



**BOARD OF ZONING APPEALS
MINUTES
APRIL 1, 2021**

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, April 1, 2021 at 5:46 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice-Chairman

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Stott made a motion, seconded by Mr. Roberts to approve the minutes of the March 4, 2021 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 21-05 – VOGUE TOWERS REQUESTS A SETBACK VARIANCE FOR THE PLACEMENT OF A WIRELESS TELECOMMUNICATIONS TOWER – 1419 PARKWAY (CITY).

Mr. Smith stated that this variance request is to place a communications tower behind the Verizon store on the Parkway. The proposed location is zoned TCL – Tourist Commercial and setbacks are calculated based on the height of non-building structures for this district. In this case, a 200-foot setback would be required for the 160-foot structure, however the site plan proposes placement 8 feet away from the southern property line.

Representatives from Vogue Towers addressed the board to further explain their proposal. Michael Sandifer stated that the tower was engineered with a fall area of 80 feet, putting it well outside the range of any neighboring structures. Patricia Troxell-Tant said that the tower would be engineered to serve at least three major carriers. They also explained their process in picking this location, citing the difficulty they had finding a location which would fit their needs and meet City standards.

Mr. Helton recalled a similar tower request which did not receive approval. Mr. Smith reminded the board that the other request was withdrawn by the applicant and redesigned to meet City standards. Mr. Black also referenced a nearby telecommunications tower which was able to comply with City regulations.

Action Taken

Mr. Fox made a motion to deny the variance. Mr. Stott provided a second and the motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:10 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary