

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MARCH 1, 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.

Bruce Damrow made a motion to approve the February 1, 2018, minutes; seconded by Brian King. The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: None**
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION:**
 - Planned Unit Development off County Farm Road, Maryville**
 - Planned Unit Development off Best Road, Maryville**

Special Exceptions:

Planned Unit Development off County Farm Road, Maryville:

This development is located on Tax Map 056, Parcels 106.04 and 106.05 and is located in the Suburbanizing (S) Zone. Applicant received final plat approval from the City of Maryville Planning Commission for an 86 lot subdivision. The project is subject to Maryville's subdivision regulations because it is located within the City's Planning Region. The property is not, however, within the City Limits and is therefore subject to the County's zoning regulations. Planned Unit Developments are allowed in the Suburbanizing zone as a special exception. This development must be approved by the Board of Zoning Appeals (BZA) as a Planned Unit Development (PUD) before permits can be issued since the lots are smaller than the 7,000 SF minimum development standard found in the Suburbanizing (S) zone.

The development complies with the PUD standards, specifically with regards to the minimum lot size and density that are served by public sewer. The applicant requested a 5 foot minimum side setback as part of the PUD request; such setbacks are allowed pursuant to Section 7.3.D.

Derick Jones, Sterling Engineering, spoke for the developers and discussed the intent of the development and noted that it is approximately two miles from the City limits.

Members discussed the development and inquired about the cost to the county; verified that this would not impact the ability to require the 10' side setbacks on Non-PUD developments. Derick stated that there would be no cost to the county. Staff confirmed that there would be no impact to the required 10' side setbacks on Non-PUD developments and explained the subdivision process of property located in Maryville's Planning Region.

No one spoke against this item and no complaints or concerns were received by staff.

Bruce Damrow made a motion to grant the special exception for the Planned Unit Development off County Farm Road; seconded by Brian King.

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

Motion to approve the special exception for the PUD Development off County Farm Road passed.

Planned Unit Development off Best Road, Maryville:

The properties are in the Suburbanizing (S) Zone and located on Map 091, Parcels 021.00, and 021.04; the properties located in the Rural District 1 (R-1 Zone) are Map 091, Parcels 060.00, 060.17, 060.18, and 060.19. Applicant has received preliminary plat approval from the City of Maryville Planning Commission for a phased 436 lot development over a period of 15 years. This project is subject to Maryville's subdivision regulations since it is located within the City's Planning Region; however, the property is not within the City Limits and is therefore subject to the County's zoning regulations.

The majority of the project lies in the S zone. Given the differing standards for density and lot size found in the two districts, approval would be conditioned such that no permits would be issued in phases III, V, or VII until those tracts above have been rezoned. The project assumes those tracts will ultimately be included in the S District. Most of the lots are smaller than the 7,000 SF minimum development standard found in the Suburbanizing zone Section 9.1.F; therefore the development must be approved by the BZA as a PUD before permits can be issued.

Staff found that the development complies with the PUD standards, specifically with regards to minimum lot size and density for such lots served by the public sewer. The applicant is requesting 5' minimum side setbacks as part of the PUD request. Such setbacks are allowed pursuant to Section 7.3.D. Staff recommended approval subject to the following:

- 1. Prior to the issuance of any permits in Phase III, V, or VII as shown on the preliminary plat, the owner(s) of parcels 060.00, 060.17, 060.18, and 060.19 shall successfully petition for inclusion of those parcels into the County's Suburbanizing (S) zoning district. Approval of an amendment to the zoning map by the County Commission shall satisfy this condition.*

Josh Sanderson, Smithbilt Homes, owner and developer of the project spoke regarding the development of the project.

Members inquired about the square footage of the houses with or without the 5' minimum side setback, verified that the developers would be responsible for any water/drainage issue beginning with the first dozer when unloaded and expected a 15 year build-back. Mr. Sanderson replied that the houses are expected to be 1500 SF to 2200 SF with the 5' minimum setback; square footage would be exceptionally smaller with the 10' minimum side setback; verified the developers would be responsible for any water/drainage issue. The developer's responsibility regarding the drainage issue will end when everything is completed that the City has requested and then turn everything over to the Home Owners Association (HOA) releasing them of their duty. Future drainage issues will be the responsibility of the HOA. The 15 year build-back is a safe estimate but maybe sooner depending on the economy. Sidewalks will be throughout the development. All of the homes are a single family dwelling; no duplexes or triplexes. The development will not be annexed into the City.

Mr. Sanderson confirmed his comments to the Maryville Planning Commission that the developer would be responsible for any drainage issue beginning when the first dozer is unloaded and continue until the plan is completely built out.

This request in no way restricts the implementation of our County regulations of the 10' minimum side setback in a Non-PUD development. Estimated projected cost to the County is in the range of \$20,000.

Montvale Air Park and Dominion Downs residences as well as residences along Best Road and others had major concerns regarding water runoff and drainage issues, traffic and safety concerns, sewer issues, density development and square footage of houses, the road opening of Dominion Drive, the burden on the school systems, and the cost to the County.

The developers addressed questions.

After discussing the PUD development Joe Everett made a motion to approve the special exception for the development off Best Road subject to staff recommendation to rezone parcels 060.00, 060.17, 060.18, and 060.19 into the County's Suburbanizing (S) zoning district and approval of an amendment to the zoning map by the County Commission prior to issuance of any permits for Phase III, V, or VII; single story homes shall be constructed a minimum of 1500 finished square feet; two-story houses a minimum of 1750 finished square feet; all houses in the development shall be site built; seconded by Bruce Damrow.

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

Motion to approve the special exception of the PUD development off Best Road passed.

Other Business: None.

THE MEETING WAS ADJOURNED.