



AGENDA
UNICOI BOARD OF ZONING APPEALS
UNICOI CITY HALL

March 13, 2017 5:30 PM Following Planning Commission Meeting

I. Call to Order

II. Roll Call

- () Wanda Radford, Chair () Johnny Lynch, Mayor
() Todd Higgins, Vice-Chair () Doug Hopson, Vice-Mayor
() Lyle Wilcox

III. Approval of the February 13, 2017 Regular Meeting Minutes

IV. Old Business: None

V. New Business:

- 1) Discussion and consideration of a side yard setback variance request of seven feet for Lot 1 of a subdivision plat entitled “Replat of Lots (#1 - #4) – J.C. Monk Addition” consisting of two lots and 0.8104 acres located on the corner of Virginia St. and Mountainview Rd. (Tax Map 12E, Group B, Parcel 9.00).
- 2) Discussion and consideration of a side yard setback variance request of seven feet for Lot 2 of a subdivision plat entitled “Replat of Lots (#1 - #4) – J.C. Monk Addition” consisting of two lots and 0.8104 acres located on the corner of Virginia St. and Mountainview Rd. (Tax Map 12E, Group B, Parcel 9.00).

VI. Other Business: None

VII. Adjournment



TOWN OF UNICOI BOARD OF ZONING APPEALS MEETING MINUTES

Monday, April 11th, 2016

Called to Order: 6:50 pm by Chair Wanda Radford

Members Present: Chair Wanda Radford
Mayor Johnny Lynch
Vice-Mayor Doug Hopson
Lyle Wilcox

Members Absent: Vice-Chair Todd Higgins

Staff Present: Larry B. Rea, City Recorder
Safety Officer, None
Cory Osborne, Planning Consultant

Staff Absent: Lois Shults-Davis, Attorney

Approval of Minutes:

Consider approval of the February 8th 2016 minutes of the Board of Zoning Appeals: A motion was made by Vice-Mayor Hopson to approve the minutes as presented and was seconded by Mayor Lynch. The roll call vote was unanimous in favor with one absent.

Oath: The oath was administered to Mike Chambers.

Old Business – Citizen Requests: None

Unfinished Business – Citizen Requests: None

New Business – Citizen Requests:

Consider approval of Mike Chambers’s request for a 3 foot rear yard variance and a side yard placement variance for an accessory building: Recorder Rea explained that the lot is only 50 feet deep and recommends a side yard placement variance and a 3 foot rear yard set-back variance to place an accessory structure on his lot. A motion was made by Mayor Lynch to approve both variances and was seconded by Vice-Mayor Hopson. The roll call vote was unanimous in favor with one absent.

New Business – Board of Zoning Appeals: None

Announcements:

Adjournment:

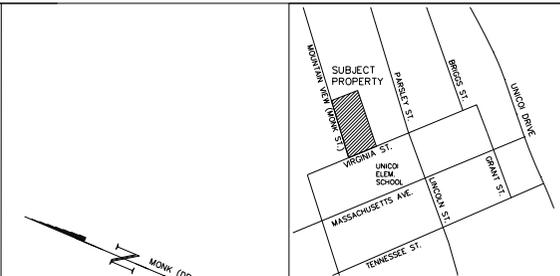
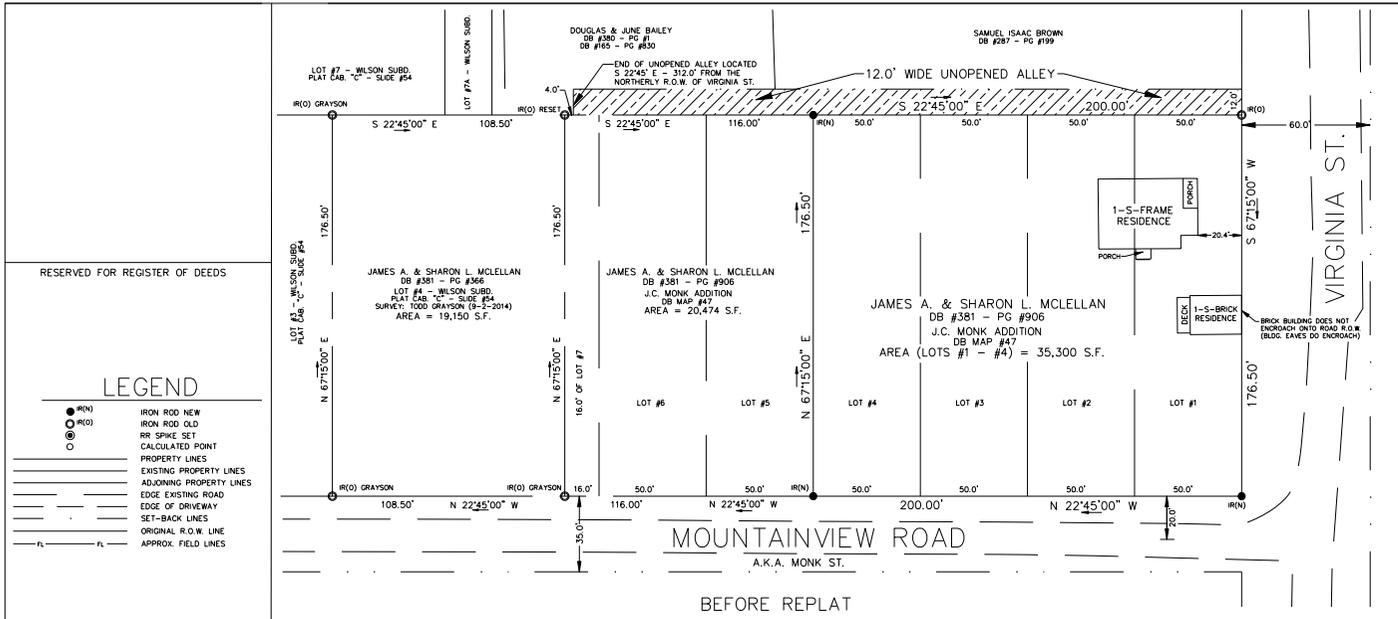
There being no further business, Chair Radford called for meeting adjournment. The voice vote was unanimous in favor.

