

## Agenda

Greene County Board of Zoning Appeals

Greene County Courthouse Annex, Conference Room

204 North Cutler Street, Greeneville, TN 37745

February 25, 2025 at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of minutes of the November 26, 2024, meeting.
4. Consider granting a variance decreasing the required left side yard setback for an accessory structure from five (5) feet to three (3) feet for 7335 Cedar Creek Road (tax parcel 171-048.06).
5. Consider granting a variance decreasing the required right side yard setback for a residential structure from twelve (12) feet to eight (8) feet, for 215 Rambo Road (tax parcel 148-026.02).
6. Other business
7. Adjournment

## Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, November 26, 2024.

### Members Present/Members Absent

Kathy Crawford, Chairman  
Beth Douthat, Vice-Chairman  
Holly Brooks, Secretary  
Jason A. Smith, Member  
~~Robert Wilhoit, Member~~  
Bill Dabbs, Associate Member  
David Crum, Associate Member

### Staff Representatives Present/Absent

Tim Tweed, Building Commissioner  
Amy Tweed, Planning Coordinator  
~~Deborah Collins, Building Dept.~~  
~~Kevin Morrison, County Mayor~~  
Roger Woolsey, County Attorney

Also Present: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

**Approval of Minutes.** The Chairman asked if members had received the draft minutes of the October 29, 2024 meeting. A motion was made by Bill Dabbs, seconded by Beth Douthat, to approve the minutes as written. The motion carried unanimously.

**Swearing in of witnesses.** Chairman Crawford swore in Building Commissioner Tim Tweed.

**620 Links Mill Rd.** The Board reviewed and considered granting a variance to decrease the front yard setback for 620 Links Mill Road (tax parcel 134-036.01) from fifty-five 55 feet from road centerline to forty-six (46) feet from road centerline. Neither the property owner, William Brobeck, nor the applicant, Christy Gedelman, were present to discuss the request. Staff stated the property owner had recently replaced an older model mobile home located approximately thirty-five (35) feet from the centerline of the road with a new model, located forty-six (46) feet from road centerline. This was an improvement of nine (9) feet, but was still short of the fifty-five (55) feet required of residential property zoned A-1, General Agriculture District.

The Board was informed that the request was decreasing the degree of nonconformity, in that it improved the situation. David Crum questioned why a variance request went before the BZA if it improved the situation and was informed that the *Zoning Resolution* required Board action on all variances.

After discussion, a motion was made by Holly Brooks, seconded by Bill Dabbs, to grant the variance request as:

1. The new mobile home decreased the degree of nonconformity.

2. "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution".
3. There was a special circumstance attached to the property which did not generally apply to other property in the neighborhood, i.e., placement of the mobile home improved the situation by increasing the setback from thirty-five (35) feet from road centerline, to forty-six (46) feet.
4. Moving the support structure for the mobile home, to increase the setback by nine feet, would have resulted in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property.

The motion carried unanimously.

Following approval of the variance, a motion was made by David Crum, seconded by Holly Brooks, to request the County Attorney to prepare a revision to the *Zoning Resolution* for presentation at the next meeting. The resolution would state that the Board was not required to grant a variance in instances where the request improved the situation. The motion carried unanimously.

There being no further business, a motion was made by Beth Douthat, seconded by Bill Dabbs, to adjourn the meeting. The meeting adjourned at 8:50 a.m.

Approved as written (date) \_\_\_\_\_

Secretary \_\_\_\_\_

Chairman/Vice Chairman \_\_\_\_\_

## MEMORANDUM

To: The Greene County Board of Zoning Appeals  
From: Lyn Ashburn, Research/Special Projects  
Date: February 21, 2025  
Subject: Side yard setback variance request  
Address: 7335 Cedar Creek Road  
Tax parcel: 171-048.06  
Owner: Rebecca L. Smith  
Zoning: A-1, General Agriculture District  
Size: 15.09 acres  
Required: Five (5) feet  
Requested: Three (3) feet

Notes: This situation is similar to the Chuckey Ruritan request recently approved by the Board. Ms. Smith has a property that is much deeper (approximately 1,700 feet) than wide (175 feet near Cedar Creek Road, and approximately 600 feet at its widest point). She proposes to subdivide three (3) acres located at the front of the property from the 15.09 acre tract, creating a rectangular lot containing an existing home and shed. This will leave the remaining 12.09 acres as a pipestem lot, which is required to be at least fifty (50) feet wide for the length of the “stem”. Doing this means that the shed, which measures thirty (30) feet by fifty (50) feet, will only be three (3) feet, instead of the required five (5) feet, from the proposed lot line.

