

MORRISTOWN BOARD OF ZONING APPEALS

Agenda

March 12, 2019



Call to Order

I. Approval of February 12th, 2019 Minutes

II. Old Business: none

III. New Business:

UORV-2270: Special Use Permit for a Cell Tower in Residential Zone (R-2)
1025 Sulphur Springs RD (West High School)

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for April 9, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is March 21, 2019.*

**Morristown Board of Zoning Appeals
February 12, 2019**

Members Present

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

Others Present

Steve Neilson, Community Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Angel Oakley
Ashton Oakley
Keith Oakley
Nick Lakins

Chairman Jack Kennerly called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge to do so.

I. Chairman Jack Kennerly called for approval of the December 11th, 2018 minutes.

Vice-Chairman Bill Thompson made a motion for approval of the January 8th, 2019 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

VARI-2268: Variance to the Detached Accessory Structure (Pool) location at 928 Saddle Ridge Ln

Planner Josh Cole discussed a request from Alex and Megan Harper at 928 Saddle Ridge Lane for a variance to Section 14-212, the "Location of Detached Accessory Buildings on Residential Lots". In this case, it is a pool not an accessory building.

To place an 18' x 36' pool on their property, the owners are requesting a five foot variance to the required 10' rear lot line setback. Mr. Cole stated that in order to grant the variance, the Board of Zoning Appeals must find there is some unique feature or characteristic of the property such as narrowness of the lot, the shape, topographical conditions, etc. that results in practical difficulties or undue hardship upon the owner of such property.

The applicants' note that the hardship is due to a sewer easement that is present on the northwest corner of the property and the existing wooden deck on the rear of the house.

In Staff's opinion, the owners do have options to meet the required rear 10' setback line such as changing the dimensions of the pool and shifting it over or altering the existing wooden deck structure that is present on the rear of the house. Staff finds no undue hardship on the property owners and recommends denial of the request.

Board Member Bill Thompson made a motion to approve request Board Member Wanda Neal seconded motion.

Voting results: 0 yes, 7 no. Motion Denied.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

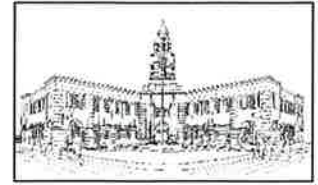
BG/ta


DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Josh Cole, Planner 
DATE: March 12th, 2019
SUBJECT: Special Use Permit – Cell Tower in Residential Zone (West High School)

BACKGROUND:

A request has been received from Baker Donelson on behalf of Verizon Wireless to place a 46' monopole cell tower at West High School (1025 Sulphur Springs Road), which is zoned R-2. According to Chapter 23, "Wireless Telecommunication Towers and Antennas," cell towers placed in residentially zoned properties must receive a special use permit from the Board of Zoning Appeals.

The applicant notes that the proposed tower will replace an existing light pole located outside the left outfield portion of the baseball field. Following the construction and placement of the tower, lights will be placed on the tower so that it can serve as both a wireless telecommunications tower and a lighting pole for the baseball field. The tower will be setback 108' to the nearest property line (Westview Baptist Church) and more than 200' from any residential unit. The applicant has provided a plan set and documents illustrating that it meets the conditions set forth by our zoning ordinance for the placement of such.

