



LENOIR CITY

T E N N E S S E E

DEPARTMENT OF CODES ENFORCEMENT AND PLANNING

JUNE 6, 2023 – 6:00 PM
LENOIR CITY BOARD OF ZONING APPEALS

Call to Order

Roll Call

Pledge of Allegiance

Approval of May 2, 2023, Meeting Minutes

Comments from citizens concerning an item(s) on the agenda (time limits may be imposed)

AGENDA ITEMS:

1. Special Exception for accessory building without principal structure for property located at 200 West Hills Drive-Miquel Huichapa
 - ACTION REQUIRED

2. Variance request for 8' front yard setback (from required 20') for house addition for property located at 412 N. A Street-James Vineyard
 - ACTION REQUIRED

3. Variance request for 11' front yard setback (from required 20') for house addition for property located at 201 W. Fourth Avenue-James Vineyard for Joanne Minor
 - ACTION REQUIRED

4. Variance requests for lot size reduction and interior side yard setbacks for lots 22-37 Luna Ridge Subdivision located off West Seventh Avenue-David Harbin/Stefan Claar
 - ACTION REQUIRED

Adjournment

JUNE 6, 2023 – 6:00 PM
LENOIR CITY REGIONAL PLANNING COMMISSION

Call to Order

Roll Call

Approval of May 2, 2023, Meeting Minutes

Comments from citizens concerning an item(s) on the agenda (time limits may be imposed)

AGENDA ITEMS:

1. Request for rezoning from A-2 Rural Residential District to C-2 General Commercial District for property located at 8670 Highway 321 S in the Urban Growth Area-Benjie Shuler
 - ACTION REQUIRED
2. Request for rezoning from C-2/PUD General Commercial District with PUD overlay to R-1 Suburban Residential District for property located at Allen Shore Drive and Highway 321 S -Tax Map 027, Parcels 25.00, 27.00, 87.00, 88.00, and 90.00 in the Urban Growth Area-John Valliant III/Chester Franklin
 - ACTION REQUIRED
3. Request for rezoning from M-1 General Industrial to R-1 Suburban Residential District for property located at 9000 Riverview Road in the Urban Growth Area-Rosemary Quillen/Rachael Davis Provost
 - ACTION REQUIRED
4. Request for preliminary plat approval for Luna Ridge Subdivision located off West Seventh Avenue-David Harbin/Stefan Claar
 - ACTION REQUIRED
5. Request for amendment to preliminary plat for West Pointe Place located at 5744 Highway 321-Rebecca Walls
 - ACTION REQUIRED
6. Staff Updates: preliminary plat process; July meeting cancelled; May monthly report
 - DISCUSSION ONLY

Other Business:

Adjournment