternate Rush, to approve the March 14th, 2023 Special Called minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Rush

No: 0

Absent: 3 - Damrow, Headrick, and King

Abstain: 0

IV. Variance Request:

[1. 3815 Chilhowee Trail \(Map 125, Parcel 107.00\) for front setback reduction:](#)

- Attachments:** [1. Staff Memo Variance - 3815 Chilhowee Trail](#)
[2. Application - 3815 Chilhowee Trail](#)
[2B. Variance Justification - 3815 Chilhowee Trail](#)
[3. Zoning Map - 3815 Chilhowee Trail](#)
[4. Site Plan - Survey - 3815 Chilhowee Trail](#)
[5. Contour Map - 3815 Chilhowee Trail](#)
[6. Original Plat](#)

Steve Phipps provided the Board Members a handout. The document is attached.

Theran Junck, property owner, spoke in favor of the variance request for a 10 ft front setback reduction at 3815 Chilhowee Trail and stated that he would like to build his home on the existing foundation.

Greg Jackson, contractor for Theran Junck, also spoke in favor of the variance request.

Dean Latvatis, Steve Phipps, Gary Dantina, James Mathis, and Patty Long spoke with concerns regarding Chilhowee Trail.

A motion was made by Board Member Everett, to approve a variance request for a front setback reduction at 3815 Chilhowee Trail meeting all requirements for Section 11.6.F, but the motion failed for lack of a second.

A motion was made by Alternate Rush, seconded by Board Member Everett, to defer the variance request for front setback reduction at 3815 Chilhowee Trail to the May meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Rush

No: 0

Absent: 3 - Damrow, Headrick, and King

Abstain: 0

[Handout from Steve Phipps](#)

Attachments: [Hand Out from Steve Phipps](#)

V. Special Exception: None

VI. Appeals: None

VII. Adjournment