Agenda

Greene County Board of Zoning Appeals

Takoma Conference Room (1st floor)

Greene County Administration Center

401 Takoma Avenue, Greeneville, TN 37743

July 28, 2026

1. Call to order.

2. Welcome of visitors.

3. Approval of minutes of the May 26, 2026 meeting.

4. Swearing in of applicants

5. Consider granting a variance to decrease the rear yard setback for 107 Cutoff south of its intersection with Foxford Road from 30 feet to 15 feet, to permit the placement of a home.

6. Consider granting a variance to decrease the rear yard setback for 715 Greystone Road from 50 feet to 20 feet to build a fire hall.

7. Consider granting a variance to decrease the rear yard setback for 161 Viking Mountain Road from 30 feet to 17 feet to build an attached garage.

8. Other business

9. Adjournment

Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, May 26, 2026, at 8:30 a.m. at the Greene County Administration Center, Takoma Conference Room.

Members Present/Members Absent	Staff Representative Present/Absent
Kathy Crawford, Chairman	Tim Tweed, Building Commissioner
Beth Douthat, Vice-Chairman	Amy Tweed, Planning Coodinator
Holly Brooks, Secretary	~~Deborah Collins, Building Dept.~~
Jason A. Smith, Member	~~Kevin Morrison, County Mayor~~
Robert Wilhoit, Member	Roger Woolsey, County Attorney
Bill Dabbs, Associate Member	~~Dax Sipe, Building Department~~
~~David Crum, Associate Member~~	~~John Stills, Building Department~~

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 24, 2026 meeting. A motion was made by Beth Douthat, seconded by Holly Brooks, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman swore in Jeff Anderson of Clayton Homes and Building Commissioner Tim Tweed.

19 Steen Road. The Board reviewed and considered approving a request to decrease the rear yard setback for 19 Steen Road (tax parcel 038-016.19) from thirty feet to ten feet, to permit the property owner to replace a single-wide mobile home with a double-wide mobile home and rear deck. Staff stated that the location of the septic system meant that, unless a variance was granted, the single-wide home could not be updated/replaced with a double-wide. After discussion a motion was made by Robert Wilhoit, seconded by Jason Smith, to grant a variance decreasing the rear yard setback from thirty (30) feet to seventeen (17) feet, as the request met the requirements of the *Greene County Zoning Resolution,* specifically:

> 1004.0.2 The location of the septic system created an extraordinary or exceptional situation or condition that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and
> 1004.2.3 Relief could be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and
> 1004.3.5 The location of the existing home and septic system created special circumstances attached to the property which did not generally apply to other property in the neighborhood.

The motion carried unanimously.

There being no further business, a motion was made by Beth Douthat, seconded by Holly Brooks to adjourn the meeting. The meeting was adjourned.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: July 21, 2026
Subject: Rear yard setback variance request
Location: Property adjacent to 107 Cutoff south of its intersection with Foxford Road.
Owners: Austin D. and Kaci L. Bays
Tax parcel: 135-031.14
Size: 3.96 acres
Required: Thirty (30) feet
Requested: Five (5) feet
Proposed use: Barndominium
Notes: The application requested a setback of fifteen feet instead of the required thirty feet, but the property owner states that they actually need as much of a variance as the BZA will grant. The property is steep, and the location of the septic system greatly limits where the structure can be located. According to Mr. Bays, even reducing the rear yard setback to fifteen feet will still put the building close to the field lines. The grading contractor and septic system contractor are anticipated to be at the meeting to answer questions.

Although the application requested a setback of fifteen feet, staff sent out a notice of public hearing and notice to adjacent property owners stating the request was to reduce the setback to five feet. This was to ensure that the public was aware of the possibility that the setback might be reduced to less than fifteen feet, as requested by the property owner.

Options: Approve the request, as it meets the requirements for approving a variance, as based on Sections 1004.3.2, 1004.3.3, and 1004.3.5 of the Greene County Zoning Resolution:

1. Section 1004.3.2: The grade of the property and the location of the septic system constitutes an "exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property"; and
2. Section 1004.3.3: "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution"; and
3. Section 1003.4.5: "Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood;" or

Deny the request, as it does not meet the requirements of the Zoning Resolution; or
Postpone action pending the receipt of additional information.

Greene County - Parcel: 135 031.14



Date: July 24, 2026

County: GREENE
Owner: BAYS AUSTIN D KACI L
Address: 107 CUTOFF
Parcel ID: 135 031.14
Deeded Acreage: 3.96
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: July 21, 2026
Subject: Rear yard setback variance request
Location: 715 Greystone Road
Owners: Camp Creek Volunteer Fire Department
Tax parcel: 136-015.00
Size: 2.01 acres
Required: Fifty (50) feet
Requested: Twenty (20) feet
Proposed use: Fire hall
Notes: The property has an unusual shape; it is more a triangle than a rectangle or square, which limits where a structure can be located. If the proposed use was residential a variance would not be needed, as the setback requirement for residential uses is thirty (30) feet.

A drawing submitted with the application shows the proposed location of the structure. It shows a drainage area and septic system limiting where a structure can be placed on the property.

Options: Approve the request, as it meets the requirements for approving a variance, as based on Sections 1004.3.2, 1004.3.3, and 1004.3.5 of the Greene County Zoning Resolution:

1. Section 1004.3.2: The presence of a drainage area and the location of the septic system constitute "exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property"; and
2. Section 1004.3.3: "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution"; and
3. Section 1003.4.5: "Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood;" or

Deny the request, as it does not meet the requirements of the Zoning Resolution; or
Postpone action pending the receipt of additional information.

Greene County - Parcel: 136 015.00



Date: July 24, 2026

County: GREENE
Owner: CAMP CREEK FIRE DEPARTMENT
Address: GREYSTONE RD 715
Parcel ID: 136 015.00
Deeded Acreage: 2.01
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: July 21, 2026
Subject: Rear yard setback variance request
Location: 161 Viking Mountain Road
Owners: Sarah M. Smith
Tax parcel: 180-010.00
Size: 0.96 acres
Required: Thirty (30) feet
Requested: Seventeen (17) feet
Proposed use: Attached residential garage
Notes: The lot contains an existing home accessed by a driveway and parking area that is located to the right (east) side of the structure. Because the house is constructed parallel to the road, and not to the rear lot line, constructing a garage where it can be accessed by the driveway will infringe into the setback (see attached survey).
Options: Approve the request, as it meets the requirements for approving a variance, as based on Sections 1004.3.2, 1004.3.3, and 1004.3.5 of the Greene County Zoning Resolution:

1. Section 1004.3.2: The presence of an existing driveway to the right side of the house, and the way the house is located on the property, constitute "exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property"; and
2. Section 1004.3.3: "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution"; and
3. Section 1003.4.5: "Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood;" or

Deny the request, as it does not meet the requirements of the Zoning Resolution; or
Postpone action pending the receipt of additional information.

Greene County - Parcel: 180 010.00



Date: July 24, 2026

County: GREENE
Owner: SMITH SARAH M
Address: VIKING MTN RD 161
Parcel ID: 180 010.00
Deeded Acreage: 0.96
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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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.