Witness:

Approved:

Larry B. Rea, CMC, City Recorder

Wanda Radford, Board of Zoning Appeals Chair



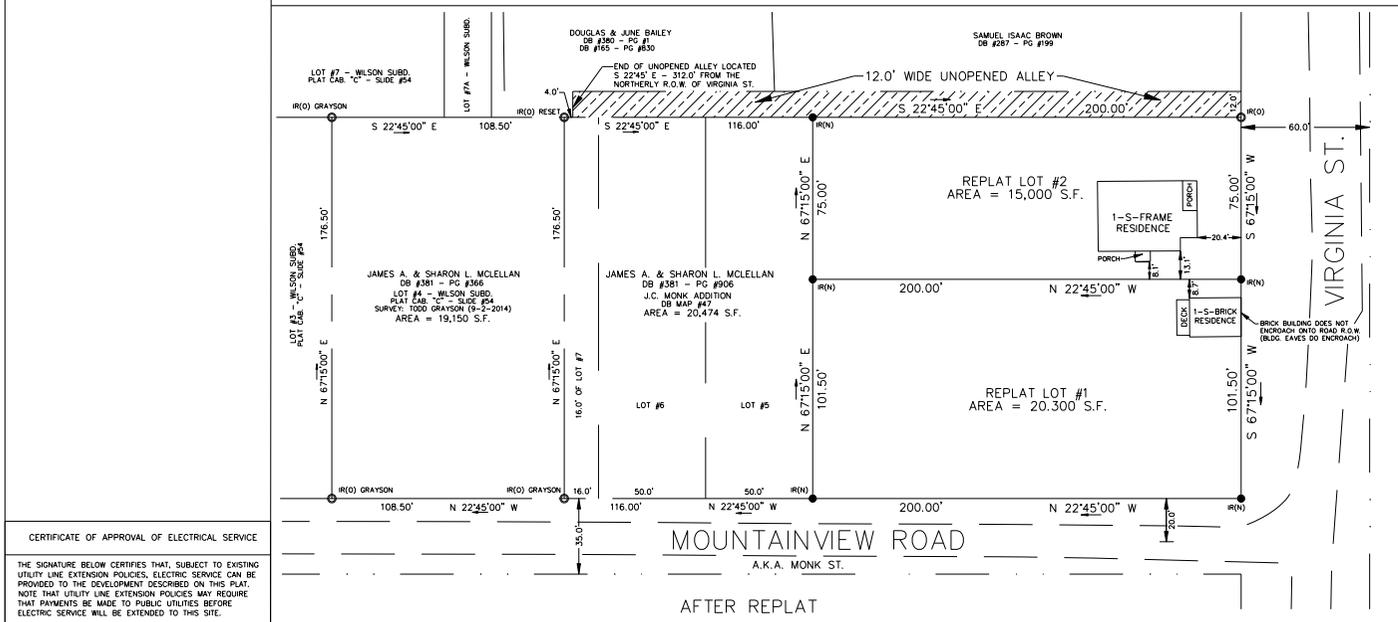
VICINITY MAP
NOT TO SCALE

RESERVED FOR REGISTER OF DEEDS

LEGEND

- (R/N) IRON ROD NEW
- (R/O) IRON ROD OLD
- RR SPIKE SET
- CALCULATED POINT
- PROPERTY LINES
- EXISTING PROPERTY LINES
- ADJOINING PROPERTY LINES
- EDGE EXISTING ROAD
- EDGE OF DRIVEWAY
- SET-BACK LINES
- ORIGINAL R.O.W. LINE
- APPROX. FIELD LINES

