



AGENDA
TOWN OF UNICOI
BOARD OF ZONING APPEALS
UNICOI CITY HALL
Monday, May 11th, 2020 6:00 PM

I. Call to Order

II. Roll Call

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

III. Approval of the November 14th, 2019 Minutes

(Y- yes, N-no, ab- absent, A-abstain)

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

IV. Administration of Oath

V. Old Business:

VI. New Business:

Consideration of Variance request for property located at 316 Massachusetts Avenue
Property further defined by Unicoi County **Tax Map 012E Group G Parcel 020.00**
Property owners are requesting variance to Article VII, Section 702 of the Town of
Unicoi Zoning Ordinance to place a mobile home on the lot.

(Y- yes, N-no, ab- absent, A-abstain)

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

VII. Other Business:

VIII. Adjournment



MINUTES
TOWN OF UNICOI
BOARD OF ZONING APPEALS
UNICOI CITY HALL
Monday November 14th, 2019 6:28 PM

I. Call to Order: @6:28 pm.

II. Roll Call

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

A-Absent
X-Present

(X) Lois Shultz-Davis, Town Attorney
(X) Elizabeth Poczobut, Town Planner
(X) Debbie Kessler, Town Recorder

III. Approval of October 14th 2019 Minutes

Mayor Lynch made a motion to approve the October 14th, 2019 meeting minutes. Vice-Mayor Hopson seconded the motion. Motion passed unanimously.

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

IV. Administration of Oath:

1. Chair Radford asked the representative for variance request at property defined as Tax Map 0050 Group D Parcel 036.21 to stand and administered the oath to Mr. David Landers.

V. Old Business: N/A

VI. New Business:

1. Variance Request – Mark Landers- 104 Pine Ridge Circle, TM: 0050, Group D Parcel 036.21.

Applicant requested a variance to the Zoning Ordinance Article VII, Section 702.5 to place an accessory building in the side yard of his property described above. The property is zoned R-1 and was subdivided in 1968, prior to The Town of Unicoi and the Zoning Ordinance. Staff explained that the lot is large, and Mr. Landers is in the process of purchasing three lots at the end of the cul-de-sac. The lot that the home has been built on is too close to the rear property line to place an accessory structure without encroaching on setbacks. The variance requested would permit Mr. Landers to place an accessory structure in the side yard of the property, and all setbacks would be met.

Vice-Mayor Hopson made a motion to approve the variance for 104 Pine Ridge Circle, allowing the accessory structure to be placed in the side yard. Said motion was seconded by Mayor Lynch.

There being no further discussion, the vote was as follows:

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

VII. Other Business:

VIII. Staff Reports

IX. Adjournment

Motion was made by Doug Hopson to adjourn the meeting, and seconded by Johnny Lynch.

Meeting was adjourned at approx. 6:30 pm.

Wanda Radford, Chair

Date

Secretary

Date

LEGEND

- IRON ROD OLD
- IRON ROD NEW
- ⊠ UTILITY POLE
- EXISTING PROPERTY LINES
- - - OLD LOT LINES
- · - · - ADJOINING PROPERTY LINES
- · - · - EDGE OF GRAVEL DRIVE
- · - · - EDGE OF ASPHALT STREET
- · - · - OVERLAP SURVEY LINES
- XX-XX- WOODEN FENCE LINES
- O/H-UT- OVERHEAD UTILITY LINES

NOTES

1. THE SURVEYED PROPERTIES INCLUDE ALL OF THE JOHN P. & JO-LYNN MARTIN PROPERTIES DESCRIBED IN (DB #176 - PG #39) & (DB #227 - PG #134), AND BEING A PORTION OF LOTS (#7 - #12), ALL OF LOTS #22 & #23) OF BLOCK #8 OF THE TOWN OF UNICOI PLAT (MAP BK #1 - PG #35)
2. PROPERTY IS SUBJECT TO ANY SUBDIVISION RESTRICTIONS OR LOCAL ZONING CODES. THIS PROPERTY IS CURRENTLY ZONED: (R-2). THE YARD SET-BACKS FOR R-2 ZONING ARE AS FOLLOWS: (FRONT = 30.0'), (REAR = 25.0') & (SIDE = 10.0')
3. 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 REGISTRAR'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.
4. THIS PROPERTY SUBJECT TO ANY EASEMENTS EITHER WRITTEN OR UNWRITTEN.
5. ANY ENCROACHMENTS EVIDENT ARE SHOWN HEREON.
6. PRIOR TO EXCAVATION, DIGGING, FENCE PLACEMENT, OR CONSTRUCTION AN ACCURATE UTILITY LOCATION SHALL BE PERFORMED BY A LOCATION AGENCY (CALL #811 FOR LOCATION REQUEST).
7. THIS IS TO CERTIFY THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #47171C-0078C. (DATE: 9/3/2008).
8. 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.
9. THE PROPOSED MOBILE HOME AS SHOWN HEREON IS BASED UPON A GENERAL LOCATION PROVIDED BY THE OWNER. MOBILE HOMES ARE NOT PERMITTED IN A R-2 ZONE WITHOUT AN APPROVED VARIANCE OR RE-ZONING TO R-3.

