



**BOARD OF ZONING APPEALS
MINUTES
MAY 2, 2019**

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, May 2, 2019 at 5:24 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Wayne Helton

STAFF PRESENT

Dustin Smith, Interim Development Director
Judi Forkner, Senior Planner
David Black, Building Official
J.C. Green, Fire Marshal
Bryon Fortner, Public Works Director
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Roberts made a motion, seconded by Mr. Snider to approve the Minutes of the April 4, 2019 meeting. The motion passed with a unanimous vote.

NEW BUSINESS

**CASE NUMBER 19-03 – BEN SHAFER REQUESTS AN ACCESSORY STRUCTURE
LOCATION VARIANCE – 919 LAWYER LANE (CITY).**

Mr. Smith stated that variance would be to the rear yard requirement for an accessory building. The property has topography issues, which would not allow for the placement of an accessory structure as

required by the Sevierville Zoning Ordinance. The owner requested a variance to be allowed to place the structure in the side yard.

Action Taken

Mr. Snider made a motion to approve the variance, based on topographical hardship. The motion was seconded by Mr. Roberts and passed unanimously.

CASE NUMBER 19-04 – ADCI REQUESTS A PARKING VARIANCE FOR WILDERNESS EMPLOYEE HOUSING – TAX MAP 37, PARCEL 57.00, GISTS CREEK ROAD (CITY).

Mr. Smith referenced the earlier Planning Commission meeting, where the Wilderness Employee Housing site plan was presented. The commission granted approval subject to the Board of Zoning appeals approving a variance to the parking standards, as required by the Sevierville Zoning Ordinance. Due to the employee dormitory nature of the use, many residents would not have vehicles. The development does make other transportation allowances on the site plan, including bicycle parking. The applicant requested a variance, given that the parking standards create an undo and unnecessary hardship on the development.

Action Taken

Mr. Roberts made a motion to approve the variance to the parking standards only for employee dormitory use. The motion was seconded by Mr. Williams and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:27 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary