

City of McMinnville, Planning and Zoning Department

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Memorandum

To: Board of Zoning Appeals Members

From: Planning and Zoning Staff

Subject: **March 28, 2017** Public Hearing and Meeting

Date: March 17, 2017

The McMinnville Board of Zoning Appeals will meet and hold public hearings on **Tuesday, March 28, 2017 at 11:30 a.m.** on the second floor in the council room of City Hall.

Public Hearings

The McMinnville Board of Zoning Appeals will be reviewing a Variance request for property located at 219 Rivermont Drive, further identified as Map 068G, Group M Parcel 001.00, of the Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction of required 40 ft. setback to 30 ft. The property is approximately 40,000 ft.²/1± acre

The second variance request is for Dena Judkins for property located on 1425 Smithville Highway, further identified as Map 059F Group C Parcel 004.00, of the Warren County Tax Maps. The property is zoned C-3. The purpose of this hearing is to solicit public comments for reduction of required 45 ft. setback on the north property line along Dunlap Pike. The property is approximately 0.136±acres.

The next variance request is for John B. McGuire for property located on 206 Parkview Drive, further described as Map 068B, Group B Parcel 026.00, of the Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction in the required 5 foot setback. The property is approximately 1 acre.

The fourth variance request is for Todd Hutchins for property located at Lot #3 on Tanner Street, further described as Map 068C, Group C Parcel 001.00, of the

Warren County Tax Maps. The property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction in the required setbacks.

The last variance request is for Everett Brock for property located at 410 W. Main Street, further described as Map 068C, Group F Parcel 040.00, of the Warren County Tax Maps. This property is zoned R-1. The purpose of this hearing is to solicit public comments for reduction in the required 5 foot setback.

1. Approval of Minutes for February 28, 2017 meeting.
2. Review---Variance request for Matthew Feno at the property located at 219 Rivermont Drive for reduction of required 40 ft. setback to 30 ft. The property is approximately 40,000 ft./1± acres.
3. Review---Variance request for Dena Judkins for the property located at 1425 Smithville Highway
4. Review---Variance request for John B. McGuire for the property located at 206 Parkview Drive
5. Review---Variance request for Todd Hutchins for the property located on Tanner Street
6. Review---Variance request for Everett Brock for the property located at 410 W. Main Street
7. Any other Business
8. Adjourn.