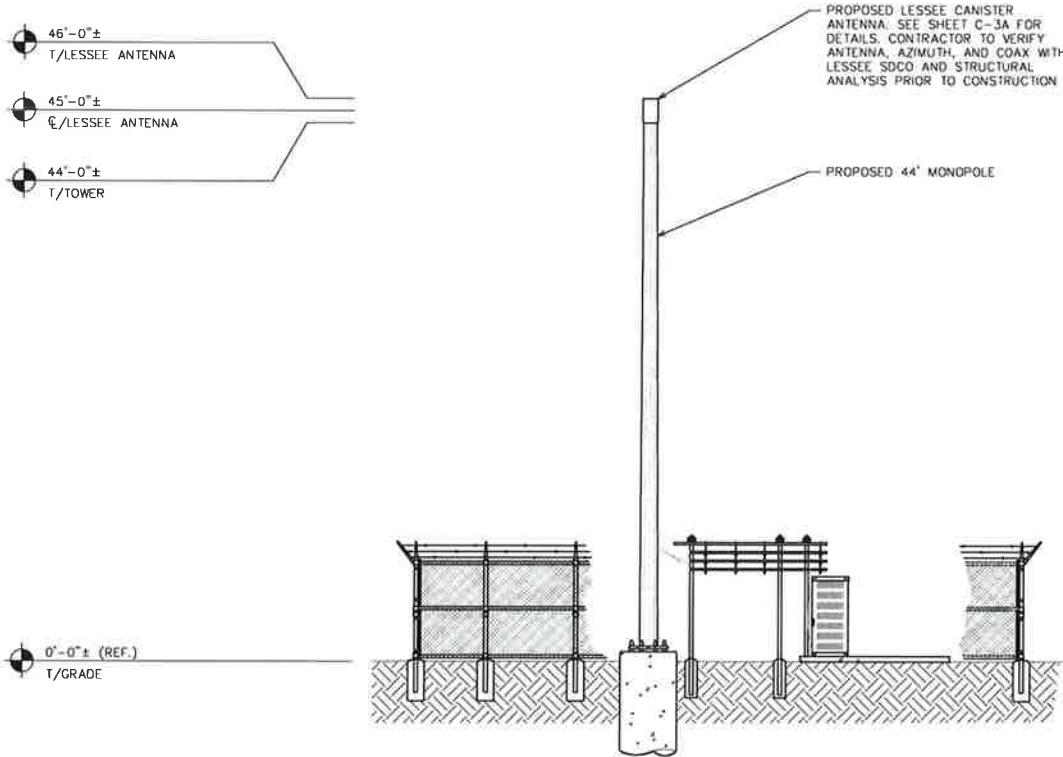


RECOMMENDATION:

The proposed request meets the conditions set forth in zoning ordinance for the placement of such and Verizon is attempting to blend this tower in by having it also serve as a light pole, thus, staff recommends approval of the proposed request.

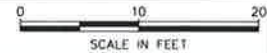
NOTES:

1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



TOWER ELEVATION

SCALE: 1" = 10'



<p>PLANS PREPARED FOR:</p> <p>verizon</p> <p>TENNESSEE PARTNERSHIP 575 HICKORY HILLS BLVD. WHITE OAK, TN 37189 ATTN: KEVIN CALDWELL (615) 714-7114</p> <p>PROJECT INFORMATION:</p> <p>TROJANS</p> <p>WALNUT DRIVE MORRISTOWN, TN 37813 (HAMBLETT COUNTY)</p> <p>PLANS PREPARED BY:</p>		<p>SEAL:</p> <p>KEVIN CALDWELL REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE NO. 27803-9350 EXPIRES 12/31/18</p>	<p>TOWER ENGINEERING PROFESSIONALS</p> <p>326 TRYON ROAD RALEIGH, MO 64576-5550 OFFICE (919) 961-6351 WWW.TEOPROF.NET</p>												
<p>SHEET NUMBER:</p> <p>C-3</p> <p>REV. #</p>	<p>REVISION:</p> <p>2</p> <p>75507</p>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>ISSUED FOR</th> </tr> <tr> <td>2</td> <td>05-24-16</td> <td>CONSTRUCTION</td> </tr> <tr> <td>1</td> <td>04-25-16</td> <td>PRELIMINARY</td> </tr> <tr> <td>0</td> <td>04-12-16</td> <td>PRELIMINARY</td> </tr> </table>	REV	DATE	ISSUED FOR	2	05-24-16	CONSTRUCTION	1	04-25-16	PRELIMINARY	0	04-12-16	PRELIMINARY	<p>DRAWN BY: GIB CHECKED BY: MWS</p> <p>SHEET TITLE:</p> <p>TOWER ELEVATION</p>
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