



# Blount County Government

359 Court Street  
Maryville, TN 37804-5906

## Meeting Minutes - Draft

### Board of Zoning Appeals

---

Thursday, March 5, 2026

6:00 PM

Blount County Courthouse, Room 430

---

#### I. Call To Order

#### II. Roll Call

**Present** 3 - Board Member Bruce Damrow, Chairperson Joe Everett, and Board Member Stanley Headrick

**Excused** 1 - Alternate John Rush

**Absent** 2 - Board Member Larry Chesney, and Board Member Brian King

#### III. Approval of Minutes

[Draft Minutes - BZA - 2026.01.22](#)

**Attachments:** [Draft Minutes - BZA - 2026.01.22](#)

A motion was made by Board Member Damrow, seconded by Board Member Headrick, to approve the minutes from the January 22, 2026 meeting.. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 3 - Damrow, Everett, and Headrick

**No:** 0

**Excused:** 1 - Rush

**Absent:** 2 - Chesney, and King

**Abstain:** 0

#### IV. Variance Request: None

#### V. Special Exception: None

#### VI. Appeals

[A. Appeal by James Lowe at 2502 Montvale Rd, Maryville \(Map 080 Parcel 020.00\)](#)

- Attachments:** [1. Memo - 2502 Montvale Appeal-Lowe](#)  
[2. Permit application - 2502 Montvale](#)  
[3. Denial letter - 2502 Montvale](#)  
[4. Current photos - 2502 Montvale](#)  
[5. Appeal application - 2502 Montvale](#)  
[6. Historic Imagery - 2502 Montvale](#)

James Lowe, property owner, introduced himself to the Board and spoke in favor of approving the appeal.

Sam Welshan, Jessica Saxton and Brandon Ward all spoke in favor of approving the appeal.

A motion was made by Board Member Headrick, seconded by Chairperson Everett, to deny the appeal at 2502 Montvale Rd, Maryville. An electronic vote was taken. The Chairman declared the motion to have failed by the following vote:

**Yes:** 2 - Everett, and Headrick

**No:** 1 - Damrow

**Excused:** 1 - Rush

**Absent:** 2 - Chesney, and King

**Abstain:** 0

Board members and staff discussed the item and since 2/3 of the members were present, a unanimous vote would be required for a motion to pass.

A motion was made by Board Member Damrow, seconded by Chairperson Everett, to approve the appeal at 2502 Montvale Rd, Maryville. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

**Yes:** 3 - Damrow, Everett, and Headrick

**No:** 0

**Excused:** 1 - Rush

**Absent:** 2 - Chesney, and King

**Abstain:** 0

## VII. Adjournment