Unlike the Chuckey Ruritan Road request, this property was not set up with the intention to subdivide, only to have the rules change before the subdivision took place (required width of the “stem” increased). It is similar, however, in that twelve acres will essentially remain undeveloped if the variance is not granted. Ms. Smith proposes to construct one home on the tract, but the width of the stem makes it possible to further subdivide the property by constructing a road in the “stem”.

- Options:
- A. Grant the variance, as:
    - 1. The shape of the property constitutes an “exceptional situation or condition that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner” of the property if the variance is not granted.
    - 2. “Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution”.
    - 3. There is a special circumstance attached to the property which does not generally apply to other property in the neighborhood, i.e., the shape of the property (narrow but deep).
  
  - B. Deny the variance request, as:
    - 1. The property owner is creating the need for the variance by subdividing the land.

## SECTION A. SITE VISIT &amp; SKETCH REQUEST FORM

Applicant Rebecca L Smith Property Owner(s) Rebecca L Smith  
 Property Address 7335 Cedar Creek Rd City, State, Zip Greeneville, TN 37743  
 Tax map: 171 Group: \_\_\_\_\_ Parcel #: 048.06 Size of property: 15.09 Zone of Property \_\_\_\_\_  
 Subdivision Name/Lot Number (if any): N/A Deed book & page #: 704A, PG 1074

Please complete the following questions to the best of your ability and circle all answers that apply.

1. What is the existing use of property: Agriculture (Soy Bean)
2. Name of business or industry on the property (if applicable): N/A
3. What about your property makes it necessary to obtain a variance? (For example, field line location)  
I Am selling the Primary Home AND 30'x54' METAL GARAGE WITH 3 ACRES. I AM KEEPING 12 ACRES TO BUILD A NEW HOME IN THE FUTURE
4. Was a building permit obtained for the structure that needs a variance? Y N Don't know (If no please explain)  
The Building was here when I purchased the property in April of 2019.
5. Was the building permit issued for the proper use? Y N Don't know (If no, please explain)  
Please see answer to #4
6. Are there areas of rock or low-lying /flood prone areas that limit where you can build? Y N (If yes please explain)  
NO
7. Does your property have topographical issues, or are there other reasons why you need a variance? Y N (If yes explain) A VARIANCE IS NEEDED TO SATISFY THE 50' EASEMENT FOR THE 12 ACRES THAT I AM KEEPING
8. Does the septic system or field lines limit where you can build? Y N (If yes, please explain)  
NO

If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.

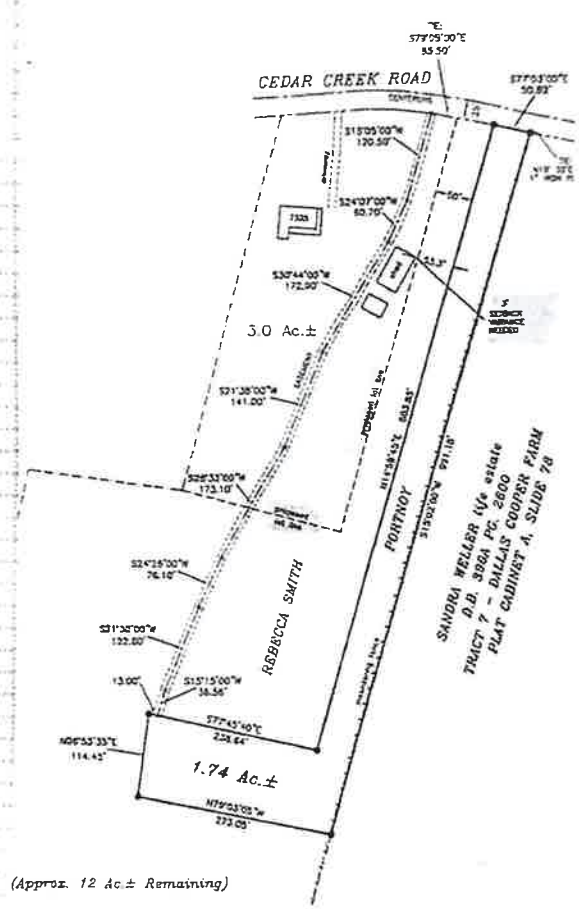
9. Is the lot staked? [ ] yes [ ] No If not, date it will be staked? By END OF FEB 2025
10. Is the request staked? [ ] yes [ ] No If not, date it will be staked? By END OF FEB 2025
11. Explain your request to build the following: I Am planning on Building myself A smaller Home on the remaining 12 Acres

