

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, FEBRUARY 2, 2017**

BZA MEMBERS PRESENT: Larry Chesney (Chairman), Stanley Headrick, and Brian King. Members absent: Bruce Damrow and Joe Everett.

Stanley Headrick made a motion to approve last month minutes; seconded by Brian King. The vote received unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: None**
- 2. APPEAL: None**
- 3. VARIANCE: Two**  
**110 Garrett Lane**  
**440 Kinzel Springs Way**

***Variance:***

**110 Garrett Lane**

Applicant was advised by staff to request a variance from the design standards of Section 7.15.C for a proposed accessory storage building for Maryville Top Shop. Property is identified on Tax Map 059, Parcel 006.00, located in the C-Commercial Zone and is within the Maryville UGB.

The use of the property, specifically manufacturing, processing, creating, repairing, and assembly of goods is a permitted use in the C Zone. The applicant is proposing the construction of a 42' x 96' "Clearspan Poly" structure pre-engineered and constructed on a slab. Instead of a metal siding, it is a truss frame structure draped with poly-vinyl material, much like a greenhouse.

A site plan was subject for review by the Planning Commission at the January 2017 meeting. The proposed site plan demonstrated compliance with applicable setbacks and the maximum height of the proposed structure will not exceed 35 feet, meeting the standard requirement. The building however does not meet the design requirements set by Section 7.15. The Planning Commission approved the site plan subject to the review and approval of a variance from the Board of Zoning Appeals (BZA) with regards to the design of the building.

Regulations require road facing and side walls of commercial or industrial buildings to be staggered with changes in surface planes and/or changes in materials to avoid "box" appearance. As proposed, and by virtue of its design and construction, the building cannot meet this standard. Any approval should be subject to the approval of a variance for design standards, Section 7.15.C, from the BZA.

Section 7.15 also requires at least 50% of the wall surfaces visible from public roads to be nonmetal. The structure would be covered entirely with poly-vinyl material (non-glass), and would comply with this section. The requirement for a minimum of 5% of the building to be glass, unless the structure is “open air”, will be met by the nature of this building.

No one spoke for or against this item.

The owner’s intent is to move all the slabs and material inside the building out of the weather. Members had concerns regarding the “greenhouse” appearance and the visibility of the building from the highway and discussed other options regarding the type of building such as a Quonset hut, and complying with the standards in regards to changes in surface planes and/or changes in materials. Staff was asked to inquire with Maryville City regarding their standards and requirements for this site plan since Maryville may want to annex this section into the city limits at some point in the future.

Stan Headrick made a motion to defer the item until next month; seconded by Brian King.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to defer the item until next meeting passed.

#### **440 Kinzel Springs Way**

The applicant requested a variance from the rear yard setback requirements for a previously constructed accessory structure (outdoor fireplace); required setback for an accessory structure is 5 feet. The property is identified on Tax Map 095F, Group E, Parcel 010.00, and is in Rural District (R-1) Zone.

The fireplace structure was preexisting when he purchased the property. The property was recently surveyed and it was discovered that the fireplace was within one foot of the existing property line. The potentially affected neighbor to the rear (Dye) has submitted a letter of support.

Richard Berbaum stated that he had the property surveyed to make sure that everything would be up to codes when he started building a garage and discovered that the structure (fireplace) was within one foot of the property line.

Chairman Chesney thanked Mr. Berbaum for obtaining a survey of the property prior to starting the permit process.

Stanley Headrick made a motion approve the variance request to setback requirements; seconded by Brian King.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to approve the variance to accessory structure setback requirements passed.

***Other Business:***

Staff will send the agenda packets out by email and will be asking members to notify the office as soon as possible if they are unable to attend a meeting.

THE MEETING WAS ADJOURNED.