



**AGENDA**  
**UNICOI BOARD OF ZONING APPEALS**  
**UNICOI CITY HALL**  
August 14, 2017 5:30 PM

**I. Call to Order**

**II. Roll Call**

- ( ) Wanda Radford, Chair      ( ) Johnny Lynch, Mayor  
( ) Todd Higgins, Vice-Chair      ( ) Doug Hopson, Vice-Mayor  
( ) Phillip Hensley

**III. Approval of the May 8, 2017 Meeting Minutes**

**IV. Old Business: None**

**V. New Business:**

- 1) Discussion and consideration of an interpretation request from Ike Wilson for trailer sales at 3615 Unicoi Dr. (La Mesa Building). Mr. Wilson is requesting to sell trailers on the side and rear of his property. The property is currently zoned B-1 (Neighborhood Business District). Because the Zoning Ordinance does not expressly permit this requested use, Mr. Wilson is requesting an interpretation as to whether his proposed use is appropriate in the B-1 District.

**VI. Other Business: None**

**VII. Adjournment**



**MINUTES**  
**UNICOI BOARD OF ZONING APPEALS**  
**UNICOI TOWN HALL**  
May 8, 2017 5:30 PM

Members Present:

Wanda Radford, Chair  
Phillip Hensley  
Johnny Lynch, Mayor  
Doug Hopson, Vice-Mayor

Members Absent:

Todd Higgins, Vice-Chair

Others Present:

Mike Housewright, Recorder  
Cory Osborne, Planning Staff  
Lois Shults-Davis, Town Attorney  
Jerry and Tina Hopson, Petitioner  
Todd McLaughlin, Petitioner

Chair Radford called the meeting to order at 5:30pm. A motion was made by Doug Hopson to approve the minutes of the March 13, 2017 meeting, which was seconded by Mayor Lynch and passed unanimously.

**Old Business:** None

**Oath:** Chair Radford administered the oath to the petitioning property owners

**New Business:**

- 1) Discussion and consideration of a variance request from Gregory Todd McLaughlin for his property at 512 Richard McLaughlin Road (Tax Map 013I, Group B, Parcel 006.01). Mr. McLaughlin is requesting a front yard building setback variance of 12 feet from the requirements of the A-1 Zoning District in order to construct an addition to his home.**

Mr. McLaughlin addressed the Board. Staff informed members that the request met the requirements for a variance. Mayor Lynch made a motion to grant a 12 foot front yard building setback variance for the property, which was seconded by Doug Hopson and passed unanimously.

- 2) Discussion and consideration of a variance request from Jerry and Tina Hopson for their property at 111 Easy Street (Tax Map 005, Parcel 065.01). The Hopsons are requesting the variance in order to place a detached carport on their property in a location other than the**

**rear yard.**

Mr. and Mrs. Hopson presented their request. Staff informed members that the request met the requirements for a variance. Mayor Lynch made a motion to grant a variance to allow an accessory structure to be placed in a location other than the rear yard, which was seconded by Doug Hopson and passed unanimously.

