SEVIERVILLE BOARD OF ZONING APPEALS

9/3/2020

Sevierville Civic Center 5:00 P.M.
Board of Zoning Appeals
AGENDA
9/3/2020

A. Call to Order
B. Approval of Minutes – 6/4/2020
C. Old Business
D. New Business
   2. Case 20-05 – Integrated Image requests a variance to increase the square footage allowable for a structural canopy sign – 730 Winfield Dunn Parkway (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, June 4, 2020 at 5:20 PM.

There were present and participating:

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

**MEMBERS ABSENT**
Austin Williams

**STAFF PRESENT**
Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
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 April 2, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

CASE NUMBER 20-03 – BOTKIN AND COLE BUILDERS REQUEST A FRONT YARD SETBACK VARIANCE – 125 CEDAR TERRACE (CITY).

Mr. Smith stated that this variance would allow a front porch to be added to an existing single-family dwelling. The current structure already encourages into the setback. The subdivision was created prior to annexation into the City, but the house was built after annexation. Cedar Terrace was not built in the center of the Right-of-Way, which exasperates the issue. While staff considered abandonment of a portion of this R-O-W, they determined it to not be a good course of action. Mr. Smith explained that while no other variance requests in this neighborhood have been made, other houses in the subdivision are not in compliance with City setback regulations.

Action Taken

Mr. Arwood made a motion to approve a 16 ½ foot front yard variance request due to governmental hardship and inability to abandon a portion of the R-O-W. The motion received a second from Mr. Roberts and passed unanimously.

STAFF REPORT

Mr. Smith introduced Kristina Rodreick, the City’s new Senior Planner. Ms. Rodreick joined the Development Department in April but due to COVID-19 restrictions and online meetings, this meeting was the first opportunity to meet the board in person.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:28 PM.

Lyle Overbay, Chairman                                              Vincent Snider, Secretary

Brooke Fradd, Recording Secretary
Case Number: 20-04
Action Requested: Variance Request
Applicant: W C Whaley, Inc
Address: 327 PRINCE ST
Tax Map: 049N
Group/Block: E
Lot No./Parcel No: 007.00
Lot Size:
Zoning District: HRO - Historic Residential/Office

Request Consideration:
Side setback variance request due to lot size. Existing lot configuration is not wide enough to meet two story setback variance of 16'.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

DATE 8-25-2020
MARCUS G. WHALEY, RLS# 2078

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.

VARIANCE REQUEST FOR LOT 7 & P/O LOT 6 HIGH SCHOOL ADDITION INSTRUMENT BOOK 4797 PAGE 57 WARRANTY DEED BOOK 40 PAGE 57 FIFTH CIVIL DISTRICT SEVIER COUNTY, TENNESSEE AUGUST 25, 2020

TAX MAP 49N GROUP "E" PARCEL 7.00
Case Number: 20-05
Action Requested: Variance Request
Applicant: Integrated Image
Address: 730 Winfield Dunn Pkwy
Tax Map: 49

Group/Block:
Lot No./Parcel No: 29.01
Lot Size: 27.96 acres - Entire Development
2.31 acres - Map
Zoning District: AC/C-4, Arterial Commercial

Request Consideration:
The proposed canopy signs are 49.5 sf each, three are proposed. The Mapco and logo itself are only 20sf however the backer panel required for brand recognition brings the sign larger than 20sf. Sign Ordinance only allows for 20sf on each side of canopy. The variance request would be 29.5sf on all three sides of the canopy, totaling an additional 88.5sf.
<table>
<thead>
<tr>
<th></th>
<th>Admitted</th>
<th>Height</th>
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<tbody>
<tr>
<td>Backwall + Canopy Signs</td>
<td>97 SQ FT</td>
<td>100 SQ FT</td>
</tr>
<tr>
<td>Wall + Canopy + Product Signs</td>
<td>86.5 SQ FT</td>
<td>94.11 SQ FT</td>
</tr>
</tbody>
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**Monument**

- **South Elevation**: 97 SQ FT, Height: 25'.0"
- **North Elevation**: 97 SQ FT, Height: 86.5 SQ FT
Typical MAPCO Auto Products Canopy Branding

(3) Three 3'-0" H x 16'-6" W Illuminated Signs. 49.5 SF @ 0.97

Qty (3) Illuminated Icon and Wordmark to be installed on canopy.
D1 EXTERIOR BRANDING | AUTO PRODUCTS | CANOPY OVERVIEW

PROPOSED CANOPY LAYOUT

49.5 SQ FT

STORE

SOUTH ELEVATION

WINFIELD DUNN PARKWAY

Colors and textures are for representational purposes only.

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MAPCO SIGNAGE

MAPCO Green ACM finish

Reveal in ACM with indirect

Green LED lighting

Alternate finish to be

Gray or Silver Metallic ACM finish

MAPCO Green ACM finish

Underside of canopy to be

be installed on canopy

 Qty (3) Illuminated Icon and Wordmark.