**SECTION A. SITE VISIT & SKETCH REQUEST FORM**

- 12. Request front yard setback to be \_\_\_\_\_ feet from the centerline of the county/state road.
- 13. Request left side yard setback to be 3' feet to the left side yard property line.
- 14. Request rear yard setback to be \_\_\_\_\_ feet to the rear yard property line.
- 15. Request right yard setback to be \_\_\_\_\_ feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request. *Please See Attached*

**PLOT PLAN**



I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

Date 1-28-25 Print Name Rebecca Smith  
 Telephone # 423-677-1034 Signature [Handwritten Signature]



CEDAR CREEK ROAD  
CENTERLINE

TIE:  
S79°05'00"E  
85.50'

S77°03'00"E  
50.82'

TIE:  
N15°02'E 3.24' TO  
1" IRON PIN (found)

S15°05'00"W  
120.50'

S24°07'00"W  
60.70'

S30°44'00"W  
172.90'

3.0 Ac.±

S21°38'00"W  
141.00'

S28°33'00"W  
173.10'

S24°26'00"W  
76.10'

S21°30'00"W  
122.60'

13.00'

S15°15'00"W  
36.56'

N06°53'35"E  
114.45'

1.74 Ac.±

S77°45'40"E  
238.64'

N79°03'05"W  
273.05'

REBECCA SMITH

PORTNOY

SANDRA WELLS life estate  
D.B. 9964 P.C. 2600  
TRACT 7 - DALLAS COOPER FARM  
PLAT CABINET A, SLIDE 78

proposed lot line

proposed lot line

N14°59'45"E 863.85'

S15°02'00"W 991.18'

53.3'

3' SETBACK VARIANCE NEEDED

(Approx. 12 Ac.± Remaining)

### LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP
- x-x- FENCE
- POINT

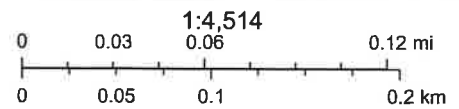


# Greene County - Parcel: 171 048.06



Date: February 21, 2025

County: GREENE  
Owner: SMITH REBECCA L  
Address: CEDAR CREEK RD 7335  
Parcel ID: 171 048.06  
Deeded Acreage: 15.09  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



## MEMORANDUM

To: The Greene County Board of Zoning Appeals  
From: Lyn Ashburn, Research/Special Projects  
Date: February 21, 2025  
Subject: Left side yard setback variance request  
Address: 215 Rambo Road  
Tax parcel: 148-026.02  
Owner: Laney Lawson  
Zoning: A-1, General Agriculture District  
Size: 1.08  
Required: Twelve (12) feet  
Requested: Eight feet.  
Use: Vacant. The property owner states a home had previously been located on the site.  
Notes: Staff has attempted to call Ms. Lawson as there is some confusion concerning the size variance she actually needs, and has not heard back from her at this time. The memo shall be written with the request she has made.

Ms. Lawson proposes placing a 76 foot-wide mobile home on her 100 foot-wide lot. After purchasing the home she discovered that placing it parallel to the road meant that the overhangs would intrude into the side yard setback. She requested a decrease to the left yard setback from twelve (12) feet to eight (8) feet to allow for the overhangs. She cannot place the home perpendicular to the road as it would interfere with the existing septic system.

