



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes - Final

Board of Zoning Appeals

Thursday, November 6, 2025

6:00 PM

Blount County Courthouse, Room 430

I. Call to Order

II. Roll Call

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

Excused 1 - Alternate John Rush

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

III. Approval of Minutes: September 4, 2025

[Draft BZA Minutes - September 4, 2025](#)

Attachments: [Draft BZA Minutes - 09.04.2025](#)

A motion was made by Board Member Damrow, seconded by Board Member Chesney, to approve the minutes from the September 4, 2025 meeting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Damrow

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

IV. Variance Request

[A. Variance request for 507 Henderson Street, Maryville, TN \(Map 037K J, parcel 003.00\)](#)

- Attachments:** [1. MEMO - 507 Henderson St](#)
[2. Application - 507 Henderson St](#)
[3. Site Plan - 507 Henderson St](#)
[4. Floor Plan - 507 Henderson St](#)
[5. Plat 0110A - 507 Henderson St](#)
[6. Tax Card 037K J 003.00 - 507 Henderson St](#)
[7. Zoning Map 507 Henderson St](#)

Alan Barnard, Surveyor for the project, introduced himself to the Board in order to answer questions regarding the item and spoke in favor of the variance.

No one else spoke.

A motion was made by Board Member Damrow, seconded by Board Member Chesney, to approve the variance request for 507 Henderson Street, meeting the requirements of Section 11.6.F, subject to applicable permits.

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

Yes: 3 - Chesney, Everett, and Damrow

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

V. Special Exception

[A. Special Exception for a change of non-conforming use at 820 Binfield Road, Map 077, Parcel 046.00](#)

- Attachments:** [1. MEMO - Special Exception - 820 Binfield Rd](#)
[2. Application - Special Exception - 820 Binfield Rd](#)
[3. Applicant Narrative - Special Exception - 820 Binfield Rd](#)
[4. Zoning Map - 820 Binfield Rd](#)

No one spoke regarding the item.

Staff and Board Members discussed the item.

A motion was made by Board Member Damrow, seconded by Board Member Chesney, to approve the Special Exception for 820 Binfield Road, subject to applicable permits.

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

Yes: 3 - Chesney, Everett, and Damrow

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

VI. Appeals: None

VII. Other New Business: Election of Officers

A. Election of Officers: Chairman

A motion was made by Board Member Chesney, seconded by Board Member Damrow, to confirm Board Member Chairman Joe Everett remain as Chairman. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Damrow

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

B. Election of Officers: Secretary

A motion was made by Board Member Chesney, seconded by Board Member Damrow, to confirm that Board Member Bruce Damrow remain as Secretary. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

Yes: 3 - Chesney, Everett, and Damrow

No: 0

Excused: 1 - Rush

Absent: 2 - Headrick, and King

Abstain: 0

Adjournment