

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

March 22, 2017

Present: Keith Alley, Ron Williams, Scott Meyer, Jennifer Collins, and Michael Wilson
Absent: None
Staff: Mark Shipley, Community Development Director

Item 1. Election of Officers

Chairman, Keith Alley, welcomed Scott Meyer, Jennifer Collins, and Michael Wilson as new Board of Zoning Appeals members and noted that officers would need to be elected.

A motion was made by Williams to nominate Alley as chairman. Motion was seconded by Meyer and motion passed unanimously. A motion was made by Alley to nominate Williams as vice-chairman. Motion was seconded by Meyer and motion passed unanimously. A motion was made by Alley to nominate Meyer as secretary. Motion was seconded by Wilson and motion passed unanimously.

Item 2. Approval of Minutes for the July 27, 2016 meeting

A motion was made by Williams to approve the minutes. The motion was seconded by Alley. Motion passed 2-0-3.

Ayes: Alley and Williams
Nays: None
Absent: None
Abstaining: Meyer, Collins, and Wilson

Item 2. Public hearing on a special exception for one additional dwelling unit at 12735 Evans Road, Zoned R-1 (Larry Doss, Applicant)

The staff reviewed this item and noted that it involves a request for a special exception to allow for a second dwelling unit on two lots that will each exceed five (5) acres and that the applicant would like to create from his existing 22 acre tract at the north intersection of Evans Road and McFee Road. Since each of these lots would exceed five (5) acres and would not involve the construction of public improvements or public utilities, their establishment would not be considered a subdivision of property and would be exempt from the Subdivision Regulations.

However, the staff noted that each property would still have to comply with any applicable Zoning Ordinance requirements. One such requirement is provided for in Chapter 4. Section XIV. Lots or parcels.,

Subsection A., and stipulates that only one dwelling structure may be erected on a lot, *except as permitted as special exception*. The twenty-two (22) acre parent tract, Parcel 28.01, Tax Map 152, has three existing dwelling units and received a special exception approval in 2001 to allow one of the existing dwelling units to be replaced subject to there being no access to Evans Road along the Evans Road frontage of the tract.

In consideration of the applicant's current request, the staff indicated that they referred to Chapter 4., Section II., E., Special exceptions, and, specifically, the *General review standards* provided for under Subsection 3. The staff explained that they had discussed this request with the Town Attorney and how it compares to the review standards of Subsection 3. The property is zoned R-1 and single-family detached dwelling units are permitted uses. The property does not currently have sanitary sewer. The minimum lot size for an R-1 property without sanitary sewer is one (1) acre. The applicant's request would provide for at least two and one-half (2½) acres per dwelling unit. The proposed placement of the dwelling units and the existing dwelling units would comply with required setbacks. No additional access is proposed for either lot as well. Existing driveways that connect to Evans Road and McFee Road will be used for the additional dwelling units requested.

Given these characteristics, the staff indicated that they would view the applicant's request as being compliant with the review standards provided for in the Zoning Ordinance as it relates to special exceptions.

After a short discussion a motion was made by Williams to approve the special exception for the reasons noted by staff. Motion was seconded by Collins and motion passed unanimously.

Ayes:	Alley, Williams, Meyer, Collins, and Wilson
Nays:	None
Absent:	None
Abstaining:	None

The meeting adjourned at 7:40 and the staff conducted a training session with the Board.

Scott Meyer, Secretary

