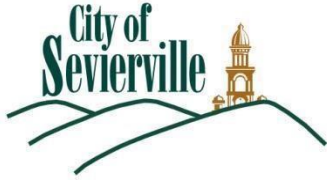


SEVIERVILLE BOARD OF ZONING APPEALS

7/11/2023

5:00 P.M. – Civic Center

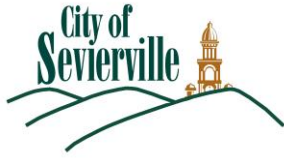


Board of Zoning Appeals

AGENDA

7/11/2023

- A. Call to Order
- B. Approval of Minutes – 6/6/2023
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Case 23-10 – Staff requests interpretation of roof sign for Dig'n Zone – 1707 Veterans Boulevard.
 - 2. Case 23-11 – Civil & Environmental Consultants, Inc requests a variance to Section 4.6.2.12 on the slope requirement – Tax Map 038J, Group A, Parcels 091.00, 092.00, 093.00, 094.00, 095.00, 096.00, 097.00, 098.00, 099.00, 100.00 – N Smoky Mtn Way.
 - 3. Case 23-12 – W.C. Whaley, Inc requests 10' front setback variance – Tax Map 037E, Group A, Parcel 002.00, Bobwhite Trail.
- F. Staff Report
- G. Adjournment



BOARD OF ZONING APPEALS MINUTES JUNE 6, 2023

The rescheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, June 6, 2023, at 5:22 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice-Chairman

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector

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

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes of the May 9, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-08 – PIGEON FORGE LANDING RV RESORT REQUESTS OFF-PREMISES DIRECTIONAL SIGN – 455 LONESOME VALLEY ROAD.

Mr. Smith explained that this request is for an off-premises directional sign to guide visitors to the Pigeon Forge RV Resort. The sign would be located at the corner of Lonesome Valley Road and Apple Valley Road.

Manager of the resort, Darren Bone, explained that the ‘Y’ shape of the road is confusing and creates an unsafe condition as people are turning the wrong way and are then forced to turn around their RVs in places that were not created for such large vehicles which has caused the road to be blocked and people to be stuck on the shoulder. The addition of an off-premises directional sign could help alleviate these issues.

Mr. Black explained that the state Tourist Oriented Direction Sign program could have addressed this issue, but, despite provisions in Section 10.3 of the Sevierville Zoning Ordinance, the program is no longer available for new signs.

Action Taken

Mr. Stott made a motion to approve, due to safety concerns. The motion received a second from Mr. Fox and passed with a unanimous vote.

CASE 23-09 – STAFF REQUESTS INTERPRETATION OF SECTION 3.4.9.2 ANTENNA INTERPRETATION – 120 CONNELLY STREET.

Mr. Smith explained that the Sevierville Zoning Ordinance limits residential districts to one dish antenna per lot. Staff’s interpretation of the regulation is that the intent of the code is to restrict residential districts to one dish antenna compound. Mr. Smith presented a proposal for a dish compound located in a residential district off Connely Street including a photo representation, showing multiple dishes in a single compound. He further explained that the dishes would be completely shielded by an opaque fence.

Action Taken

Mr. Roberts made a motion to accept staff’s interpretation. The motion received a second from Mr. Fox and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:43 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number:	23-10
Action Requested:	Variance Request
Applicant:	Dig'n Zone
Address:	1707 Veterans Blvd
Tax Map:	062
Group/Block:	
Lot No./Parcel No:	01700
Lot Size:	
Zoning District:	TCL (Tourist Commercial)
Request Consideration:	Requesting an interpretation if the proposed sign is on the face of the ticket booth building or on the top.







City of Sevierville Board of Zoning Appeals

Case Number: 23-11

Action Requested: Variance Request

Applicant: Civil & Environmental Consultants, Inc

Address: N Smoky Mtn Way

Tax Map: 038J

Group/Block: A

Lot No./Parcel No: 091.00 - 100.00

Lot Size:

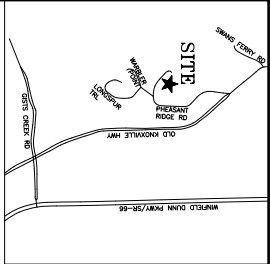
Zoning District: HDR (High Density Residential)

Request Consideration: Variance to Section 4.6.2.12 on the slope requirement, for a maximum of 10% increase on the slope requirement.