**Other Business:** None

**Adjournment**

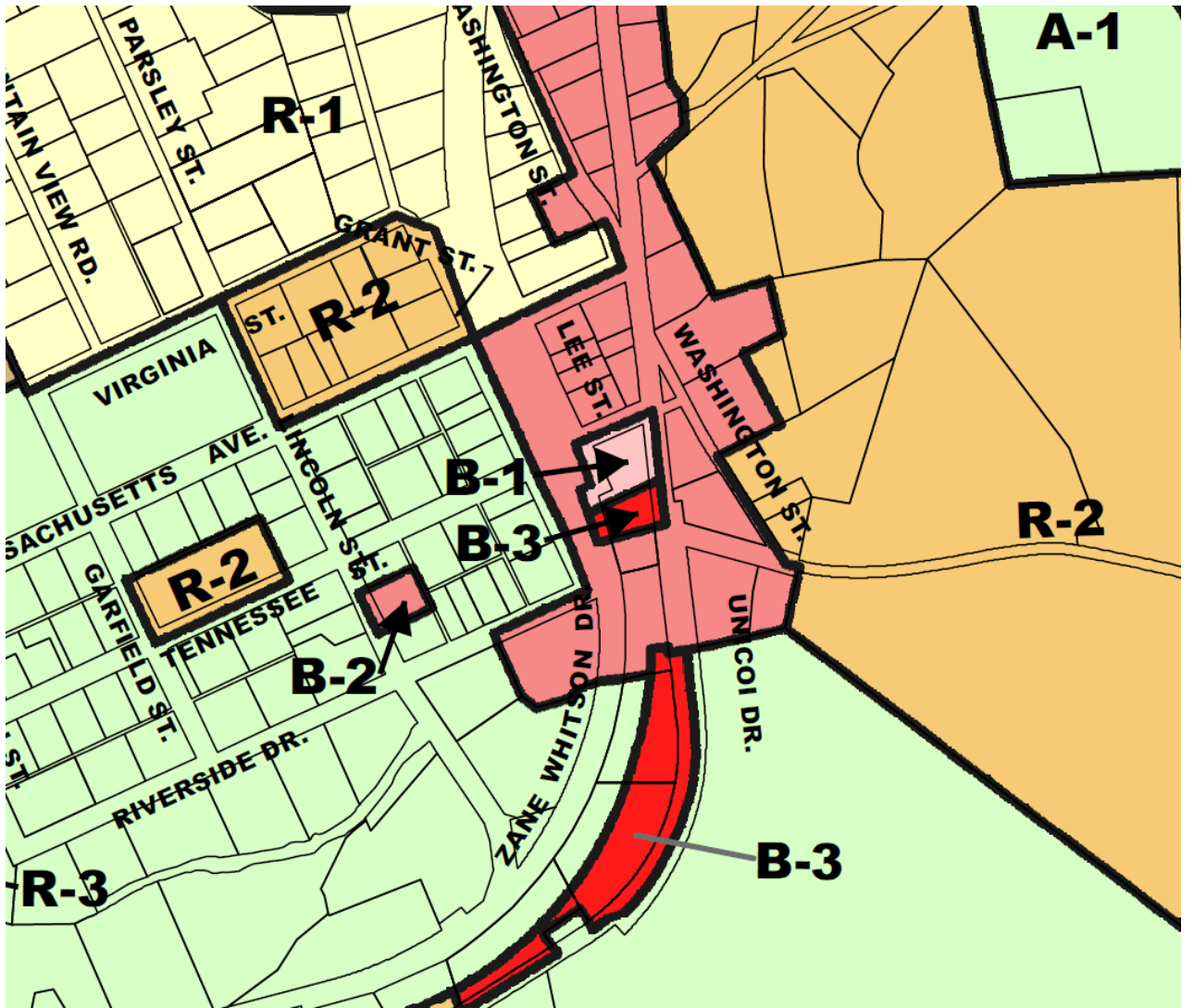
There being no further business, the meeting was adjourned at 5:37pm.

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Wanda Radford, Chair

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Date



**706. B-1 Neighborhood Business District.** It is the intent of this district to establish business areas to serve the surrounding residential districts. The district regulations are intended to discourage strip business development and encourage grouping of uses in which parking and traffic congestion is reduced to a minimum . In order to achieve the intent of the B-1 (Neighborhood Business) District as shown on the zoning map of the Town of Unicoi, Tennessee, the following uses are permitted:

706.1. Any use permitted in the R-3 Residential District except mobile homes

706.2. Shopping centers provided that they shall conform to all requirements of the shopping center regulations of the Town of Unicoi, Tennessee

706.3. Grocery stores, drug stores, hardware stores, shoe repair shops, barber and beauty shops, laundromats and laundry pickup stations, restaurants and similar uses;

706.4. Business signs provided that all signs, except one detached sign allowable in the shopping center ordinance, shall be erected flat against front or side of a building or within eighteen (18) inches thereof. All signs shall not project above buildings nor have flashing intermittent or moving illumination.

706.5. Gasoline service stations provide that all structures including underground storage tanks, shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15) feet from intersection of street lines.

**707. B-2 Central Business District.** It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial, and wholesale development which do not lend themselves to pedestrian traffic. In order to achieve the intent o the B-2 (Central Business) District as shown on the Zoning Map of the Town of Unicoi,Tennessee the following uses are permitted.

707.1. Multi-family dwellings;

707.2. Stores and shops conducting retail business;

707.3. Food specialty shops which sell food products and services not intended to be consumed on the premises such as:

707.3.1. Bakeries;

707.3.2. Dairy Products;

707.3.3. Butcher shops provided:

- A. Meat products must be field dressed before being delivered to premises.
- B. Meat must be delivered in a closed container.
- C. Unsightly waste or undesirable smells are not allowed.
- D. The business must comply with local, state and federal regulations regarding safe water and environmental standards as a result of processing.

