

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
September 11, 2018



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2019 Meeting Dates and Deadlines

II. Approval of August 14th, 2018 Minutes

III. Old Business: none

IV. New Business:

UORV-2224-2018: Automobile Sales @ 1028 W Main St.

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for October 9, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is September 17, 2018.*

**Morristown Board of Zoning Appeals
Minutes from August 14, 2018**

Members Present

Chairman Bill Thompson
Vice-Chairman Jack Kennerly
Secretary (Councilman) Bob Garrett
Board Member Wanda Neal
Board Member Frank McGuffin
Board Member (Mayor) Gary Chesney

Others Present

Steve Neilson, Community Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Sami Barile
Donnetta Goodson
Brenda Goodson
Joe Goodson, Jr.
Pete Barile
Phillip Carlyle

Members Absent

Board Member Ventrus Norfolk

Vice-Chairman Bill Thompson called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

Chairman Bill Thompson called the meeting to order and asked if there was a motion to approve the minutes from the June 12, 2018 meeting.

Board Member (Mayor) Gary Chesney made a motion to approve the minutes as submitted; this was seconded by Board Member Frank McGuffin. Upon Voice votes, all Ayes.

I. Request for a Dog Grooming Home Occupation – 1012 Lloyd Street

Planner Josh Cole stated the staff had received a request for a home occupation permit submitted by Donnetta Goodson to operate a dog grooming business at her residence located at 1012 Lloyd Street. This request must receive BZA approval because customers' will bring their dogs to a residential unit. However, applicant noted she will be leaving a gap between appointments to ensure no more than one customer will be present at her house at any given time. Applicant provided staff with a notarized home occupation permit agreeing to all the terms and conditions stated under section 14-228 in the city zoning ordinance. A copy is provided in Board's packets for review. Staff recommends approval of this home occupation request as the applicant has agreed to all the terms and conditions required for such and believe that serving only one customer will result in minimal impact on the surrounding residential dwellings. Additionally, it should be noted that violation of these terms and conditions can result in the revocation of the permit. Any questions can be answered by Josh Cole or Ms. Goodson.

Voting result upon voice votes: 6 yes, 0 no. Motion carries.

There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: September 11th 2018
SUBJECT: Use on Review Request for Automobile Sales

SUBMITTAL:

The Planning Department has received a request from Mr. Justin Cameron to operate an automotive sales center at 1028 West Main Street located just west of North High Street. The property is approximately ¼ acre in size and contains one 1,200 square foot building constructed circa 1996 which has been vacant for a number of years.

Most properties to the north between the subject parcel and West 1st North Street are zoned OMP (Office Medical Professional) and have been converted into small office and retail businesses. Lands to the west and south, which are zoned LI (Light Industrial), contain a patchwork of uses to include a car dealership (Ford), a hair salon, tanning salon, and veterinary office. Adjoining immediately east is a residence, a vacant lot and a florist at the corner of North High Street and Main, all zoned IB (Intermediate Business).

Recent amendments to the Intermediate Business District include submittal of a site plan which will meet all applicable City requirements (Zoning, Building and Fire Safety). Mr. Cameron has stated he intends to have no more than 15 vehicles on this lot at one time. He stated this is a secondary business for him and most of his customer base is from the internet as opposed to customers simply walking on the lot. Pursuant to Tennessee State Motor Vehicle laws, all automobile dealers must provide a minimum of 15 spaces for vehicular storage and a minimum of 3 spaces dedicated to customer parking.

RECOMMENDATION:

As there currently exists an automotive dealership and railroad track south (across East Main Street) from the subject property and, the submitted site plan meets all applicable regulations, Staff could recommend approval of this use and site plan.

Entrance to building



Rear of building



Across East Main Street





dental office

shed to be removed

Bollards/fencing required
minimum of 10ft from front lot line

15th Ave

70ft

16ft

25ft

15ft

