

Morristown Board of Zoning Appeals

Minutes

July 11, 2017

Members Present

Board Member Jim Beelaert

Chairman Bill Thompson

Board Member Wanda Neal

Vice Chairman Jack Kennerly

Secretary Bob Garrett

Mayor Gary Chesney

Others Present

Larry Clark, Asst. City Administrator

Steve Neilson, Planning Director

Lori Matthews, Senior Planner

Jessica Crawford, Planning Department

Shirley Ball

Gary Wolfe

James McCauley

Cynthia Bartlett (?)

Clint Harrison

Sylvia Hinsley

Members Absent

Michael Hamrick, GIS Coordinator

Ben Baker

Kathy Adams

Josh Cole, Planner

Jake Adams

Tammy DiCarlo

Sara Turk

Alex Moore, Planning Intern

Rose Parella

MRPC Chairman Jim Beelaert welcomed everyone and informed the assembly that the BZA meeting would occur first, followed by the Planning Commission meeting due to the public interest items on the BZA agenda. He then invited anyone who wished to join the Commission and Board in an invocation and the Pledge of Allegiance to do so. He then turned the meeting over to BZA Chairman Bill Thompson, who called the meeting to order.

I. Approval of the June 13, 2017 minutes.

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Board Member Neal made a motion for approval of the June 13, 2017 minutes and it was seconded by Vice Chairman Kennerly. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

A. Use-on-Review:

UORV-2068-2017: Request to allow batting cages in R2 district

Senior Planner Lori Matthews presented the request by Clint Harrison representing the Hamblen County Board of Education for a use on review to allow construction of a batting cage at 318 E 3rd S. St., which is zoned R2. Recreation facilities are permitted in this residential zone with a use on review.

Staff has approved the subdivision plat which joins the lots together and has approved the site plan for the proposed facility. Staff recommended BZA approval of this request for a use on review.

Board Member Beelaert made a motion of approval for this use on review, seconded by Mayor Chesney.

Voting Results: 6 yes; 0 no. Motion carries.

UORV-2072-2017: Request to allow auto sales in HI zone

Senior Planner Lori Matthews presented the request from Jake and Kathy Adams for a use on review to allow auto sales at 811 E. Morris Blvd and the adjoining vacant parcel to the south, which are both zoned Heavy Industrial. No car repair facility is being requested at this time.

Lori described the properties and noted the site had been used for sales in the past, but is not in compliance with current zoning ordinance requirements. Staff recommends approval for vehicle sales contingent upon all items being compliant with current Zoning Ordinance requirements.

The board asked about items that are currently out of compliance. Lori explained the parking surface does not meet current requirements, being a mix of grass and stone. Current guidelines call for a hard, dustless surface. The rock does not meet the dustless requirement.

Board Member Beelaert made a motion for approval of the request to allow auto sales contingent upon compliance with current requirements as far as the surface is concerned i.e. a hard, dustless surface. The motion was seconded by Secretary Garrett.

The Board discussed the guidelines or lack thereof for uses on review- that a property requesting a use on review should meet all requirements for that use. The board agreed that the contingency

must be met in order to approve the use. The applicant might address the deficiencies and return to the BZA for approval once all requirements have been met.

Mr. Jake Adams, property owner, proposed gravel as a suitable surface. The board reiterated the dustless requirement.

Voting Results: 4 yes; 2 no. Motion carries. Staff will follow up to ensure compliance.

UORV-2075-2017: Request for a Home Occupation Permit to rent party supplies

Senior Planner Lori Matthews presented the request from Ms. Norma Alvarado of 4471 E AJ Highway lot # 55 for a use on review to approve a home occupation permit for a business of renting large outdoor inflatables. A van in which to deliver the inflatables would be the only evidence of the home-based business. Staff recommended approval of this home occupation permit.

Chairman Thompson asked for a motion, which was not forthcoming. The request died for lack of a motion.

B. Other:

Appeal of E-911 re-addressing

Planning Director Steve Neilson presented the request to appeal the E-911 assigned re-addressing for 900 Scenic Avenue, previously 1221 Seminole Street. E 911 initiated the change based on previous difficulty locating the property when responding to alarms. Four properties are affected by the change, two of whom have expressed their opposition to the readdressing. Staff recommends denying the appeal based on Title 16 section 404 requirements, E-911 history, and GIS and Fire Department field evaluation.

Board member Beelaert made a motion to uphold the emergency services readdressing, which would deny the motion for appeal. Mayor Chesney seconded the motion.

Mr. Gary Wolfe addressed the board asserting they've never had a problem in the past and that he expects this might lead to confusion. There followed discussion on city streets vs. private drives and much discussion on the history of this area.

The board asked for someone from emergency services to address questions. No one was present. Board Member Beelaert pointed out a record of 24 emergency calls to this area. Mayor Chesney pointed out that the change was made to be in compliance with national standards and uniform street naming ordinances.

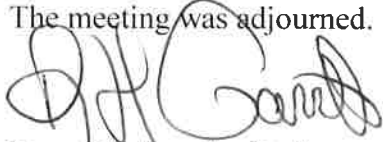
James McCauley, longtime resident of one of the houses (828 Scenic) affected by the change, informed the board that several emergency calls have arrived at his residence with no problems.

Suggested adding directions to existing system instead of changing what he asserts does not need to be changed.

Ms. Tammy DiCarlo, of 830 Scenic Drive then addressed the board to express her support for the appeal.

Voting Results: 6 yes; 0 no. Motion carries.

The meeting was adjourned.

A handwritten signature in black ink, appearing to read "Bob Garrett", written over the text "The meeting was adjourned.".

Respectfully submitted,

Bob Garrett

Secretary

BG/km