A. Call to Order
B. Approval of Minutes – 8/1/2019
C. Old Business
D. New Business
   1. Case 19-09 – Otis Tarkington requests a front yard setback variance, Beverly Hills Lot 50 – 1134 Vista Drive (City).
   2. Case 19-10 – Sevier County Emergency Communications requests a variance to Section 3.4.9.2.v.d. of the Sevierville Zoning Ordinance regarding telecommunications towers as a primary use – 245 Bruce Street (City).
E. Staff Report
F. Adjournment
The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, August 1, 2019 at 5:11 PM.

There were present and participating:

**MEMBERS PRESENT**
Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Robbie Fox  
Wayne Helton  
Daryl Roberts  
Austin Williams

**MEMBERS ABSENT**
None

**STAFF PRESENT**
Dustin Smith, Development Director  
Charles Valentine, Building Inspector  
Jim Ellison, City Surveyor

Chairman Overbay declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**
Mr. Arwood made a motion, seconded by Mr. Snider to approve the minutes of the July 9, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

CASE NUMBER 19-08 – LEON RHOAD REQUESTS A VARIANCE TO THE REAR YARD SETBACK – 1441 CHEROKEE CIRCLE (CITY).

Mr. Smith explained that this lot on Cherokee Circle is zoned LDR/R-1 (Low Density Residential), which has a rear yard setback requirement of 30 feet. When Mr. Rhoad originally applied for his building permit to construct the house at this address, staff made him aware that any additional building in the rear yard, including a deck, would not meet City regulations. He proceeded with his plans, then returned once construction was complete, requesting to add a deck. The proposed deck would encroach about 10 feet into the rear yard setback, and staff can see no grounds on which to base a variance.

Action Taken

Mr. Roberts made a motion to deny the variance request, which received a second from Mr. Snider. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:13 PM.

_________________________________________  _______________________________________
Lyle Overbay, Chairman                          Vincent Snider, Secretary

_________________________________________
Brooke Fradd, Recording Secretary
<table>
<thead>
<tr>
<th>Case Number:</th>
<th>19-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Requested:</td>
<td>Variance Request</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Otis Tarkington</td>
</tr>
<tr>
<td>Address:</td>
<td>1134 VISTA DR</td>
</tr>
<tr>
<td>Tax Map:</td>
<td>061I</td>
</tr>
<tr>
<td>Group:</td>
<td>D</td>
</tr>
<tr>
<td>Lot No./Parcel No:</td>
<td>004</td>
</tr>
<tr>
<td>Zoning District:</td>
<td>LDR (Low Density Residential)</td>
</tr>
<tr>
<td>Request Consideration:</td>
<td>Footers encroach approximately 9 feet in the front yard setback</td>
</tr>
</tbody>
</table>
Case Number: 19-10
Action Requested: Variance Request
Applicant: Sevier County Emergency Communications 245
Address: Bruce St
Tax Map: 49N
Group: C
Lot No./Parcel No: 016.10
Zoning District: HDR/R-3, High Density Residential
Request Consideration: Variance to Section 3.4.9.2.v.d. regarding telecommunications towers as primary use
c. A certified survey shall be submitted which shall verify tower and antenna heights, and setbacks for the tower, and its appurtenances, and the guy wires.

d. A telecommunication tower and related equipment shall be the principal use and structures on all lots, parcels, or tracts zoned residential or commercial. No other use or structure shall be permitted on the same lot, parcel, or tract.

e. All telecommunication towers and related equipment shall be removed when the facility is no longer in service.

f. A site plan shall be approved by the Planning Commission.

3.4.9.3 Public or Quasi-Public Utilities and Related Facilities

a. Definition: Facilities which provide service to the public of water, sewer, gas, electricity, telephone, fiber-optic communication, and cable television. The foregoing shall be deemed to include facilities and appurtenances to the above uses, but shall not include public utility generating plants or offices.

b. Parking: None

c. Loading: As provided for in Section 5.3 of this Ordinance

d. Additional Standards: None

3.4.9.4 Terminal

a. Definition: A building or area used by a motor freight company or similar business for the purpose of the transfer and dispatching of goods by truck, and where short-term storage of such vehicles and goods may occur.

b. Parking: One space for each three employees, computed on the largest number of persons employed at any period, during day or night.

c. Loading: Sufficient space to accommodate the maximum number of buses or trucks that will be stored and loading and unloading at the terminal at any one time.

d. Additional Standards: None

3.4.9.5 Warehouse

a. Definition: A building used only for the storage of materials, equipment, or products: for distribution to off-site wholesalers or retailers; for use in a manufacturing process on the same site or another site; for use by a service business on the same site, such as a building, HVAC, landscape, electrical, and similar contractor of items used in the daily conduct of such business; or, that part of a retail building used for storage of inventory sold on site which is significantly larger in size than the retail portion of such a building, and which is not accessible to its retail customers.

b. Parking:

   i. Warehouse for off-site distribution, warehouse associated with a manufacturing process, and warehouse associated with service business: One space for each three employees on the largest shift.

   ii. Retail business which includes warehouse within its building: One space per 250 square feet of retail area or customer service area and one space for each three employees on the largest shift.

c. Loading: As provided for in Section 5.3 of this Ordinance

d. Additional Standards:

   i. Any outdoor storage space associated with this use shall meet the requirements for a ‘Storage Yard’, as set out in