



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Board of Zoning Appeals

Monday, December 4, 2023

6:30 PM

Blount County Courthouse, Room 430

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

Zoom Meeting ID: 830 6036 2765

I. Call To Order

II. Roll Call

Present 5 - Chairperson Larry Chesney, Secretary Bruce Damrow, Board Member Joe Everett, Board Member Brian King, and Board Member Stanley Headrick

Excused 1 - Alternate John Rush

III. Approval of Minutes:

[Draft - BZA Minutes 06.01.2023](#)

Attachments: [Draft - BZA Minutes 06.01.23](#)

A motion was made by Secretary Damrow, seconded by Board Member King, to approve the June 1st, 2023 minutes. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 5 - Chesney, Damrow, Everett, King, and Headrick

No: 0

Excused: 1 - Rush

Abstain: 0

IV. Variance Request: None

V. Special Exception:

[Special exception request for 2050 E Miller's Cove Road \(Map 063 Parcels 002.00, 003.00, 003.03, and 003.08, and Map 062I A Parcel 227.00\).](#)

- Attachments:**
- [1. Staff Memo - 2050 E Millers Cove Road](#)
 - [2. Zoning Request Application - 2050 E Millers Cove Road](#)
 - [3. Zoning Map - 2050 E Millers Cove Road](#)
 - [4A. Site Plan with Proposed Additions - 2050 E Millers Cove Road](#)
 - [4B. Site Plan Showing Existing Conditions - 2050 E Millers Cove Road](#)
 - [4C. Map of All Parcels with Trails Delineated - 2050 E Millers Cove Road](#)
 - [5A. Architectural 1 Building Layout with Addition - 2050 E Millers Cove Road](#)
 - [5B. Architectural Building Elevations - 2050 E Millers Cove Road](#)
 - [5C. Architectural Building Elevations II - 2050 E Millers Cove Road](#)
 - [6. Applicant Narrative - 2050 E Millers Cove Road](#)
 - [7. Letter from Highway Superintendent - 2050 E Millers Cove Road](#)

Richard DeLeonardis, a representative of Bronco Off-Road, spoke in favor of the Special Exception at 2050 E Millers Cove Road. He stated an important factor of Ford and Bronco is the motto to tread lightly. The purpose of the experience is to teach owners how to operate the vehicle safely off road in a way that will protect the environment.

Darrell Tipton, Greg Nikolas, Janice Fillmore and Brian Dunlap also spoke in favor of the Special Exception because of the positive economic impact to the county and protection of the environment.

Beth Myers-Rees, Tammie Magri-Noah, Judy Pearson, Melanie Davis, Phil Young, Paul Coleman, Kathy Rankin, Linda Rose King, Brandt Sielaff, Larry Clapp, Hugh Pearson, Susan McGroom, Dr. Rosie Sasso, Leonard Hudgens, Mark Leonard, and Steve Mikels spoke against the Special exception at 2050 E Millers Cove Road with concerns regarding increased traffic on E Millers Cove Road, narrow road leading to the property, negative environmental impact to the land and water, noise pollution, changing the zoning from R-2 to Commercial, decreased property values of the surrounding parcels.

The Board Members discussed amongst themselves and noted the following information must be addressed before further consideration: buffer zone agreement, beginning and end time of events, approximate map of trail locations, and the definition of a Tourist Oriented facility.

A motion was made by Headrick, seconded by Secretary Damrow, to defer the Special Exception to the January 4, 2024 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 4 - Chesney, Damrow, King, and Headrick

No: 1 - Everett

Excused: 1 - Rush

Abstain: 0

VI. Appeals: None

VII. Adjournment.