Ms. Lawson owns an adjoining lot, but since it is only one hundred (100) feet wide (the minimum width for a residential lot in the A-1 zone), she can't take four feet from it to add to the lot in question. Her only option would be to desubdivide and combine the two lots into one.

- Options:
- A. Grant the variance, as:
    - 1. "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and"
    - 2. It would place an "exceptional and undue hardship upon the owner of such property" if the request were not granted, as they have already purchased the home.
  - B. Deny approval of the variance as:

1. It does not meet the standards required in T.C.A. §13-7-109 (3) and the *Greene County Zoning Resolution* Section 1004.3.
2. Ms. Lawson has the option of combining the two lots into one lot.

**SECTION A. SITE VISIT & SKETCH REQUEST FORM**

Applicant Laney Lawson Property Owner(s) Laney Lawson  
 Property Address 215 Rambo Rd City, State, Zip Greenville TN 37743  
 Tax map: 148 Group:  Parcel #: 0216.02 Size of property: 1.08 Zone of Property   
 Subdivision Name/Lot Number (if any): Frances Dunbar Prop Deed book & page #:

Please complete the following questions to the best of your ability and circle all answers that apply.

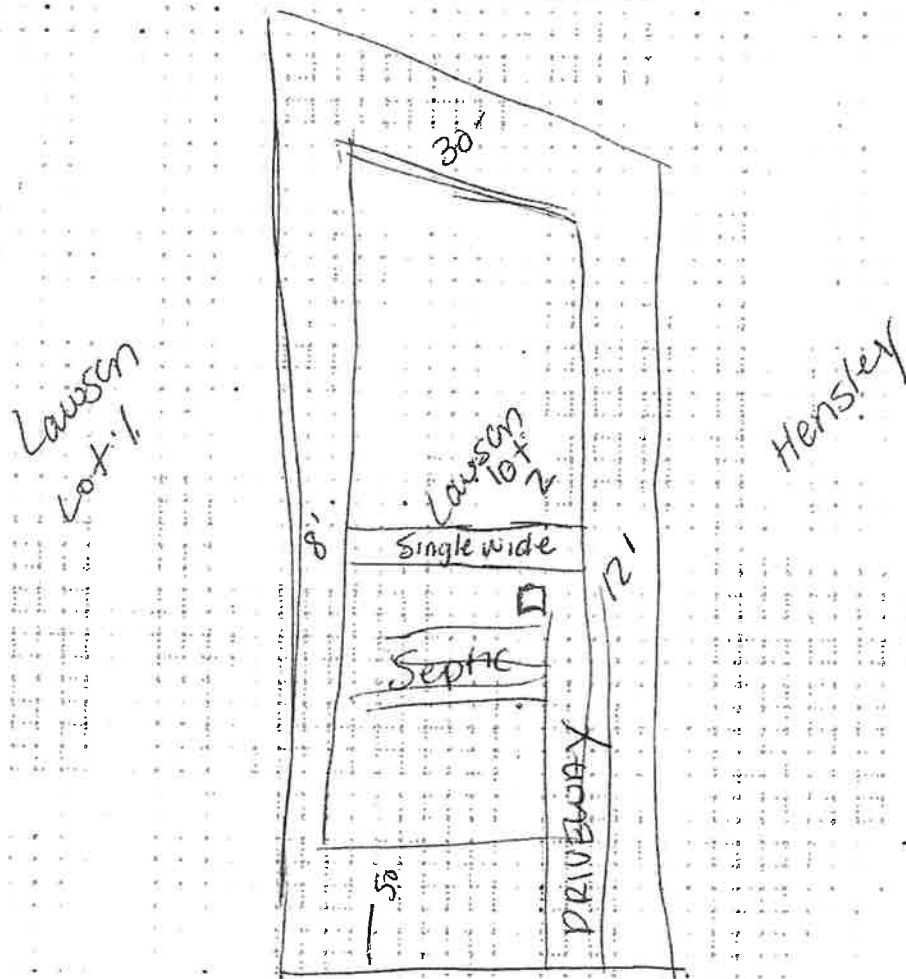
1. What is the existing use of property: once had a home, then removed, placing new home
2. Name of business or industry on the property (if applicable): N/A
3. What about your property makes it necessary to obtain a variance? (For example, field line location)  
Size of manufactured home to be placed, already purchased home + cant be turned due to existing septic
4. Was a building permit obtained for the structure that needs a variance?  N  Don't know (If no please explain)  
applied was waiting on survey to send to county. lot is 100 ft wide @ front but narrows just a small amount in the middle
5. Was the building permit issued for the proper use?  Y  N  Don't know (If no, please explain)  
I was told to request a variance to get it approved
6. Are there areas of rock or low-lying /flood prone areas that limit where you can build?  Y  N (if yes please explain)  
No
7. Does your property have topographical issues, or are there other reasons why you need a variance?  Y  N (if yes explain) NO
8. Does the septic system or field lines limit where you can build?  Y  N (if yes, please explain)  
we purchased 76' home thinking it would fit, survey shows we will be 4" short on <sup>left</sup> side (next to other lot (own) - septic blocks me from turning home sideways  
 If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.
9. Is the lot staked? [ yes] [ No] If not, date it will be staked?
10. Is the request staked? [ yes] [ No] If not, date it will be staked?
11. Explain your request to build the following: Shift home 4 1/4" into left side setback I own property beside it on that same side it would be in set back