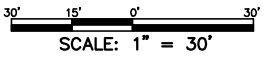
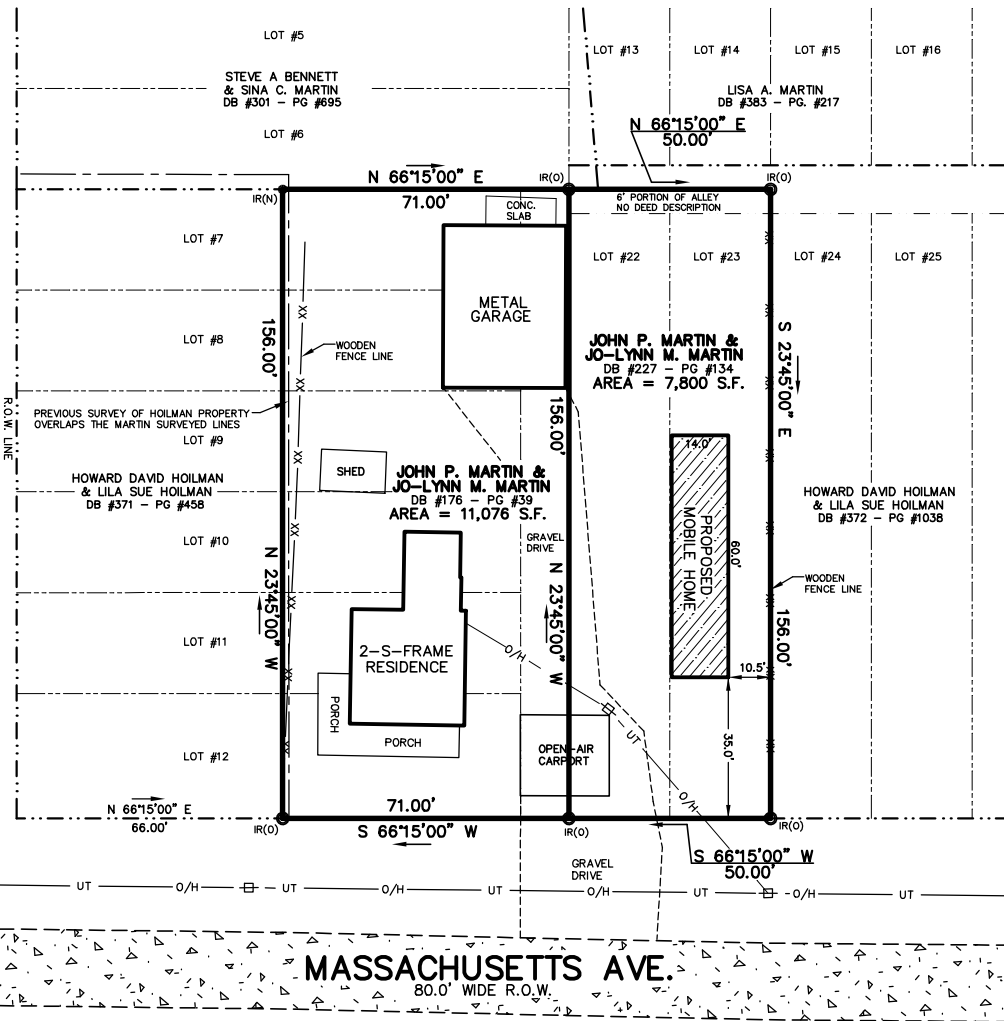


I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DOUGLAS H. TREADWAY
TENN. P.L.S. #1668



LINCOLN STREET



TREADWAY LAND SURVEYING CO.

P.O. BOX 327 UNICOI, TN. 37692
PHONE (423) 747-3833

P.L.S. #1668

CIVIL DIST.: 5 TH.
COUNTY: UNICOI
CITY: UNICOI
STATE: TENNESSEE

DATE: 4-16-2020
DRAWN BY: DHT
JOB # 2020127
SCALE: 1" = 30'
AREA = 0.4333 ACS.

JOHN P. MARTIN & JO-LYNN M. MARTIN

(DB #176 - PG #39) & (DB #227 - PG #134)
TAX MAP #12E - GROUP "G" - PARCELS #20.00 & #21.01

Unicoi County - Parcel: 012E G 020.00



Date: April 28, 2020
County: Unicoi
Owner: MARTIN JOHN P ETUX JO-LYNN
Address: MASSACHUSETTS AVE
Parcel Number: 012E G 020.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.