- NOTES**
1. REPLAT INCLUDES LOTS (#1 - #4) - BLOCK "B" OF THE J.C. MONK ADDITION TO THE TOWN OF UNICOI RECORDED IN (DB MAP #47). PROPERTY IS CURRENTLY OWNED BY JAMES A. & SHARON L. MCLELLAN, THE DEED OF WHICH IS RECORDED IN (DB #381 PAGE #906).
 2. A 15' WIDE DRAINAGE AND UTILITY EASEMENT SHALL EXIST ALONG ALL LOT LINES (7.5' EACH SIDE OF PROPERTY LINE UNLESS OTHERWISE NOTED).
 3. ANY ENCROACHMENTS EVIDENT ARE SHOWN HEREON.
 4. I HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #4717C-0078C. (EFFECT. DATE 9/3/2008).
 5. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON DEEDS OR OTHER DOCUMENTS FURNISHED TO THIS OFFICE, OR DEEDS, PLATS AND/OR CHARTS LOCATED IN THE REGISTER'S OFFICE. THIS SURVEY DOES NOT MAKE WARRANTIES OR GUARANTEES AS TO THE OWNERSHIP OF THE LAND SHOWN HEREON. THIS BEING A LEGAL QUESTION WHICH WOULD REQUIRE A TITLE EXAMINATION.
 6. PROPERTY SUBJECT TO ANY EXISTING EASEMENTS EITHER WRITTEN OR UNWRITTEN.
 7. PROPERTY SUBJECT TO ANY EXISTING WATER RIGHTS EITHER WRITTEN OR UNWRITTEN.
 8. PROPERTIES SUBJECT TO ANY SUBDIVISION RESTRICTIONS AND LOCAL ZONING CODES. PROPERTY IS CURRENTLY ZONED: (R-1). CURRENT SET-BACK DISTANCES ARE AS FOLLOWS: FRONT = 30.0' - (REAR = 20.0') - (SIDE = 15.0').
 9. NO UNDERGROUND UTILITY LOCATION WAS REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY. PRIOR TO BUILDING OR EXCAVATING ON THE SUBJECT PROPERTIES, AN ACCURATE LOCATION SHALL BE PERFORMED BY A LOCATING AGENCY.
 10. NO DRAINAGE DESIGN WAS INCLUDED AS A PORTION OF THIS SUBDIVISION. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR ALL TOWN AND TDEC REQUIRED GRADING PERMITS.
 11. THIS SURVEY DOES NOT CERTIFY THE LOCATION OF ANY UNDERGROUND FEATURES SUCH AS UTILITIES, STRUCTURES, CEMETERIES, DRAINAGE, SINKHOLES OR ANY OTHER UNDERGROUND FEATURES NOT APPARENTLY EVIDENT.



CERTIFICATE OF APPROVAL OF ELECTRICAL SERVICE

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

_____ 2017



I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000, AS SHOWN HEREON, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DOUGLAS H. TREADWAY
TENN. REG. NO. 1668

JAMES A. & SHARON L. MCLELLAN REPLAT OF LOTS (#1 - #4) - BLOCK "B" - J.C. MONK ADDITION DB #381 - PG #906 & (DB MAP #47) TAX MAP #12E - GROUP "B" - PARCEL #9.00		CIVIL DIST. : 5TH COUNTY: UNICOI STATE: TENNESSEE	SCALE: 1" = 50' DRAWN BY: DHT JOB #: 2017113	DATE : FEB. 28, 2017 SHEET # 1 OF 1	TREADWAY LAND SURVEYING CO. P.O. BOX 327 UNICOI, TN. 37692 PHONE (423) 747-3833 REG. # 1668	
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, BULKHEADS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TOWN OF UNICOI TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	CERTIFICATION OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT ADEQUATE RIGHT-OF-WAY DEDICATIONS TO AND FROM AN EXISTING PUBLIC ROAD SERVE THESE LOTS AS PROPOSED, (2) THAT STREETS AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO THE SPECIFICATIONS.	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEMS, AS SHOWN ON THIS PLAT, IS (ARE) AS NOTED ON THE ACCOMPANYING PLANS AND HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS.	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEMS, AS SHOWN ON THIS PLAT, IS (ARE) AS NOTED ON THE ACCOMPANYING PLANS AND HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS.	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE STREET NAMES, AS NOTED ON THIS PLAT, IS (ARE) APPROVED AS ASSIGNED.	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE TOWN OF UNICOI TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE UNICOI COUNTY REGISTER OF DEEDS.
OWNER _____ 2017	REGISTERED SURVEYOR _____ 2017	TOWN RECORDER _____ 2017	UTILITIES AUTHORIZED REPRESENTATIVE _____ 2017	UTILITIES AUTHORIZED REPRESENTATIVE _____ 2017	UNICOI COUNTY 911 ADDRESSING DEPT. _____ 2017	SECRETARY, TOWN OF UNICOI PLANNING COMMISSION _____ 2017
TOWN OF UNICOI PLANNING COMMISSION TOTAL ACREAGE = 0.8104 ACS. TOTAL LOTS = 2 ACRES OF NEW ROAD = 0 AC. MILES OF NEW ROAD = 0 OWNER(S): MCLELLAN CIVIL DISTRICT 5 TH. SURVEYOR: DOUG TREADWAY CLOSURE ERROR = 1: 10,000 SCALE: 1" = 50'						