

Agenda

Greene County Board of Zoning Appeals

Greene County Courthouse Annex, Conference Room

204 North Cutler Street, Greeneville, TN 37745

May 27, 2025 at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of the minutes of the April 29, 2025 meeting.
4. Swearing in of applicants.
5. Consider granting a variance decreasing the required front yard setback from thirty (30) feet to twenty-five feet, for 975 Viking Mountain Road (tax parcel 174-012.02).
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, April 29, 2025, at 8:30 am at the Greene County Courthouse Annex, Conference Room.

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 February 25, 2025 meeting. A motion was made by Bill Dabbs, seconded by Robert Wilhoit, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman Crawford swore in Brian Bartlett, Elizabeth Nixon, Kathy Thompson and Building Commissioner Tim Tweed.

900 Mt Hebron Road. The Board reviewed and considered granting a variance to decrease the rear yard setback for 900 Mt Hebron Road (tax parcel 111-140.04) from thirty (30) feet to twenty-six and two tenths (26.2) feet. Tim Tweed stated a building permit had been approved for a residential structure to be placed on the property. Brian Bartlett, surveyor, stated he was hired to recombine three lots into two on this survey, and mistakenly identified the rear yard setback requirement as twenty (20) feet, instead of thirty (30) feet. Believing the rear yard setback was twenty (20) feet, the structure was placed twenty-six and two-tenths (26.2) feet from the rear property line. Mr. Tweed performed a site visit after the residential structure was placed on the property and discovered that the residence was placed too close to the rear property line. He stated that, in absence of the survey, there was a fence line in the back yard that appeared to mark the rear lot line, and if going by the fence line, the structure would have been in compliance with the setback requirement. The options were to move the residence or request a variance of three and eight-tenths (3.8) feet. Mr. Tweed stated that there was not anything that would be a detriment to the zoning, but it would cause a hardship to move the structure. These reasons were in state law as reasons for granting a variance. Pictures were shown of the property, where the fence line location and old stake and fence posts could be seen. Mr. Tweed stated that he didn't know of any other solutions than by a variance from the BZA, as the structure was already there, and it was prebuilt when it came in. It met all the requirements for the county and state. Mrs. Nixon, who owned the property

with her sister Kathy Thompson, spoke with the adjoining neighbor behind the property, Lou Ann Kilday, and she had no issue with the variance.

After discussion a motion was made by Bill Dabbs, seconded by Beth Douthat, to grant a variance of 3.8 feet on the rear yard setback, currently sitting on the property at 26.2 ft., due to the undue hardship it would create to move the residence. The motion carried unanimously.

Tweed explained to the owners of the property that the County Attorney, Roger Woolsey, would be preparing the variance document that would need to be recorded at the Register of Deeds office.

There being no further business, a motion was made by Jason Smith, seconded by Bill Dabbs, to adjourn the meeting. The meeting adjourned at 8:40 a.m.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____



GREENE COUNTY BOARD OF ZONING APPEALS APPLICATION

Greene County Inspection & Regulation Department
129 Charles Street, Suite 2
Greeneville, TN 37743
423-798-1724

Total amount due: \$300.00
Cash: ☐ Check: ☒ CC: ☐
Ck #: 1030 Inv# 12024
2025-331

Submission deadline date is the last business day of the month Date completed application submitted: 4/15/25

1. Name(s) of Property Owner: Thomas Carter, Korey Carter
Mailing Address: 975 Viking Mountain Rd City, State, Zip Greenville, TN 37743
Property Owner Phone #: 423-293-4114 Property Owner Email: graden.carter@aol.com
2. Name(s) of Applicant: Thomas Carter, Korey Carter
Mailing Address: 975 Viking Mountain Rd City, State, Zip Greenville, TN 37743
Applicant Phone #: 423-293-4114 Applicant Email: graden.carter@aol.com
3. Property information:
Street Address: 975 Viking Mountain Rd City, State, Zip Greenville, TN 37743
Current Use: Residence Proposed Use: Residence
4. Nature of Request:
Variance Request: ☒ (If yes, complete Section A)
Special Exception/Conditional Use ☐ (If yes, complete Section B)
Appeal of Building Commissioner decision: ☐ (If yes, complete Section C)

Meeting Location: Greene County Courthouse Annex Conference Room, 204 N. Cutler St., Greeneville, TN
Meeting Date: 5/27/25 (Last Tuesday of the month) Meeting Time: 8:30 a.m.

SIGNATURES REQUIRED: I, the undersigned, hereby agree to be present at any meeting(s) held to discuss this request, or to send a knowledgeable representative in my place. I understand that if I am not represented my request will either be postponed or denied. I further understand that I must complete this application and return the completed form to the Greene County Building/Zoning/Planning Department by 4:00 p.m. on the last day of the month in order for the request to be placed on that month's agenda for the Greene County Board of Zoning Appeals.

