

**Morristown Board of Zoning Appeals
May 14, 2019**

Members Present

Chairman Jack Kennerly
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
David Quillen
Randy Corlew

Members Absent

Board Member Bill Thompson

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 March 12th, 2019 minutes.

Board Member Wanda Neal made a motion for approval of the February 12th, 2019 minutes seconded by Board Member Ventrus Norfolk.

Upon voice votes, all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

UORV-2276: Use Permitted on Review for Automobile Sales at 2020 E. Andrew Johnson Hwy

Senior Planner Lori Matthews discussed a request received Mr. Oniel Santiezteban to operate an automobile sales center at 2020 East Andrew Johnson Highway. The property, owned by Trademark Investments, is zoned Intermediate Business (IB) which requires both use and site plan approval by the Board of Zoning Appeals for any automotive sales or repair center.

Surrounded by residential areas, this parcel also marks the beginning of a commercial corridor along this end of East Andrew Johnson Highway. The property is currently vacant except for the remnants of a former car wash which includes a small office between four car washing stations, the stations will serve as four parking spaces to be included as part of the total overall parking requirement. The submitted site plan indicates the rear of the property will not be used and will remain grass. The front half of the property which fronts East Andrew Johnson Highway provides enough room for a maximum of 22 parking stalls, one of which will be handicapped and three will be dedicated to customer parking. The remainder will be utilized for storage of sales vehicles. Entering and exiting the site will be one way with signage provided along the highway. Trees already exist to buffer the west, south and east side from the adjoining residential properties.

Staff was satisfied that the submitted site plan meets the intent of current zoning regulations and recommended the Board approve the automotive sales use as requested at this location.

Mayor Gary Chesney made a motion to approve request Board Member Frank McGuffin seconded motion.

Voting results: 6 yes, 0 no. Motion Passed

**UORV-2278: Use Permitted on Review for Automobile Sales and Automobile Repair at
2546 Buffalo Trail**

Senior Planner Lori Matthews discussed a request for an automotive sales center and repair shop located at 2546 Buffalo Trail. The property is owned by Mr. Abdulla Alghamdi and is zoned Intermediate Business (IB) which requires both use and site plan approval by the Board of Zoning Appeals for any automotive sales or repair center.

Located between the RiteQuik convenience market and Wesleyan Church in north Morristown, the site fronts Buffalo Trail and adjoins the east side of Lakemoore Subdivision. The wastewater plant and Moose Lodge are west of the site across Buffalo Trail. Land to the east and south are residentially used and zoned with the opposite of Buffalo Trail and the convenience market zoned Intermediate Business (IB).

Records indicate the property was originally home to the Northgate Shopping Center. Since that time, the building has transitioned several times and has contained many different businesses, though no active business license can be found for the past several years.

Ms. Matthews stated the site plan shows on this three-acre site 110 paved parking stalls including six handicapped stalls, none of which will be any closer that 40 feet to the front property line. The existing building, which is over 24,000 square feet in size will contain two offices with the remainder being used for storage of inoperable vehicles. No junk vehicles will be viewed from the street. Fifty-two evergreen trees will serve to buffer the site along the east and south property lines and the site will have a grassed area and five canopy trees along Buffalo Trail. There exist two entrances to the site which are of the required size. All areas behind the building shall remain free and clear to accommodate any emergency vehicle.

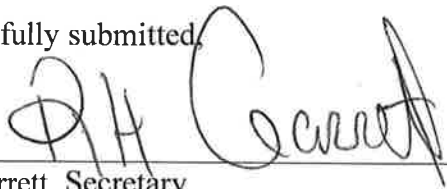
Staff has reviewed the submitted site plan and considered it to meet current Zoning Regulations; therefore, Staff recommended approval of both uses for automotive repair and automotive sales use and site plan.

Board member Frank McGuffin made a motion to approve request Board Member Ventrus Norfolk seconded motion.

Voting results: 6 yes, 0 no. Motion Passed.

No further business, meeting is adjourned.

Respectfully submitted,



Bob Garrett, Secretary

BG/ta