**SECTION A. SITE VISIT & SKETCH REQUEST FORM**

- 12. Request front yard setback to be 50' standard feet from the centerline of the county/state road.
- 13. Request left side yard setback to be 8' requesting feet to the left side yard property line.
- 14. Request rear yard setback to be 30 - Standard feet to the rear yard property line.
- 15. Request right yard setback to be 12 - Standard feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request.

**PLOT PLAN**



I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

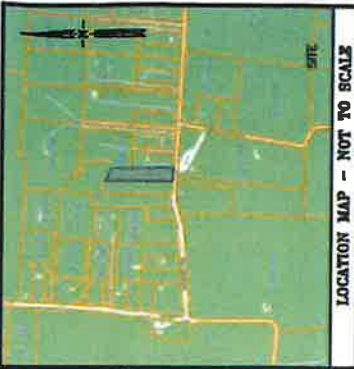
1/27/25  
Date

Laney Lawson  
Print Name

(423) 440-0268  
Telephone #

Laney Lawson  
Signature

OWNER INFORMATION:  
 NAME/COMPANY  
 STREET ADDRESS  
 CITY/STATE/ZIP  
 PHONE: (502) 300-1000



- REFERENCE NOTES:**
- THE SURVEY AREA IS LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WALKER, COUNTY OF GARRETT, STATE OF MARYLAND. THE SURVEY AREA IS LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WALKER, COUNTY OF GARRETT, STATE OF MARYLAND. THE SURVEY AREA IS LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WALKER, COUNTY OF GARRETT, STATE OF MARYLAND.
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**LEGEND**

