

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

August 22, 2012

7:00 p.m.

Present: Corky Ives, Cleve Porter, Ron Williams, Keith Alley, and Louis LaMarche

Absent: None

Staff: Mark Shipley, Assistant Community Development Director

Item 1. Approval of Minutes for the July 25, 2012 meeting

A motion was made by LaMarche and seconded by Porter to approve the minutes as submitted. Motion passed 5-0.

Ayes: Alley, Porter, LaMarche, and Ives

Nays: None

Absent: None

Abstaining: Williams (was not present at July 25 meeting)

Item 2. Public hearing on a request to determine if the selling, repair, manufacture/assembly, and small scale warehousing of firearms at a residence is a use that is similar to uses specifically permitted as customary home occupations in Chapter 4, Section VI., of the *Farragut Zoning Ordinance*. (Jonathan and Sarah Scheafnocker, Applicant).

Chairman Ives introduced this item and asked the staff if they had any additional comments. The staff reviewed the matter in more depth and basically indicated that the main concern was that retail products would be delivered to the home and stored temporarily until the sale is completed. The staff noted that a retail operation from a dwelling unit could establish an unwanted precedent and that if this occupation was deemed similar to specifically permitted home occupations some very clear limitations and parameters would need to be outlined so that the development criteria provided for in the *Farragut Zoning Ordinance* for home occupations would be satisfied.

Jonathan and Sarah Scheafnocker were present as the applicants. The Scheafnocker's indicated that they understood the staff's concerns and that a vast majority of their expanded home occupation would still be on-line and at trade shows (as was approved for their original home occupation in May 2012). The items that would come to their home would be very small scale and there would be no storage of products for more than a few

days. Products would be delivered to the client by the applicant and there would not be traffic generated in greater volume than would normally be expected in a residential neighborhood.

Board members asked a number of questions clarifying the scope and scale of the expanded home occupation. After some extended deliberation, a motion was made by Porter that the still mostly on-line based activities of the home occupation as outlined the applicants, including the selling, repair, manufacture/assembly, and small scale warehousing of firearms, were similar to some of the other specifically listed home occupations (e.g. craftsperson, broker, and sales representative) provided for in Chapter 4, Section VI., C., of the *Farragut Zoning Ordinance*. However, since the proposed activities were an expansion to the home occupation that was approved on May 1, 2012, a new home occupation permit application would be required which very specifically addressed the additional activities and what this would involve. Also, the application would have to clearly show how the expanded activities (i.e. the proposed sale and assembly of firearms) would not violate any of the development criteria provided for in Chapter 4, Section VI., B., of the *Farragut Zoning Ordinance*. Specifically, the application would need to address the scope and scale of the expanded home occupation so that there were specific limitations on the amount of retail product coming to the home, the duration of storage associated with such material within the home, and how the product was being provided to the purchaser. Motion was seconded by LaMarche and motion passed 5-0.

Ayes:	Alley, Porter, LaMarche, Williams, and Ives
Nays:	None
Absent:	None
Abstaining:	None

Meeting adjourned at 8:10 p.m.

Louis LaMarche, Secretary