



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Draft

Board of Zoning Appeals

Thursday, June 4, 2026

6:00 PM

Blount County Courthouse, Room 430

I. Call To Order

II. Roll Call

Present 3 - Board Member Larry Chesney, Board Member Bruce Damrow, and Chairperson Joe Everett

Excused 1 - Alternate John Rush

Absent 2 - Board Member Stanley Headrick, and Board Member Brian King

III. Approval of Minutes

[Draft Minutes - BZA - 03.05.2026](#)

Attachments: [Draft Minutes - BZA - 2026.03.05](#)

A motion was made by Board Member Chesney, seconded by Board Member Damrow, to approve the Minutes from the March 5, 2026 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Damrow, and Everett

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

IV. Variance Request: None

V. Special Exception

1. Special exception for multifamily development at S. Odell Rd/W Lamar Alexander Pkwy, Maryville (map 056 parcel 046.01)

Attachments: [MEMO - W Lamar & S Odell](#)

[1. Zoning Map - W Lamar & S Odell](#)

[2. Site Plans - W Lamar & S Odell](#)

[3. Pointe Grande Elevations - W Lamar & S Odell](#)

[4. Landscape Plan - W Lamar & S Odell](#)

[5. TIA Summary - S Odell](#)

[6. Utility Letters - W Lamar & S Odell](#)

[7. Lighting Plan - W Lamar & S Odell](#)

Pamela Thompson with Hillpointe made a presentation to the Board regarding the development. Marcus W. with Hillpointe answered questions from the Board.

Julie Carabia spoke regarding the item.

Staff and Board Members discussed the item.

A motion was made by Board Member Damrow, seconded by Board Member Chesney, that the special exception for multifamily development at S. Odell Rd/W Lamar Alexander Pkwy be approved subject to applicable permits.

An electronic vote was taken. Since a unanimous vote was required, the Chairman declared the motion to have failed by the following vote:

Yes: 2 - Damrow, and Everett

No: 1 - Chesney

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

A motion was made by Board Member Chesney, seconded by Chairperson Everett, that the special exception for multifamily development at S. Odell Rd/W Lamar Alexander Pkwy be denied.

An electronic vote was taken. Since a unanimous vote was required, the Chairman declared the motion to have failed by the following vote:

Yes: 1 - Chesney

No: 2 - Damrow, and Everett

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

After discussion regarding the status of the item, a motion was made by Board Member Damrow, seconded by Board Member Chesney, that the special exception for multifamily development at S. Odell Rd/W Lamar Alexander Pkwy be lay on the table until the next meeting.

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

Yes: 3 - Chesney, Damrow, and Everett

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

[2. Special exception for multifamily development at 3652 US 411S, Maryville \(map 090 parcels 018.00, 019.01, and 019.02\).](#)

Attachments: [MEMO - Hathaway](#)

[1. Zoning map - Hathaway](#)

[2. Site Plan - Hathaway](#)

[3. Elevations - Hathaway](#)

[4. Landscape Plan - Hathaway](#)

[5. Traffic Study Conclusion - Hathaway](#)

[6. Utility Letters - Hathaway](#)

[7. Photometric Plan 3-27-2026 - Hathaway](#)

[8. Master Plan - Hathaway](#)

Rick Porter, architect, spoke in favor of the item.

Tony S. spoke against the item.

Staff and Board members discussed the item.

A motion was made by Board Member Damrow, seconded by Board Member Chesney, that the Special exception for multifamily development at 3652 US 411S be approved subject to the applicable permits.

An electronic vote was taken. Since a unanimous vote was required, the Chairman declared the motion to have failed by the following vote:

Yes: 2 - Damrow, and Everett

No: 1 - Chesney

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

After discussion regarding status of the item, a motion was made by Board Member Damrow, seconded by Board Member Chesney, that the Special exception for multifamily development at 3652 US 411S be lay on the table until the next meeting.

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

Yes: 3 - Chesney, Damrow, and Everett

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

VI. Appeals: None

VII. Adjournment