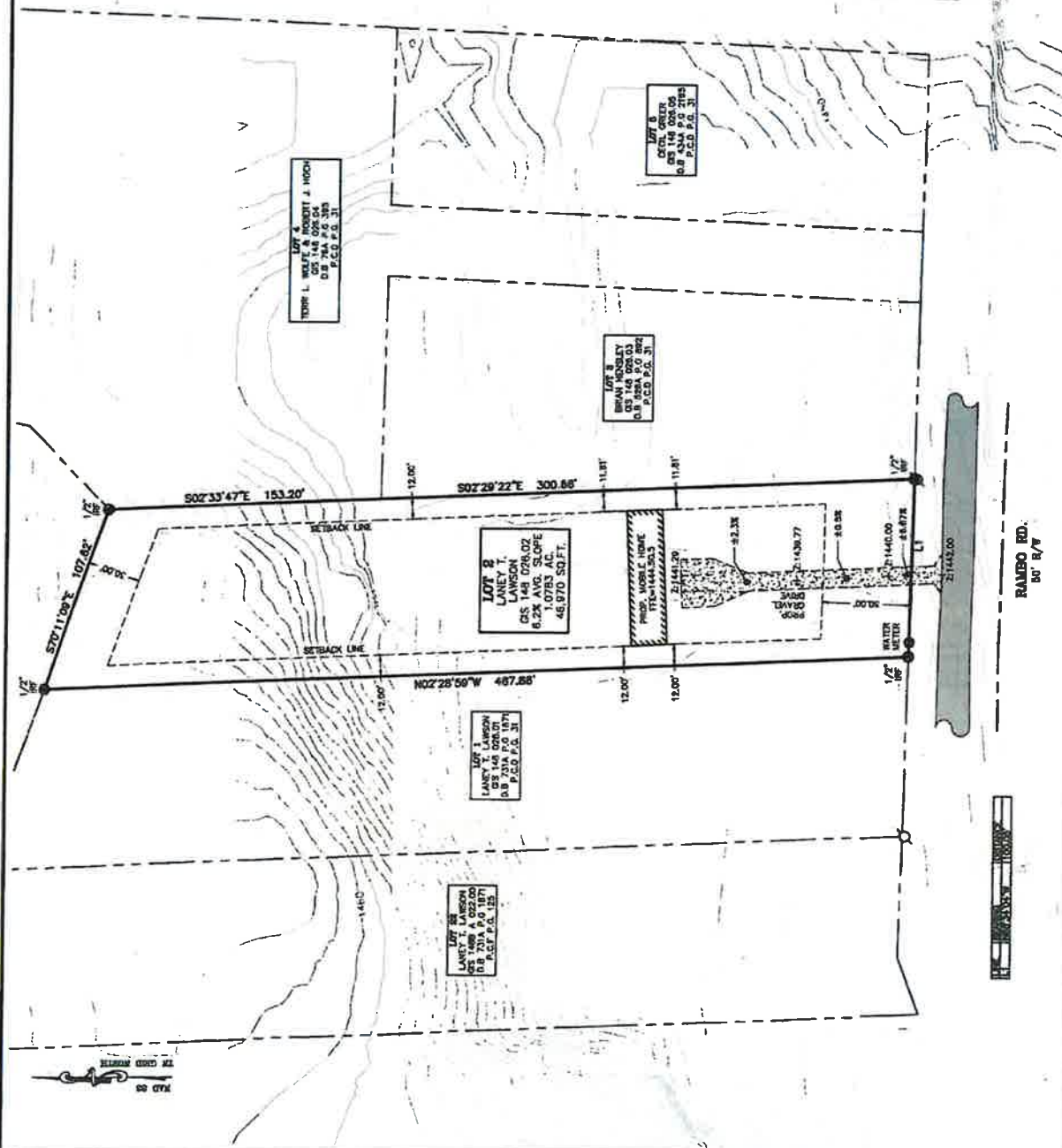
- BOUNDARY/PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY POLE
- WATER METER
- DETRUCK LINE

**DATE OF SURVEY:** 1/20/2025  
**DATE OF RECORD:** 01/20/2025



NO.	DESCRIPTION	DATE	BY
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**SITE PLAN PLAT OF:**  
**FRANCES DUNBAR PROPERTY - LOT 2**  
 SHOWING A SURVEY REQUESTED BY KRISTINA GOLD  
 CIVIL DISTRICT 688, COUNTY OF GARRETT, STATE OF MARYLAND



**DATE OF SURVEY:** 1/20/2025  
**DATE OF RECORD:** 01/20/2025

**TRUJELINE**  
 LAND SURVEYING  
 1000 West Ridgeville, VA  
 20190-1100

**TRUJELINE**  
 LAND SURVEYING  
 1000 West Ridgeville, VA  
 20190-1100

REGISTERED IN 2014 AS 1871  
 PR. 0 P.O. 31

PLAT NO. 145 026.02  
 JOB NO. 20241723  
 SURVEYED BY: L. STEWART  
 DATE: 12/2/2024  
 SCALE: 1" = 40'

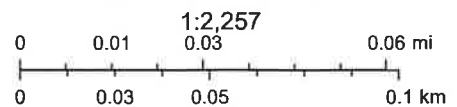
DATE OF SURVEY: 1/20/2025  
 DATE OF RECORD: 01/20/2025

# Greene County - Parcel: 148 026.02



Date: February 21, 2025

County: GREENE  
Owner: LAWSON LANEY T  
Address: RAMBO RD 215  
Parcel ID: 148 026.02  
Deeded Acreage: 1.08  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.