



**BOARD OF ZONING APPEALS
MINUTES
JANUARY 7, 2021**

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held via electronic means due to COVID-19 on Thursday, January 7, 2021 at 5:29 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
Jim Ellison, City Surveyor
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Fox made a motion, seconded by Mr. Roberts to approve the minutes of the December 3, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

CASE NUMBER 20-06 – CITIZENS NATIONAL BANK REQUESTS A VARIANCE TO FLAGPOLE HEIGHT – 200 FORKS OF THE RIVER PARKWAY (CITY).

Mr. Smith reminded the board that they deferred this request in December. This allowed staff additional time to research questions regarding a neighboring bank's flagpole. He explained that the rooftop flagpole in question was subject to different regulations, given that it was a part of a larger structure. Potential ordinance changes previously discussed would be applicable to all structures with the Arterial Commercial designation, and concerns were raised about how the requirements might negatively affect this zone.

The board considered potential grounds for granting the variance. Mr. Smith stated that the 44 feet high regulation has been in place for decades, not due to a new governmental hardship. Mr. Stott stated that the current flag is entirely visible, so the "Downtown Sevierville" sign, which lies directly in front of the pole, does not cause the additional height to be needed.

Action Taken

Mr. Stott made a motion to deny the variance request, which received a second from Mr. Fox. The motion passed with a unanimous vote.

NEW BUSINESS

CASE NUMBER 21-01 – BRIAN HOFFMAN REQUESTS AN ACCESSORY STRUCTURE LOCATION VARIANCE – 2235 MURPHYS CHAPEL DRIVE (CITY).

Mr. Smith explained that this case requests a variance to place a 10-foot by 20-foot accessory structure in the side yard, due to an existing drainage easement. The easement prevents the structure from being in the rear yard, as required by the Zoning Ordinance. Additionally, the rear yard has topography issues, resulting in no viable location for the structure.

He also stated that, if approved, staff requested a condition be added to ensure the structure was placed as far to the rear as possible. The building would still abide by the side yard setback variance, as monitored by the building inspector assigned to the project.

Action Taken

Mr. Helton made a motion to approve the variance request, due to a topographical hardship. The motion is subject to the structure being set as far back as possible in the rear yard and for the structure to not exceed 10' by 20' in size. Mr. Roberts provided a second and the motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:42 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary