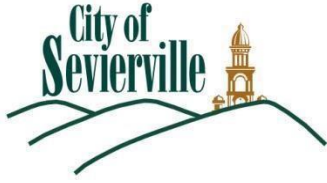


**SEVIERVILLE BOARD OF ZONING APPEALS**

**5/9/2023**

**5:00 P.M. – Civic Center**



# Board of Zoning Appeals

## AGENDA

5/9/2023

- A. Call to Order
- B. Approval of Minutes – 3/2/2023
- C. Old Business
- D. New Business
  - 1. Case 23-07 – Administrative Review on staff’s interpretation of moving sign – 1101 Winfield Dunn Parkway.
- E. Staff Report
- F. Adjournment



## **BOARD OF ZONING APPEALS MINUTES MARCH 2, 2023**

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 2, 2023 at 5:16 PM.

There were present and participating:

### **MEMBERS PRESENT**

Vincent Snider, Chairman  
Austin Williams, Vice-Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Daryl Roberts  
Butch Stott

### **MEMBERS ABSENT**

None

### **STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
JC Green, Fire Marshal  
Brooke Fradd, Recording Secretary

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 February 7, 2023 meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

### **OLD BUSINESS**

None

## **NEW BUSINESS**

### **CASE NUMBER 23-04 – FRENCH & PARRELLO ASSOCIATES REQUESTS A SETBACK VARIANCE FOR COMMUNICATIONS TOWER – 1414 PARKWAY.**

Mr. Smith explained that a setback variance would be needed on 3 sides of the proposed communications tower. He reminded the board that similar requests had been denied due to lack of grounds. He further explained that, as shown in the applicant's documentation, the fall zone for the tower crosses over someone else's property lines. He stated that the current regulations have been put in place to consider the need for cellular coverage in the area while also protecting the city's viewshed.

#### **Action Taken**

Mr. Stott made a motion to deny the variance. The motion received a second from Mr. Roberts and passed with a unanimous vote.

### **CASE NUMBER 23-05 – INTERPRETATION OF THE RELOCATED CREEK AVENUE PROPERTY LINE AS A SIDE SETBACK – SEVIER COUNTY ELECTRIC SYSTEM.**

Mr. Smith explained that the Sevier County Electric System submitted a master plan of an expansion of their current facility, which includes frontage on West Main Street, Bruce Street, and Creek Avenue. The proposal would reroute the existing Creek Avenue. After consideration, city staff has requested that this street remain public. Given the access frontage on the two streets, staff considers Creek Road to be a side yard for setback purposes and seeks the board's interpretation of this determination.

#### **Action Taken**

Mr. Stott made a motion to interpret Creek Avenue as a side setback. The motion received a second from Mr. Williams and passed with a unanimous vote.

### **CASE NUMBER 23-06 – RON OGLE REQUESTS A SIDE SETBACK VARIANCE OF 4 FEET– 102 SCENIC DRIVE.**

Mr. Smith explained that the applicant is requesting a setback variance for this lot, which has several challenges. Given the shape of the lot along with the topographical issues, staff considers the variance request of only 4 feet to be reasonable.

#### **Action Taken**

Mr. Stott made a motion to approve the variance. The motion received a second from Mr. Helton and passed with a unanimous vote.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:31 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary



## City of Sevierville Board of Zoning Appeals

<b>Case Number:</b>	23-07
<b>Action Requested:</b>	Administrative Review
<b>Applicant:</b>	MyFlight Tours
<b>Address:</b>	1101 Winfield Dunn Pkwy
<b>Tax Map:</b>	038
<b>Group/Block:</b>	
<b>Lot No./Parcel No:</b>	034.02
<b>Lot Size:</b>	2.67 Acres
<b>Zoning District:</b>	AC (Arterial Commercial District)
<b>Request Consideration:</b>	The applicant has requested to allow the blades on the helicopter displayed on property to rotate in a slow motion. Staff's determination is that this constitutes an animated or moving sign, which are prohibited, as laid out in section 6.2.4.1 in the Signs chapter of the Zoning Ordinance.







MyFlight Tours  
Smoky Mountains

1101

