

MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

Special Called Meeting

July 7, 2011

The Special Called Meeting for July 7, 2011 of the Loudon County Board of Zoning Appeals was called to order at 1:45 p.m. Present were Mr. Brown, Mr. Brooks, Mr. McEachern, Mr. Bright, and Ms. Terry.

Agenda Item A: Request special exception approval to allow construction of accessory structure on property before dwelling is built. Located at 3347 Wilson Road, Lenoir City. Referenced By: Tax Map 11, Parcel 254.00. Zoned R-1/RE (Suburban Residential District with RE Overlay) Owner: Maynard Enterprises LLC.

Mr. and Ms. Cross, the contractors, were present to represent Mr. Maynard.

Mr. Cross stated that Mr. Maynard does plan to start building his house in April, 2012. He said that they plan to begin clearing the property on Wilson Road. He stated that Mr. Maynard owns a farm in Scott County, but currently resides in Fox Den. He said that due to where Mr. Maynard now lives, he is not allowed to having any equipment on his property. He stated that Mr. Maynard needs the accessory structure to store this equipment in and lock it up. He said they wanted to build a pole barn attached to the enclosed storage building to store mowers and tractors.

Mr. Newman asked Mr. Cross the size of the building.

Mr. Cross said that the enclosed storage would be 40' X 50", and the pole barn would be 40' X 50'.

Mr. Newman asked Mr. Cross what part of the property the structure would be built on.

Ms. Cross stated that they would be built on the very back of the property.

Mr. Newman explained that the zoning would not allow Mr. Maynard to store business equipment and operate a business from this location.

Ms. Cross said that it was strictly for mowers and equipment used to clear the property.

Mr. Brown asked Mr. Cross what the footprint of the house that was planned to be built.

Mr. Cross estimated that the house would be 150' X 90'.

Mr. McEachern stated that the Board wanted to make sure Mr. Maynard understood that under no circumstances in the future would there ever be any business that could operate on the property.

Mr. Cross assured the Board that would not happen.

Mr. McEachern said that his concern was if Mr. Maynard ever sold the property to someone, looking at this accessory structure, and they think they can operate a business out of it.

Mr. Cross stated that he could only speak for Mr. Maynard not operating a business on this property.

Mr. Brown said his concern was the R-1/RE overlay on this property with this size structure.

Mr. Cross assured the Board that what Mr. Maynard planned to do would bring the property value up in the area.

Mr. Newman stated his only concern was how quickly Mr. Maynard would build the house. He said his recommendation would be to approve the request for the accessory structure subject to the primary structure being started within 12 months.

Mr. McEachern asked Mr. Newman how the Board would know if Mr. Maynard had started his house in 12 months.

Mr. Newman said that the office would inspect the property in 12 months to make sure he has gotten a building permit and started construction of the house. He stated that

if Mr. Maynard has not started construction, he will be cited to come back to the Board of Zoning Appeals.

Mr. Brooks made the motion to approve the request subject to the primary structure being started within 12 months, second was made by Mr. McEachern. Motion carried 5-0.

Additional public comments: There were none.

Announcements and/or comments from Board/Commission: There was a discussion about when the RE Overlay could have been placed on this property.

The meeting was adjourned approximately at 2:00 p.m.

Signed

Date