

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
October 12th, 2021



Call to Order

I. Approval of September 14th, 2021 Minutes

II. Old Business: none

III. New Business:

VARI-2561: Variance Request to the setbacks of a Detached Accessory Structure
Pool Location at 177 Cole Road

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for November 9th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is October 18th, 2021.*

**Morristown Board of Zoning Appeals
September 14, 2021**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Larry Clark, Asst. City Administrator
George A. Smith
Sandip Patel
T. Clint Harrison
T. Phillip Carlyle
Dave Parsons
Autumn Parsons
Crimson Parsons
Leslie Kurtz

**I. Annual Meeting: Election of Officer: Chairman, Vice-Chairman, Secretary
Review of 2022 Meeting Dates and Deadlines**

The Board called for annual election of Officers. All of the offices of the Morristown Board of Zoning Appeals are vacated.

Mayor Gary Chesney made a motion for all current officers to be re-elected. Seconded by Board Member Frank McGuffin.

Board voted all Ayes.

Officers Elected.

II. Approval of August 10th, 2021 minutes:

Board Member Frank McGuffin made a motion for approval of the August 10th, 2021 seconded by Board Member Wanda Neal.

Upon voice votes, all Ayes. Motion Carries.

III. Old Business:

None

IV. New Business:

None

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta

DRAFT

The City of Morristown

Community Development & Planning



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: September 12th, 2021
REQUEST: Request to locate pool in side yard

SUBMITTAL:

Property owners, Steve and Jill Colardeau, are asking to locate an underground swimming pool within the sideyard setback of 177 Cole Road, which is located just behind Cherokee Heights Baptist Church on Cherokee Road. Current zoning regulations (Section 14-212) dictate accessory structures must be behind the principle structure, 6 feet from the principle structure, 5 feet from any sideyard lot line and 10 feet from any rearward lot line.

The subject property is 31,000 square feet in size, with 142' of street frontage. Contained on the property is a 3,700 square foot house located along the front of the property. The owners are wishing to add a 300 square foot swimming pool approximately 10 feet from the east side of the existing house. A hard surface landing (approximately 43.6 x 19 feet in size) and retaining wall are also shown on the plans, with a fence being built around the entire project.

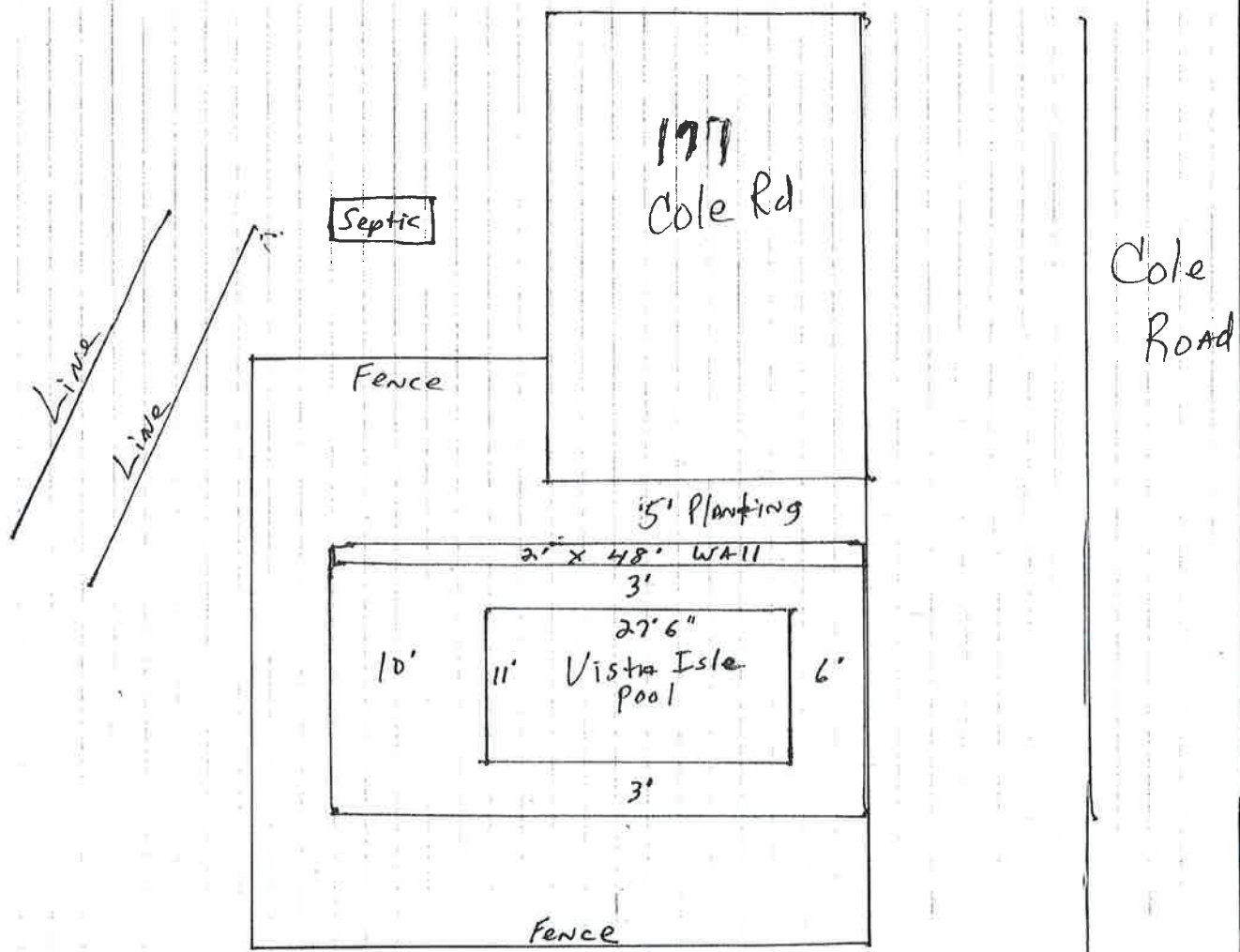
Subdivision regulations amended in 2019 allowed for the construction of houses with no sanitary sewer access. In lieu of sanitary sewer lines, the property must be approved by TDEC for an underground septic tank and field lines. Depending on the soils found, the area subject to placement of the field lines can encompass a large area. In addition, a 'reserve' area must be maintained, in the event the existing field lines fail.

