



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Board of Zoning Appeals

Thursday, November 7, 2024

6:00 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 817 3183 0618

I. Call To Order

II. Roll Call

Present 3 - Chairperson Joe Everett, Board Member Brian King, and Alternate John Rush

Absent 3 - Board Member Larry Chesney, Secretary Bruce Damrow, and Board Member Stanley Headrick

III. Approval of Minutes: October 1, 2024 Meeting

[Draft BZA Minutes 10.01.2024](#)

Attachments: [Draft BZA Minutes - October 1, 2024](#)

A motion was made by Board Member King, seconded by Alternate Rush, to approve the minutes from the October 1, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Everett, King, and Rush

No: 0

Absent: 3 - Chesney, Damrow, and Headrick

Abstain: 0

IV. Variance Request:

[1. Variance request, 201 Westmoreland Dr, Map 078E, Group A, Parcel 017.00](#)

- Attachments:**
- [1. Staff Memo - 201 Westmoreland Dr](#)
 - [2. Zoning Map 201 Westmoreland Dr.](#)
 - [3. Final Moncada Variance Site Plan - 201 West Moreland Dr](#)
 - [4. Applicant Narrative - 201 Westmoreland Dr](#)
 - [5. Structure Profile - 201 West Moreland Dr](#)
 - [6. Plat of record 244B - 201 West Moreland Dr](#)
 - [7. Tax Map - 201 Westmorland Drive](#)
 - [8. Application - 201 Westmoreland Dr](#)

Sandra Moncada introduced herself to the Board in order to answer any questions regarding the item and spoke in favor of the variance.

No one else spoke.

A motion was made by Board Member King, seconded by Alternate Rush, to approve the variance request at 201 Westmoreland Drive, meeting the requirements of Section 11.6.F subject to the applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Everett, King, and Rush

No: 0

Absent: 3 - Chesney, Damrow, and Headrick

Abstain: 0

[2. Variance Request at 267 Cobblestone Way, Townsend, Map 107C, Group A, Parcel 026.00](#)

- Attachments:**
- [1. Staff Memo - Variance - 267 Cobblestone Way](#)
 - [2. Site Plan - 267 Cobblestone Way](#)
 - [3. Zoning Map - 267 Cobblestone Way](#)
 - [4. HOA Letter - 267 Cobblestone Way](#)
 - [5. Application - 267 Cobblestone Way](#)
 - [6. Tax Map - 267 Cobblestone Way](#)
 - [7. Recorded Plat 1373B - 267 Cobblestone Way](#)

No one spoke regarding the variance request.

A motion was made by Board Member King, seconded by Alternate Rush, to approve the variance request at 267 Cobblestone Way meeting the requirements of Section 11.6.F subject to the applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Everett, King, and Rush

No: 0

Absent: 3 - Chesney, Damrow, and Headrick

Abstain: 0

V. Special Exception:

[Special Exception for a Family Commercial Enterprise \(Pet Grooming\) at 836 N. Union Grove Road, Map 044, Parcel 140.04](#)

Attachments: [1. Staff Memo - Special Exception 836 N Union Grove Rd](#)
[2. Zoning Map 836 N Union Grove Road](#)
[3. Site Plan and Building Elevations - 836 N Union Grove](#)
[4. Plat 1952A - 836 N Union Grove](#)
[5. Tax Map - 836 N Union Grove Road](#)
[6. Application - 836 N Union Grove](#)

Debbie Boyd introduced herself to the Board and answered questions regarding the item. She spoke in favor of the item.

No one else spoke.

A motion was made by Board Member King, seconded by Alternate Rush, to approve the special exception request at 836 N. Union Grove Road meeting the requirements of Section 11.5 subject to applicable permits. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Everett, King, and Rush

No: 0

Absent: 3 - Chesney, Damrow, and Headrick

Abstain: 0

VI. Appeals: None

VII. Other New Business: Election of Officers

Chairperson Everett stated, "Pursuant to our bylaws, we must have a majority vote of the entire regular membership to nominate and elect officers. We don't have that tonight as only two regular members are present and Mr. Rush is our alternate member. Accordingly, Agenda Item VII will be postponed to the next regular meeting."

VIII. Adjournment.