SEVIERVILLE BOARD OF ZONING APPEALS

6/4/2020

Sevierville Civic Center 5:00 P.M.
A. Call to Order
B. Approval of Minutes – 4/2/2020
C. Old Business
D. New Business
   1. Case 20-03 – Botkin and Cole Builders request a front yard setback variance – 125 Cedar Terrace (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, April 2, 2020 at 5:06 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

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

**APPROVAL OF MINUTES**
Mr. Roberts made a motion, seconded by Mr. Helton to approve the minutes of the January 7, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS


Mr. Smith stated that due to the planned-unit development for this area and the subdivision which occurred prior to annexation by the City, the lots were configured under less stringent regulations. In this same subdivision, 5 other lots have required setback variances. In keeping with the setbacks of adjoining parcels, staff can see potential grounds for granting the requested variance.

Action Taken

Mr. Arwood made a motion to approve the variance request due to governmental hardship due to the annexation and topographical hardship of an irregular shaped lot. The motion received a second from Mr. Snider and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:10 PM.

__________________________________________  ______________________________________
Lyle Overbay, Chairman                        Vincent Snider, Secretary

__________________________________________
Brooke Fradd, Recording Secretary
Case Number: 20-03
Action Requested: Variance Request
Applicant: Botkin and Cole Builders
Address: 125 CEDAR TER
Tax Map: 0500
Group/Block: B
Lot No./Parcel No: 02500
Zoning District: R-1/LDR, Low Density Residential
Request Consideration: 15 ft front yard setback