

Michael J and Sherilynne K Williams

62 Whitetail Run, Crossville, TN 38555

Variance Request Justification

This variance request for a 4-foot setback (reduced from the standard 10-foot requirement) is based on several unique physical characteristics of the subject property:

Property Configuration

The parcel is situated at the terminus of a cul-de-sac with a wedge-shaped configuration, creating inherent limitations on buildable area and structure placement.

Natural Drainage Patterns

The property features two critical natural drainage channels that manage stormwater runoff and snowmelt from uphill properties. These drainage patterns are essential for:

- Managing watershed from the higher elevation properties
- Preventing potential flooding or water accumulation
- Maintaining natural hydrological patterns in the neighborhood

Topographical Constraints

Being at the lowest point of the hill, the property serves as a crucial drainage point for the surrounding area. The proposed 16'x40' RV garage placement at 4 feet from the property line would:

- Preserve the existing natural drainage system with minimal modification
- Require only a 2-foot adjustment to the current drainage path
- Avoid the need for extensive engineering solutions such as a 10-foot culvert

Alternative Placement Analysis

Moving the structure to meet the standard 10-foot setback would:

- Require significant modification to existing drainage patterns
- Necessitate extensive culvert installation
- Potentially impact the natural water flow patterns of the neighborhood

Neighborhood Impact

Adjacent property owners have been consulted and support the variance request, indicating minimal impact on neighboring properties.

NEIGHBOR APPROVAL FOR SETBACK VARIANCE REQUEST

Property Address Requesting Variance: 62 Whitetail Run
Property Owner(s): Michael J + Sherilynn K. Williams
Adjacent Property Address: 63 Whitetail Run
Adjacent Property Owner(s): Michael Seat

VARIANCE DETAILS

This document confirms that I, the adjacent property owner, have been informed of and hereby approve the following variance request:

- Proposed Structure: RV Garage (16' x 40')
- Standard Setback Requirement: 10 feet from property line
- Requested Setback Variance: 4 feet from property line
- Variance Reduction: 6 feet

ACKNOWLEDGMENT

I, the undersigned, as owner of the adjacent property, have:

- Been duly informed of the proposed variance request
- Reviewed the proposed placement of the RV garage
- Understood the reduction in setback from 10 feet to 4 feet
- No objections to this variance request

SIGNATURES

Adjacent Property Owner:
Signature: *Michael Seat* Date: 2-17-2025
Printed Name: Michael Seat

NOTARY

State of Tennessee
County of Cumberland
Subscribed and sworn to before me on this 12 day of February 2025
Notary Public Signature: *Jackie Hall*
My Commission Expires: 08/02/2028

