

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, JANUARY 4, 2018**

BZA MEMBERS PRESENT: Larry Chesney (Chairman), Bruce Damrow, Joe Everett, Stanley Headrick, Brian King, and alternate John Rush. Member(s) absent: None.

Roll was called and a quorum was present.

Brian King made a motion to approve the November 2, 2017, minutes; seconded by Bruce Damrow. (December 2017 meeting cancelled due to lack of business items.) The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: One**
5039 Riversedge Road, Louisville
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION:**
The Loop Road, Three Sisters, Townsend

Variance:

5039 Riversedge Road, Louisville:

The property is located on Tax Map 009, Parcel 001.15 consisting of 1.38 acres on which the owner would like to build a single family home. The lot has limited buildable area, the Little River to the rear (over half of the lot's area is actually in the river), the CSX railroad/access easement to the front, and by the size and layout requirements for an onsite septic system.

Front setback standards require a 30' setback from the edge of any ROW or access easement, and 10' for side setbacks. The applicant requested a reduction to 10' front setback which, due to the existing easement for the railroad, would locate the house 30' from the front property line and a variance of 5' on one side of the property line. Upon discussion it was determined that the 5' side setback variance request was not necessary since that was the side for the septic requirements; all issues with septic will need to be discussed with Environmental Health.

Most of the structures built along Riversedge were constructed prior to the adoption of zoning in the County. Front setbacks in the area generally range from 5' to 20'. The applicant provided documentation showing similar residential structures in the area and their respective proximities to the front property lines as well as a proposed site plan and a septic layout.

Approved variance would allow for no further encroachment into the rear setback.

Frank Fila and Kathy spoke regarding their request for the front setback variance.

No one spoke against this item and members discussed setbacks and the CSX railroad/access easement.

Brian King made a motion to grant the variance to the front setback, from 30' to 10'; seconded by Bruce Damrow.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to approve the variance request for front setback requirement for 5039 Riversedge Road passed.

Special Exceptions:

The Loop Road, Three Sisters, Townsend:

This request was to update existing master plan for Three Sisters by Blackberry Mountain Club, LLC at The Loop Road, Walland (Map 051 Parcel 015.00) with the inclusion of three additional parcels (Map 061 Parcels 027.08, 027.09, and 027.10) for development of an operations center for the facility.

This tract has been the subject of five previous actions by the Board of Zoning Appeals (BZA), approving the initial Special Exception for Planned Unit Development with site plan in May and June of 2009, followed by site plan modifications in May 2010, October 2016, and August 2017.

The development is a mixed use, planned unit development. This modification is consistent with previous approvals by the BZA. The intent for this request is to move the planned operations center from the location where it was originally proposed to another site. The applicant requested modification of the PUD by adding three additional parcels along The Loop Road (currently under contract) into the existing development. Engineered plans will need to be provided and any portion of the structure visible from Country ROW is subject to the architectural standards found in the zoning regulations. Applicant has stated that the structure would not be visible from the Loop Road (existing vegetation would be left undisturbed to the greatest extent possible). There will be no additional encroachment onto the County Road. The primary access to the Operations Center will be from the existing driveway to the Three Sisters development.

Any approval would be to the “master plan” of the site for zoning purposes only. Any construction, infrastructure improvements, etc. are subject to further review and approval as necessary. Prior to issuance of any permits, staff would need to review the formal site plan(s) specific to the site for compliance with applicable codes. Neither County stormwater regulations nor county grading permit (property located outside the urbanized area) will be required. Applicant must provide the County proof of coverage by TDEC prior to any disturbance of the site.

The following condition was placed on the entire special exception during the Board’s last review and will remain in force:

Prior to issuance of any building permits, the applicant shall apply for and receive all necessary approvals from Blount County Environmental Health with regards to the subsurface sewage disposal system for the structure to be permitted. Such approvals shall require adequate repair area in the immediate vicinity of the structure to be served and could require proof of easement or similar so as to accommodate such area "on-site".

Matt Smith discussed the changes to the master plan. Adjoining property owners have signed an agreement as to the use and restrictions for this development.

No one spoke against this item.

Members and staff discussed the proposed changes.

Bruce Damrow made a motion to grant the special exception to update the existing master plan for Three Sisters; seconded by Joe Everett.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to approve the special exception request to update existing master plan for Three Sisters at The Loop Road passed.

Other Business: None.

THE MEETING WAS ADJOURNED.