City of Sevierville Board of Zoning Appeals

Case Number:	23-12
Action Requested:	Variance Request
Applicant:	W C Whaley, Inc
Address:	Bobwhite Trail
Tax Map:	37E
Group/Block:	A
Lot No./Parcel No:	002.00
Lot Size:	0.60 ac
Zoning District:	LDR (Low Density Residential)
Request Consideration:	10' front setback variance request



VICINITY MAP

CONTACT
H. GARY COLEMAN
CHARLES MCARTER
E-MAIL: HGC@SEVIERCOUNTYENGINEERS.COM
(865) 363-7463

ZONING\BUILDING SETBACKS
ZONING: CITY OF SEVIERVILLE
LIR
BUILDING SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 30'

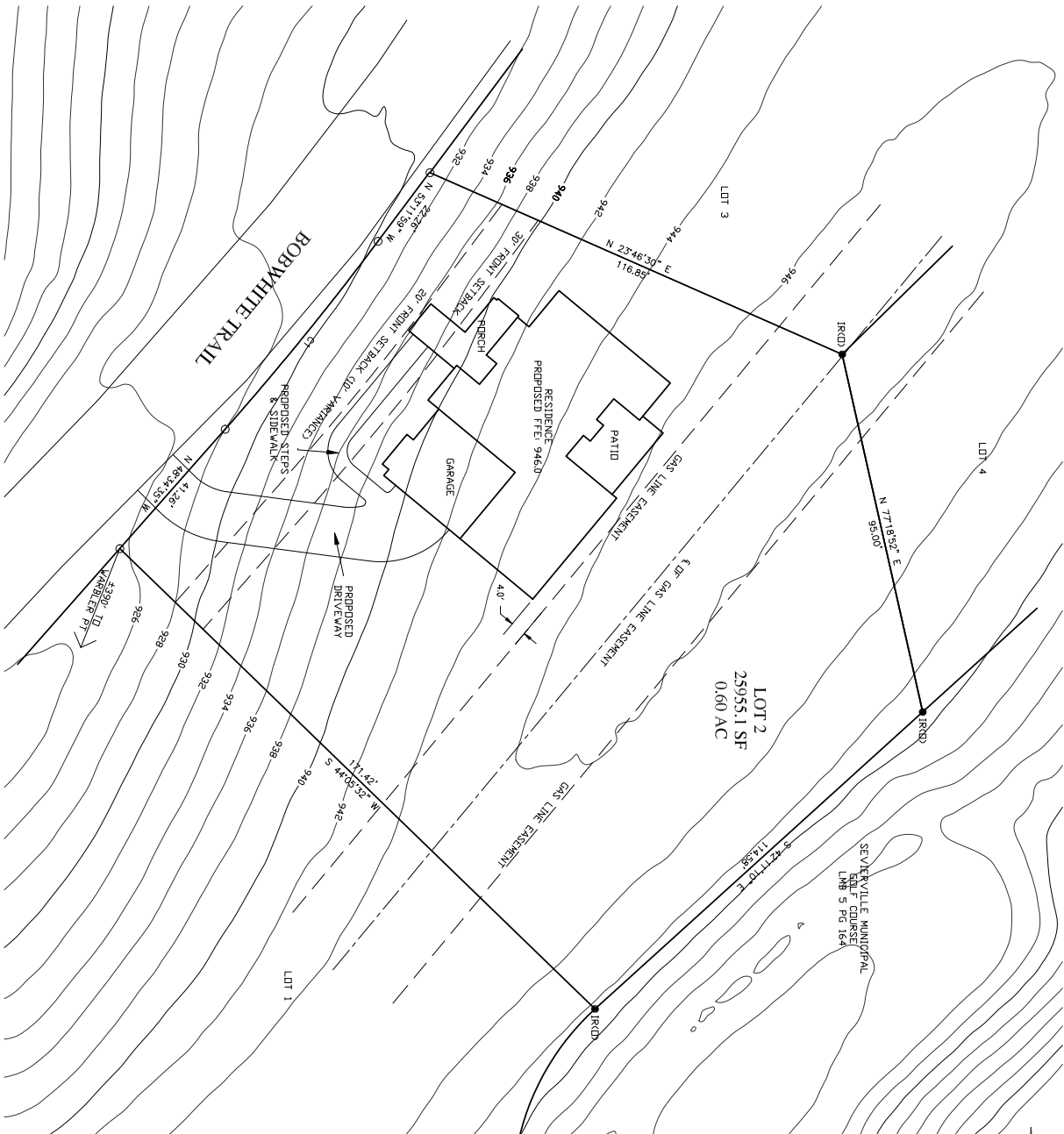
CHURCH	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1778.00'	62.76'	62.76'	N 50°53'17" W

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.
I HEREBY CERTIFY THAT THIS PLAT ACCURATELY REFLECTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS SHOWN HEREON.
DATE: 6-29-23



ENGINEERING
WC WHALEY, INC.
SURVEYING

635 MAIN STREET, SUITE 4
SEVIERVILLE, TN 37864-6699
OFFICE (865) 453-1288



LEGEND
● IRCD: DENOTES AN IRON ROD OLD
○ DENOTES A CALCULATED POINT



VARIANCE REQUEST FOR
LOT 2
PHEASANT RIDGE
INSTRUMENT BOOK 6288 PAGE 580
PLAT BOOK 28 PAGE 326
SEVENTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
JUNE 29, 2023