RECOMMENDATION:

Staff cannot support this request based largely on it not meeting the criteria needed for a variance. The applicant must show that meeting zoning regulations presents an 'undue hardship' - i.e. topographic difficulties, or excessive narrowness, shallowness or shape of the property. The property meets none of the criteria.







Provided by Applicant

Tennessee Department of Environment and Conservation - Division of Water Resources
 Certificate of Completion of a Subsurface Sewage Disposal System



Issued To: KEVIN CHRISTIANSEN

Location: Christiansen Prop.
LOT 2

Inspector: Yuan Murphy

Date: 2/26/21

General Notes:
 - Please refer to the subsurface sewage disposal system details on the first page of the Certificate of Completion.
 - Questions regarding the Certificate of Completion should be directed to the local Division of Water Resources representative.

The Subsurface Sewage Disposal System is Approved For:
 Residential: # of Bedrooms: 3
 Other: _____
 Gal/Day: _____

POHE RD

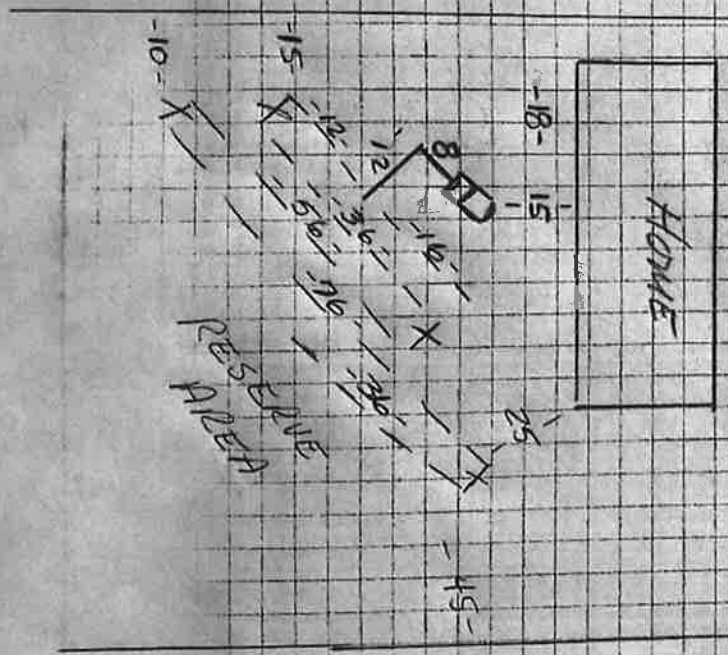
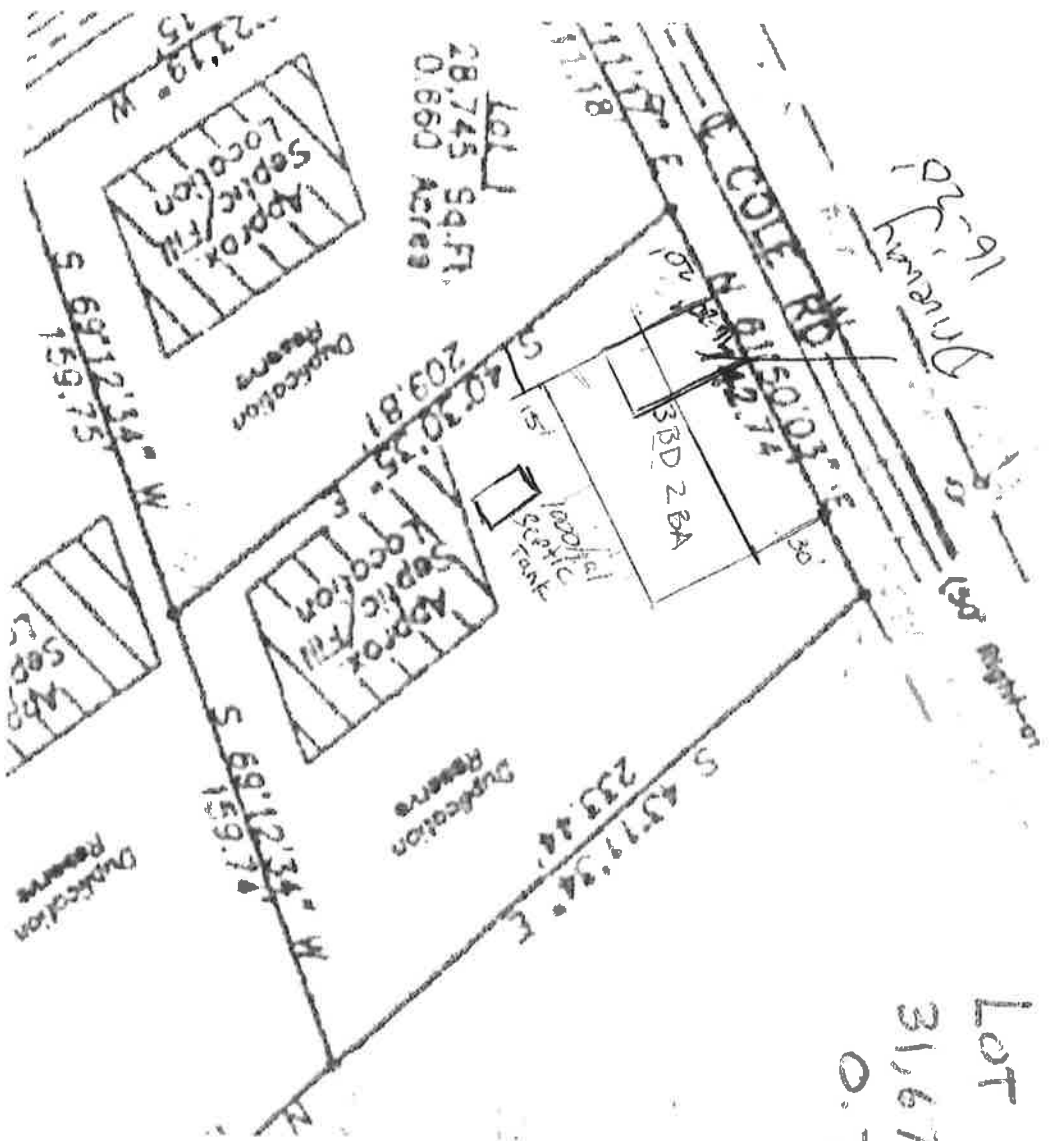


CHART 1

LOT 2 Cole Rd Side Plan
 31,678 Sq. Ft.
 0.727 ACRES



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