



Blount County Government

359 Court Street
Maryville, TN 37804-5906

Meeting Minutes

Board of Zoning Appeals

Chairperson Larry Chesney
Secretary Bruce Damrow
Board Member Joe Everett
Board Member Stanley Headrick
Board Member Brian King
Alternate John Rush

Tuesday, March 14, 2023

6:00 PM

Blount County Courthouse, Room 430

Special Called Meeting

Live stream via <https://zoom.us/join>
Zoom Meeting ID: 837 7274 3245

I. Call To Order

II. Roll Call

Present 4 - Chairperson Larry Chesney, Board Member Joe Everett, Board Member Stanley Headrick, and Board Member Brian King
Absent 2 - Secretary Bruce Damrow, and Alternate John Rush

III. Variance Request:

1. 4824 Wheeler Road (Map 009G A, Parcel 006.00) for front setback reduction:

Attachments: [1. Staff Memo Variance - 4824 Wheeler Road](#)
[2. Zoning Map - 4824 Wheeler Rd](#)
[3. Site Plan - 4824 Wheeler Rd](#)
[4. Application Wheeler Rd](#)

A representative for 4824 Wheeler Road spoke regarding the request for the front setback.

No one spoke against this item.

A motion was made by Board Member King, seconded by Board Member Everett, to approve a variance request for a 25 ft front setback at 4824 Wheeler Road meeting all requirements for Section 11.6.F. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Damrow, and Rush

Abstain: 0

IV. Special Exception:

[1. 2811 HWY 411S \(Map 078, Parcel 065.00\)](#)

- Attachments:** [1. Staff Memo - HWY 411 S - Self Storage \(Map 078, Parcel 065.00\)](#)
[2. Zoning Map - 2811 HWY 411, Map 078, Parcel 065.00](#)
[3. Building Elevations, Landscape, Lighting](#)
[4. Engineering Site Plan and Drainage](#)
[5. Application 2811 HWY 411](#)

Nick Hodge spoke regarding his request for the special exception.

No one spoke against the item.

A motion was made by Board Member King, seconded by Board Member Headrick, that the special exception at 2811 HWY 411S be approved meeting all requirements for section 11.5 subject to all staff's recommendations:

- A follow up lighting report demonstrating compliance with 7.15.D. shall be provided prior to the issuance of any Certificate of Occupancy/Completion.
- Subject to all County and State permits regarding stormwater, grading, and erosion control.
- Subject to any/all other applicable permits including, but not limited to, a County driveway permit as well as the necessary building permits.
- A preconstruction meeting with all applicable County departments and project contractors and representatives shall be required prior to commencement of any construction activities.

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

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

No: 0

Absent: 2 - Damrow, and Rush

Abstain: 0

[2. 820 Binfield Road \(Map 077, Parcel 046.00\)](#)

Attachments: [1. Staff Memo - Special Exception 820 Binfield Rd](#)
[2. Zoning Map - 820 Binfield Rd](#)
[3. Application 820 Binfield Rd](#)
[4. Street Picture Binfield Road](#)
[5. Parcel Detail - 820 Binfield Rd](#)

Joel Reeves, attorney representing the buyer, spoke regarding the storage of manufacturing materials on the property.

Brian Brission, buyer, also spoke regarding the intended use of the property in detail.

Lawrence Moyers, seller, spoke in favor of the special exception.

No one spoke against this item.

A motion was made by Board Member Everett, seconded by Board Member King, to approve the special exception at 820 Binfield Road having met requirements for Section 11.5 subject to any/all other county and/or state permitting. An electronic vote was taken. The Chairman declared the motion to have passed by the following vote:

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

No: 0

Absent: 2 - Damrow, and Rush

Abstain: 0

V. Adjournment