

APPROVED

OAK RIDGE BOARD OF ZONING APPEALS
MINUTES

Meeting date: August 13, 2013

Call to order: A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on August 13, 2013. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

Members in attendance: Syd Ball, Keith Craft, Susan Donnelly, David Gengozian, Judy Mason, and Monica Austin Carroll – Staff Representative

Members not in attendance: NONE

Visitors/Others: See attached Visitor Attendance Record

Approval of minutes: Ms. Donnelly made a motion to approve the minutes of the meeting held July 9, 2013 as presented. Mr. Gengozian seconded the motion. Motion carried by all.

The following cases were reviewed:

Case No. 13-09

Natosha Waters, 116 Euclid Circle, Map 0870 Group B Parcel 031.00, in a R-1-C zoning district is requesting a special exception to allow for a group home at this location.

DRJ
Versus
Applicants were present. The applicants spoke to the Board regarding the use of the term “group homes” ~~verses~~ what they are actually proposing which is a “sober living facility”. They explained to the BZA members that they wanted to provide a safe place for the individuals to continue their sobriety. Several neighbors and citizens were also in attendance and spoke to the Board regarding the request for a group home at this location. See attached Transcription for discussion of this case.

Motion by Ms. Donnelly to deny the request for a special exception to allow a group home at this location based on the following findings:

1. Would not preserve/promote the character of the district (area);
2. Would not further the overall zoning plan within a single family area that the City has been trying to promote and revitalize and continues to do so;
3. Negatively affects the resale value of the house if converted into a group home; and
4. Potential concerns with traffic/parking safety and negative effects potentially on the current parking/traffic condition

Seconded by Mr. Craft followed by unanimous vote to deny the special exception as requested.

Old Business

- Attendance Policy provided to BZA members
- Update on 101 Wiltshire Drive given to BZA by staff. BZA discussed the possible need to look at the definition of decorative fence again.

New Business

- Mention of upcoming training session on August 22nd
- Discussion of chickens and may need to look at the terms “chickens” in current ordinances to see if it is sufficient and may want to have an article in the newspaper to clarify whether or not chickens are allowed within the City.

- Discussion of the recent denial of the body farm proposal similar to the one at University of Tennessee in Knoxville and whether or not one would locate in Oak Ridge – may want to be proactive and consider language to address this in the ~~sign~~ ordinance ^{zoning DR}
- Discussion about the use of Bing maps and whether or not to include the Michael Baker maps in future packets

Adjournment: Mr. Ball moved to adjourn the meeting and was seconded by Ms. Donnelly. All were in favor. The meeting was adjourned at 6:55 p.m.



BZA Secretary

9/10/13
Date of Approval