(Ord. 04-124)

707.4. Personal business, and professional services;

707.5. Public buildings and uses upon review of the Unicoi Planning Commission;

707.6. Semi-public uses upon approval of a site plan by the planning commission;

707.7. Business signs parking lots and garages and advertising signs;

707.8. Lodges and clubs; hotels and motels, restaurants and similar services.

**708. B-3 Intermediate Business District.** It is the intent of this district to establish an area adjacent to the B-2 (Central Business) District which will support those uses and to encourage commercial development to concentrate to the mutual advantage of consumers as well as to provide for adequate space and sufficient depth from the street for the transaction of the district thereby strengthening the economic base and protecting public convenience. In order to achieve the intent of the B-3 (Intermediate Business) District as shown on the Zoning Map of the Town of Unicoi, Tennessee, the following uses are permitted:

708.1. Any use permitted in the R-3 Residential District except mobile homes.

708.2. Any use permitted in the B-2 district.

708.3. Wholesale business, warehouses, storage yards and buildings and similar uses.

708.4. Auto and mobile home sales provided that:

708.4.1. The location of all parking spaces and/or display spaces in an auto sales facility shall be at least five (5) feet from all property lines;

708.4.2. The location of all parking spaces in a mobile home sales facility shall be at least twenty (20) feet from any front property line and ten (10) feet from all side yard property lines.

708.5. Auto repair garages and similar operations

708.6. Hospitals

708.7. Gasoline service stations provided that all structures including underground storage tanks shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15 ) feet from intersections of street lines.

**709. B-4 Arterial Business District.** It is the intent of this district to establish business areas that encourage the groupings of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the B-4 (Arterial Business) District, as shown on the Zoning Map o the Town of Unicoi Tennessee, the following uses are permitted:

709.1. Any business uses permitted in the B-1 District

709.2. Hotels and motels

**710. M-1 Manufacturing Warehouse Restricted Manufacturing and Warehouse District**

710.1. Any use permitted in a Business District.

710.2. Bakers, bottling works; cabinet making; carpenter shop; clothing manufacture; dairy, electrical welding; fruit making and packing, ice plant, laundry,machine shop, milk distribution stations optical goods, paper boxes and pencil manufactures, printing; publication or engraving concern; tinsmith shop; trucking terminal and warehouses.

710.3. Other uses of the same general character as those listed above deemed appropriate by the Unicoi Planning Commission.

710.3.1. No yard will be required for that part of the lot which fronts on a railroad siding.

710.3.2. On lots that abut a residential district the Unicoi Planning Commission may require all buildings and improvements be properly screened and shall be located so as to comply with the side yard requirements of the adjacent residential district.

710.3.3. Any structure or equipment essential to the operation shall be set back so as not to visually or physically obstruct a public way.

710.4. Methadone Clinic.

710.4.1. May not be located within 2,000 feet of any school, day-care, park, or church.

710.4.2. On lots that abut a residential district the Unicoi Planning Commission may require all buildings and improvements be properly screened and shall be located so as to comply with the side yard requirements of the adjacent residential district. (added 4-21-03)

**711. M-2 Heavy Industrial District.** It is the intent of this district to establish areas which, unless closely regulated might contain uses which cause a detrimental effect upon and might be injurious to surrounding areas. This district was created therefore for heavy type industries and uses and to discourage noise, odor, dust, and other objectionable conditions.

711.1. Any use permitted in a business district.

711.2. Terminals

711.3. Wholesale business

711.4. Warehouses

711.5. Storage yards and buildings and similar uses.

711.6. Any industry which does not cause injurious or obnoxious noise, fire hazards or other objectionable conditions as determined by the building inspector.

711.7. Adult Oriented Establishments subject to meeting all requirements of the ordinance.

711.8. Methadone Clinic.

711.8.1. May not be located within 2,000 feet of any school, day-care, park, or church.

711.8.2. On lots that abut a residential district the Unicoi Planning Commission may require all buildings and improvements be properly screened and shall be located so as to comply with the side yard requirements of the adjacent residential district.

**712. Planned Business District (Ord. 99-50)**

712.1 Principal Uses. Principal uses permitted in the Planned Business District are as follows:



712.1.1. Uses that provide the traveling public with convenient services, typical of major highway interchanges, including gasoline service stations, restaurants, motels and hotels, gift shops and other similar shops.

712.1.2. Governmental uses;

712.1.3. Public and private utilities to serve residents of the area;

712.1.4. Retail and shopping centers and shopping malls;

712.1.5. Overnight camping , cabins and trailer facilities;

712.2. Accessory uses. Accessory uses which are supportive of the principal uses permitted in the Planned Business District as follows: swimming pools, tennis courts, offices and parking facilities.

712.3. Prohibited Uses. Uses prohibited in the Planned Business District are as follows:

712.3.1. Retail and service uses, except for those described in subsection 712.1, and 712.2 of this section.

712.3.2. Offices, warehousing industry.

712.4. Dimensional requirements. The minimum and maximum dimensional requirements for the Planned Business District are as follows:

712.4.1. Minimum requirements:

Lot area, 25,000 square feet;

Lot frontage, 100 feet;

Front yard, 30 feet;

Each side yard, 20 feet;

Rear yard, 30 feet;

Maximum height 70 feet;

712.4.2. Maximum permitted:

Lot coverage shall be 35 percent