Applicant(s) _____
Property Owner(s) _____

4/15/25
Date
4/15/25
Date

OFFICE USE ONLY

Action Taken: Approved ☐ Denied ☐ Approved with Conditions ☐

List Conditions: _____

Variance Recorded at: Plat book: _____ Page #: _____ Date: _____ Copy Provided ☐

Entered this _____ of _____, 20 _____ Tim Tweed

Tim Tweed, Greene County Building Commissioner Date



GREENE COUNTY BUILDING, ZONING, & PLANNING DEPARTMENT
129 CHARLES STREET, SUITE 2
GREENEVILLE, TN 37743
423-798-1724

SECTION A. VARIANCE REQUEST PROCEDURE PROCESS

The Variance Request Process is as follows:

1. Contact the Greene County Building, Zoning, and Planning Department to discuss your proposal with a Building Inspector.
2. The Building Inspector will review the information you provide to determine if a site visit is needed. If one is needed, you will be asked to fill out a **Site Visit and Sketch Request Form** (available from the department), and the visit will be scheduled to take place within five (5) business days.
3. If the variance request involves a setback from a property line, and the accurate location of the line cannot be determined during the site visit, you will need to have a surveyor mark the location of the lot line in question. The surveyor will also need to show the distance to the property line for the existing, or proposed, structure.
4. If the Building Inspector determines that a variance is needed, you will need to submit a **Variance Application** and application fee. For a setback variance, the survey showing the structure and the distance to the property line will also need to be submitted.
5. Steps 1 - 4 must take place before the application is submitted.
6. The deadline to submit the application, survey (if needed) and fee for the Greene County Board of Zoning Appeals (for a setback variance), is the last business day of the month.
7. A Notice of Public Hearing, as required by state law, will be published at least fifteen (15) days before the meeting, and notices with information on the request will be mailed to adjacent property owners.
8. At the meeting, you, and any interested visitors, will be able to speak about your request.
9. If the variance is approved, a Notice of Variance Approval will be provided to you by the office of the Greene County Attorney, located at 204 N. Cutler Street, Greeneville, TN 37745. It is your responsibility to record the Notice in the Greene County Register of Deeds office, located at the same address before moving forward with project.

State Law requires **all three** following conditions to be met before a variance can be approved:

1. The property must have an "extraordinary and exceptional situation or condition", such as topography or lot shape, that generally does not apply to other properties in the area; **and**
2. Approval "will not impair the intent of the zoning regulations and will not result in substantial detriment to the public good"; **and**
3. "Denial of the request must result in exceptional practical difficulties to or undue hardship upon the property owner".

Note: The Board of Zoning Appeals does not grant variances to lot size or road frontage.

Thomas Carter, Korey Carter
Applicant(s)

4/15/25
Date

Thomas Carter, Korey Carter
Property Owner(s)

4/15/25
Date

RECEIVED
APR 15 2025
BY: _____

SECTION A. SITE VISIT & SKETCH REQUEST FORM

Applicant Thomas Carter Property Owner(s) Thomas Carter, Kasey Carter
 Property Address 975 Viking Mountain Rd City, State, Zip Greeneville, TN 37743
 Tax map: 174 Group: Parcel #: 012-02 Size of property: 0.76 Zone of Property A-1
 Subdivision Name/Lot Number (if any): Deed book & page #: 731A, 2797

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

- What is the existing use of property: Dwelling, Currently Vacant
- Name of business or industry on the property (if applicable):
- What about your property makes it necessary to obtain a variance? (For example, field line location)
Septic system placement, Creek location
- Was a building permit obtained for the structure that needs a variance? Y ☒ N (If no please explain)
Cannot acquire permit without variance
- Was the building permit issued for the proper use? Y ☒ N (If no, please explain)
Cannot acquire permit without variance
- Are there areas of rock or low-lying /flood prone areas that limit where you can build? ☒ Y ☐ N (If yes please explain)
Paint Creek runs through the property
- Does your property have topographical issues, or are there other reasons why you need a variance? ☒ Y ☐ N (If yes explain)
Setback requirements would place structure in Paint Creek
- Does the septic system or field lines limit where you can build? ☒ Y ☐ N (If yes, please explain)
The existing septic system can only be accessed from proposed building location on this property

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/>.

