



**BOARD OF ZONING APPEALS
MINUTES
SEPTEMBER 5, 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, September 5, 2019 at 5:25 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Vincent Snider, Secretary

STAFF PRESENT

Dustin Smith, Development Director
Charles Valentine, Building Inspector
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Arwood made a motion, seconded by Mr. Williams to approve the minutes of the August 1, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 19-09 – OTIS TARKINGTON REQUESTS A FRONT YARD SETBACK VARIANCE – 1134 VISTA DRIVE (CITY).

Mr. Smith explained that this lot in the Beverly Hills subdivision has a sloping yard, but a single-family home potentially could have been constructed to meet the setback regulations for the LDR/R-1, Low Density Residential District.

Mr. Tarkington addressed the board, stating that the home encroaches about 9 feet into the setbacks due to the curve of the road. Mr. Valentine, City inspector on the project, stated that the house appears to be in line with others on the street. He stated that the house does not appear to be excessively close to the road, but a survey of the property shows the encroachment.

Action Taken

Mr. Arwood made a motion to approve the variance request due to topographical hardship. The motion received a second from Mr. Williams and passed unanimously.

CASE NUMBER 19-10 – SEVIER COUNTY EMERGENCY COMMUNICATIONS REQUESTS A VARIANCE TO SECTION 3.4.9.2.v.d OF THE ZONING ORDINANCE REGARDING TELECOMMUNICATIONS TOWERS AS A PRIMARY USE – 245 BRUCE STREET (CITY).

Mr. Smith explained that, as stated previously in the Planning Commission meeting, the current telecommunications tower used by Sevier County Emergency Communications is overloaded. They have been informed by their insurance company that an alternative solution is needed to prevent the tower from being condemned.

The commission approved the site plan, subject to approval of a variance to the primary use requirement set forth in Section 3.4.9.2.v.d of the Sevierville Zoning Ordinance. The Emergency Communications office is the location's primary use. While acknowledging the need for the tower, staff recommended limiting the allowable structure height to 120 feet height.

Action Taken

Mr. Roberts made a motion to approve the variance request due to governmental necessity, subject to a height limitation of 120 feet. The motion received a second from Mr. Arwood and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary