

Morristown Board of Zoning Appeals Minutes

July 11th, 2023

Members Present

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

Staff Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Hope Ross, Administrative Assistant

Members Absent

Others Present

Elisha Lane
Tom Black
Terry Fishburn
Debra Williams
Mayra Castellanos
Federico Diluzio
Jorge Guzman
Glenna Howington

Chairman Ventrus Norfolk called the meeting to order.

II. Approval of April 11th, 2023, minutes:

Board Member Frank McGuffin made a motion for approval of the April 11th, 2023, minutes seconded by Mayor Gary Chesney.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

Use on Review Request: UORV-2831 1028 W Main St

Senior Planner Lori Matthews brought forth a request to operate an automobile transmission shop at 1028 West Main Street just west of North High Street, facing the railroad and Morristown Ford dealership warehouse. The property owner is Federico Diluzio. The ¼ acre lot is zoned Intermediate Business which requires all automobile repair establishments receive approval by the Board of Zoning Appeals, along with a site plan. In addition, the site plan must demonstrate the business will meet the following criteria:

2. Automobile Repair Shops.

- a. A site plan shall be submitted to meet requirements as put forth in Section 14-1903 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT; and
- b. The vehicle storage areas shall be screened from all residential use and districts with a fence a minimum six (6) feet tall. The fencing may be wood, brick, or other material that is at least 75 percent opaque.

Morristown Board of Zoning Appeals Minutes

July 11th, 2023

The proposed site plan shows access from West Main Street with parking along the front and rear of the property. The owner/applicant will be required to plant evergreen trees along the eastern property line as it adjoins a residence. In addition, an opaque fence is required to be erected along all vehicle storage areas. Staff required a letter from Morristown Utility providing approval for this type of use at this location as their sanitary sewer or water departments may require additional information. The property owner is requesting approval to operate a **transmission** shop exclusively. If approved, any other type of automotive repair not limited to the following: changing of tires/wheels, collision body work, towing services, engine repair, or automotive cleaning or detailing, will require the property owner submit a new site plan and the use be taken back to the Board of Zoning Appeals for a review and approval or denial.

Based on the proposed business being located along a major arterial, and the site plan submitted appears to meet current Zoning regulations, Staff recommended the Board of Zoning Appeals approve the use of a transmission shop and the (conceptual) site plan submitted.

Board Member Jack Kennerly made a motion to approve the use seconded by Board Member Frank McGuffin.

Neighbor Terry Fishburn spoke of his concerns of unrepaired cars sitting on lot will devalue his property. Property owner, Eli Lane, spoke in regard to the fence between the properties and number of cars unrepaired that he intended to keep on the lot.

Voting Results: 7 yes, 0 no. Motion passed.

Use on Review Request: UORV-2847 1311 S Cumberland St

Senior Planner Lori Matthews brought forth a request from property owner Mayra Castellanos to construct and operate a (vehicular) oil change business at 1311 South Cumberland Street, which is located adjacent to the Grovewood residential development off Keswick Drive.

The ½ acre lot is zoned Intermediate Business which requires all automobile repair establishments receive approval by the Board of Zoning Appeals, along with their submitted site plan. In addition, the site plan must show the business will meet the following criteria:

2. Automobile Repair Shops.

- a. A site plan shall be submitted to meet requirements as put forth in Section 14-1903 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT; and
- b. The vehicle storage areas shall be screened from all residential use and districts with a fence a minimum six (6) feet tall. The fencing may be wood, brick, or other material that is at least 75 percent opaque.

The proposed site plan shows access from South Cumberland Street with a 6-bay 3,000 square foot building. The north property line reflects the required 20-foot vegetated buffer with fencing and evergreen trees to be spaced along 8-foot centers. This landscape is a requirement of all (newly) constructed commercial entities located beside a residential development or residential zoning.

Morristown Board of Zoning Appeals Minutes

July 11th, 2023

The property owner is requesting approval for automobile oil changes exclusively. If approved, any other type of automotive repair not limited to the following: changing of tires/wheels, collision body work, muffler and engine repair, or automotive cleaning or detailing, will require the property owner submit a new site plan and the use be taken back to the Board of Zoning Appeals for a review and approval or denial.

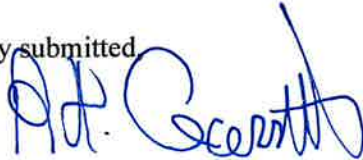
Based on the proposed business being located along a major arterial, and the site plan submitted appears to meet current Zoning regulations, Staff recommended the Board of Zoning Appeals approve the use of automobile oil changes and the (conceptual) site plan submitted.

Board Member Jack Kennerly made a motion to approve the use seconded by Secretary Robert (Bob) Garrett

Planning Director, Steve Neilson, announced that on June 14 the Local Government Planning Advisory Commission passed the Hamblen County Growth Plan.

No further business, meeting is adjourned.

Respectfully submitted,

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

Bob Garrett, Secretary

BG/hr