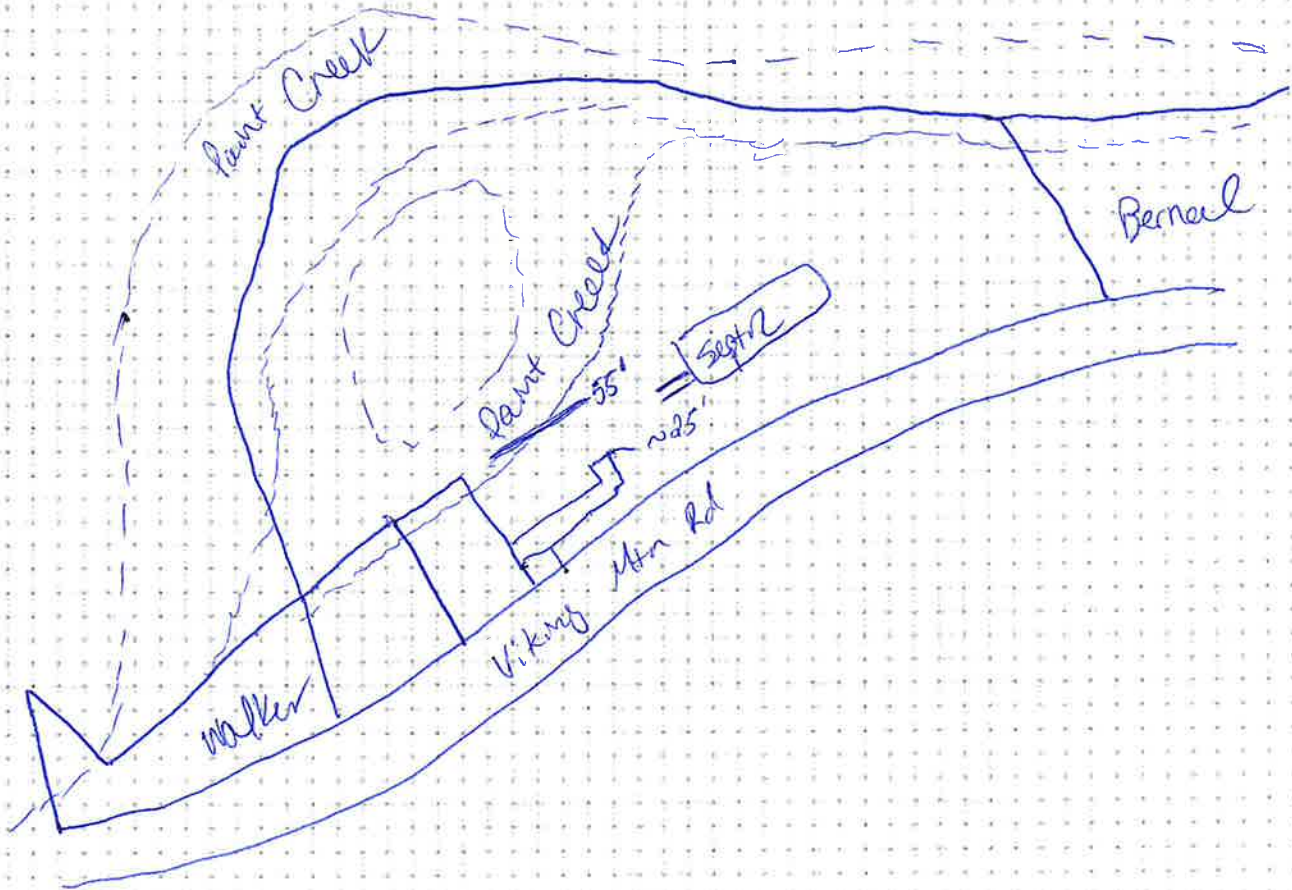
- Is the lot staked? ☒ Yes ☐ No If not, date it will be staked?
- Is the request staked? ☐ Yes ☒ No If not, date it will be staked? 4/19/25
- Explain your request to build the following: To rebuild home after fire loss in January 2025

SECTION A. SITE VISIT & SKETCH REQUEST FORM

12. Request front yard setback to be 25 feet from the centerline of the county/state road.
13. Request left side yard setback to be n/a feet to the left side yard property line.
14. Request rear yard setback to be n/a feet to the rear yard property line.
15. Request right yard setback to be n/a 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.

4/15/25
Date

423-293-4114
Telephone #

Thomas Carter
Print Name

[Signature]
Signature

Greene County - Parcel: 174 012.02



Date: April 15, 2025

County: GREENE

Owner: CARTER THOMAS G KOREY L M

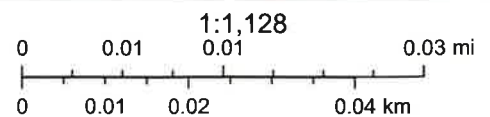
Address: VIKING MTN RD 975

Parcel ID: 174 012.02

Deeded Acreage: 0.76

Calculated Acreage: 0

423 293-4114



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