



**BOARD OF ZONING APPEALS
MINUTES
MAY 11, 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 Tuesday, May 11, 2021 at 5:58 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Butch Stott

STAFF PRESENT

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

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

APPROVAL OF MINUTES

Mr. Roberts made a motion, seconded by Mr. Messer to approve the minutes of the April 1, 2021 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 21-06 – W.C. WHALEY, INC REQUESTS A 10-FOOT FRONT SETBACK VARIANCE – TAX MAP 62, PARCEL 18.01, MIDDLE CREEK ROAD (CITY).

Mr. Smith reminded the board that this variance request is in conjunction with a site plan presented to the Planning Commission at their meeting immediately prior to this BZA meeting. Middle Creek's 60-foot stream buffer limits building placement at this site. Staff would prefer to see the front setback variance granted instead of encouragement to the buffer in the rear of the lot.

Action Taken

Mr. Williams made a motion to approve the variance. Mr. Roberts provided a second and the motion passed with a unanimous vote.

CASE NUMBER 21-07 – SANDY CHAMBERS REQUESTS AN ACCESSORY STRUCTURE LOCATION VARIANCE – 828 CATLETT ROAD (CITY).

Mr. Smith stated that the applicant would like to place a prefabricated shed in the side yard, rather than the rear as the City's Zoning Ordinance requires. While the lot is an odd shape, he explained, there seem to be no topographical or setback hardships requiring that the shed be placed in the side yard.

Action Taken

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

CASE NUMBER 21-08 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A 10-FOOT FRONT SETBACK VARIANCE – 2315 ISLAND BOULEVARD (CITY).

Mr. Smith explained that this request would allow the applicant to add a porch to the front of the already existing house. He further informed the board that the size of the Right-of-Way for Island Boulevard creates a potential hardship for this site. The local street currently has a 60-foot ROW, while 40-50 feet is more typical for this road classification.

Mr. Roberts asked if there were other similar encroachments in the neighborhood. Mr. Black explained that some of the homes in the neighborhood do not meet setback requirements due to being built prior to City annexation. From the aerial photos, the neighbor to the south appears to encroach.

The board requested staff research this further and that action on this item be deferred to the next meeting.

Action Taken

Mr. Roberts made a motion to defer the variance. Mr. Williams 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