



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Board of Zoning Appeals

Thursday, April 1, 2021

4:30 PM

Blount County Courthouse, Room 430

<https://zoom.us/join>
Meeting ID: 916 7981 7728

I. Call To Order

- 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

II. Roll Call

The notification in regards to meeting electronically and recently published with the legal notice was read prior to Roll Call.

In addition to the members also present were staff members Thomas Lloyd, Cameron Buckner, Karen Ray, and Marlene Hodge. Applicant present was Harry McIntosh.

- 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.

A motion was made by Board Member Everett and seconded by John Rush to approve the March 4, 2021, minutes. A roll call 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

[March 4, 2021, Minutes](#)

Attachments: [Draft - BZA Minutes 3-4-21](#)

IV. Variance Request:

[1. Request for front setback reduction at 536 Laurel Rd. \(Map106A IB Parcel 005.00\)](#)

Attachments: [1. Variance Req 4-1-21-Staff Memo-536 Laurel Road](#)

Reference to Sections

Harry McIntosh - spoke - topo is the challenge in order to build the house.

Scott Mason - vp of HOA - application does not address the public safety. Lot of experience in development. Safety aspect - middle in the steep section of the road, busy road. Driveway location impacts the safety.

Building lower down would address safety concerns.

Private ROW so the CO does not have any jurisdiction; The ROW issue will be at the discretion of the HOA and client. (Civil Issue)

BC Review on our regulations / permits on our regulations. Any violation of HOA will be a civil issue.

John Rush: location of the house? Harry - Drainage goes down where he first wanted to put the house. Location would be further away from drainage and curve plus septic will go in the lower section towards the curve. Many examples with circular driveways in the sd.

Hopes to be able to work the HOA if BZA approves.

Larry Barker - concern dangerous place to the house especially in the winter. Shaded area, ice does not melt and is a hazard.

No one else spoke against issue.

Joe - approval of variance based on the slope of the lot and criteria set by the Zoning regulations. if applicant has to move his house will applicant have to come back. Thomas - YES. A new variance will be required if it didn't meet the setbacks. Joe - any location on this property would require a variance due to the topo.

Motion to include the approval of the HOA

Approval: Section 116F ; Deny Section 116G - public health/safety

Motion to approve based on Sec 116F and requiring approval of the applicable HOA.

Harry McIntosh spoke in regards to his request for the variance to the front setback.

Scott Mason - vice president of Laurel Valley HOA, had concerns regarding traffic/public safety and location of the driveway.

Larry Barker, resident of the subdivision, had concerns regarding the location of the house especially during the winter when ice and snow is a hazard.

Members discussed the item. A motion was made by Board Member Everett, seconded by Rush, that the variance request to front setback reduction for 536 Laurel Road be approved meeting the required requirements for Section 11.6.F and subject to approval of the Home Owner's Association (HOA). A roll call 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. Request for reduction of minimum lot size for 2522 Calderwood Hwy \(Map 123 Parcel 026.00\)](#)

Attachments: [2. Variance Req 4-1-21-Staff Memo-2526 Calderwood Hwy](#)

This item was withdrawn from the agenda.

V. Special Exception: None

VI. Other Business:

VII. Adjournment.