

**Morristown Board of Zoning Appeals
February 11, 2020**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Scott Hodge
Sami Barile
T. Phillip Carlyle
Delma Williams
David Quillen
Shane Abraham

Members Absent

Board Member Frank McGuffin

Chairman Jack Kennerly called the meeting to order.

I. Approval of January 14th, 2019 minutes:

Board Member Wanda Neal made a motion for approval of the January 14th, 2019 minutes seconded by Mayor Gary Chesney.

Upon voice votes, all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

UORV-2356: Short Term Rental Units in OMP District

1103 West 3rd North St., 1111 W 3rd North St., 311 Hickey Street

Planner Josh Cole discussed a request for approval from Mr. Kevin Davenport representing Blue Ridge Home Solutions to operate three “Non-Owner-Occupied Short-Term Rental Units” (NOSTRU) for property located at 1103 and 1111 West 3rd North Street and 311 Hickey Street. The three parcels are all adjoining and are all zoned Office, Medical, and Professional District (OMP).

The properties to the east and west are zoned OMP with the property to the east containing a single-family house and the property to the west containing an office building. The property to the south is zoned Intermediate Business (IB) with a bank. The properties to the north are zoned Medium Density Residential with single-family housing.

The properties at 1103 and 1111 West 3rd North Street each contains three bedrooms while 311 Hickey Street contains two bedrooms. The applicant has provided Staff with two individuals to contact in case of any issues. The units will be utilizing a small dumpster to be emptied on a regular basis, and each unit contains more than enough parking than required. The fire marshal has inspected these units and he informed the department that it meets all applicable fire related conditions.

This is a use permitted on review in the OMP district. The applicant has met or agreed to meet all the requirements set forth in the zoning ordinance for such a use. Staff recommended approval.

Board member Bill Thompson made a motion to approve use on review seconded by Chairman Jack Kennerly.

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

**UORV-2360: Automobile Sales in IB District
4581 W. Andrew Johnson Highway**

Senior Planner Lori Matthews discussed a request for approval from Mr. Boyd Caldwell to operate an automotive sales center on his property located at 4581 West Andrew Johnson Highway. The property 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.

The property contains one 3,500 square foot building to be used as a sales office. The submitted site plan shows only the front third of the property will be used at this time and it will accommodate a maximum of 23 parking stalls dedicated to both customer and inventory parking. It shows the 10-foot green buffer as well along the front property line and all required landscaping which is pursuant to zoning regulations. All parking and vehicle travel areas will be asphalt or concrete.

Staff is satisfied with the submitted site plan and recommends the site plan and use be granted for this property.

Board member Bill Thompson made a motion to approve use on review seconded by Board Member Wanda Neal.

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

**UORV-2370: Home Occupation Request
Attorney Office at 610 E. 1st North Street**

Senior Planner Lori Matthews discussed a request from Mr. Scott Hodge for a request for permission to operate an office from his residence located at 610 East 1st North Street. Under the City's Zoning Ordinance, Section 14-228 Home Occupations, an applicant intending to have more employees than those living on-site must receive approval by the Board of Zoning Appeals. All other applications are reviewed and approved or denied by City Staff.

Located immediately east of Douglas Cherokee Economic Board, the subject site consists of a single-family residential home situated one-half acre. The applicant wishes to have a small office within his house to be managed by himself and one other person. As with many other types of home businesses, the majority of the work is conducted via the internet. The applicant spends a great deal of time traveling to and from his clients, that being the reason for having an additional person during the day.

As there will be very few clients actually visiting the office and there already exists adequate room for at least four vehicles and the applicant has shown he can comply with the City's Home Occupation regulations, Staff recommended that the Board of Zoning Appeals approve the use request.

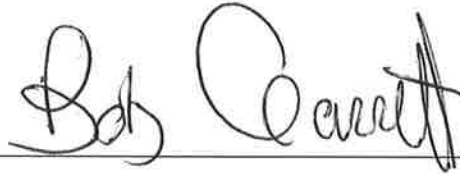
Board member Bill Thompson made a motion to approve use on review seconded by Mayor Gary Chesney.

Scott Hodge was available to answer any questions about the use on review.

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

No further business, meeting is adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bob Garrett", written over a horizontal line.

Bob Garrett, Secretary

BG/ta