

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

MAY 1, 2007

The May meeting of the Lenoir City Board of Zoning Appeals was called to order at 6 PM. Present were Mr. Simpson, Mr. Wilkerson, Ms. Watson, Ms. Ross and Mr. Ghormley. Absent were Mr. Harris and Mr. Lingenfelter. Mr. Simpson chaired the meeting.

Motion to approve the minutes for the April 3, 2007 meeting was made by Mr. Ghormley, seconded by Mr. Wilkerson and approved 5-0.

Request consideration of approval of 20' front yard setback variance (from 30' to 10') for property located on Adesa Blvd, referenced by Tax Map 15, Parcel 68.00, Zoned C-3, Highway Commercial District Owner: Loudon County Chamber of Commerce

Mr. Ron Hopper was present for the Chamber.

Mr. Newman told the Board this item was back on the agenda because the variance request had changed. This is not an appeal of the decision that had already been made.

Mr. Hopper stated that the Chamber is a non-profit organization and cited statistics of tourism that has developed because of the Loudon County Visitors Center. He noted that 10 or more years ago the Chamber had dedicated property for where Adesa Blvd. is currently located and they have also been paying taxes on the property where the road is located because a deed never transferred. They are also dedicating this property at no cost to the city for the Creekwood development. He noted there is additional information that has become available to them regarding the floodplain area on the property, which further limits the usable portion of the property. He handed out color copies to the Board and described the different areas on the property. He stated they are concerned about the usable portion of the property that is left without the requested variances.

Mr. Pat Phillips spoke on behalf of the Chamber and discussed the physical challenges of the site and the development of the area around the Visitor's Center.

Mr. Dale Hurst also spoke on behalf of the Chamber in support of the variance request approval.

Mr. Newman stated that the drawing information the Chamber provided had been handed out to the Board members so the Board will fully understand the variance request Mr. Reynolds explained the drawing to the Board members.

Ms. Ross spoke of a concern of control being lost by granting a variance to the property and not to a specific use.

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Mr. Phillips stated that in the past variances have been granted to the property not to a person or a building.

Mr. Newman stated it is now the legal right of the board to apply a variance to a property or a building.

Mr. Wilkerson made the motion to approve the variance request, Ms. Watson seconded, and motion was approved 3-2 with Ms. Ross and Mr. Ghormley voting nay.

With no further comments from the Board or the audience, the meeting was adjourned.

Signed

Dated