



CITY OF MCMINNVILLE, TENNESSEE

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COMMUNITY DEVELOPMENT DEPARTMENT
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To: Board of Zoning Appeals Members
From: Community Development
Subject: July 28, 2020 Public Hearings and Meeting
Date: July 22, 2020

The McMinnville Board of Zoning Appeals will meet and hold public hearings on Tuesday, July 30, 2020 at 11:00 am. The BZA meeting will be held at the Park Theater (115 W. Main Street).

1. McMinnville Board of Zoning Appeals meeting called to order
2. Approval of Minutes from June 30, 2020 meeting
3. Review – Administrative Review for property located at 212 Morrison St (Tax Id: 068F B 02700)
4. Public Hearing - Administrative Review for property located at 212 Morrison St
5. New/Old Business
6. Adjourn

Staff Report

Administrative Review for property located at 212 Morrison St

The McMinnville Board of Zoning Appeals is reviewing an administrative review for a permitting decision for a property located at 212 Morrison St, further identified as Map 068F, Group B Parcel 027.00 of Warren County Tax Maps. The property is zoned R-1 Low Density Residential.

The property owner proposed building a roofed deck structure adjacent to his pool in the rear yard. The pool is XX feet away from the left side lot line and the site plan called for the structure to extend from the pool XX to 7 feet from the side lot line. Staff reviewed the site plan and explained to the applicant that accessory structures could not be located in the required side yard due per provision 14-501.6A. The applicant felt that accessory buildings should be able to be as close as 5 feet from the side lot line.

Discussion

The provision in question relates to accessory structures in R-1 zoning districts. The whole accessory structure standards are (the provision in question is highlighted):