



**BOARD OF ZONING APPEALS  
MINUTES  
JULY 13, 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, July 13, 2021 at 6:36 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Robbie Fox

**STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
Matt Henderson, Fire Chief  
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. Helton made a motion, seconded by Mr. Messer to approve the minutes of the June 3, 2021 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

**NEW BUSINESS**

**CASE NUMBER 21-10 – RANDOLPH ARCHITECTURE REQUESTS A 15-FOOT FRONT YARD SETBACK VARIANCE – NORTH RIVER BOULEVARD (CITY).**

Mr. Smith explained that the designer worked with several configurations to best situate a hotel with amenities on this site. As presented, the structure encroaches in the front setback 10 feet to the north and 15 feet to the south. This parcel has a 150-foot setback requirement not allowing buildings greater than for this parcel from the adjoining property line due to the adjacent property owner, Lowe's. The sewer line running diagonal across the property and associated easements present additional challenges for the site's layout .

The designer addressed the commission, explaining that less than half the site is buildable for a building greater than one story. Working with in this restraint in addition to the room count, privacy, river frontage, and site lines made the submitted plan, which would require a variance, the best option to make the project financially feasible for the owner. Several board members explained that variances cannot be granted based off financial constraints, citing previous cases not approved by the BZA.

**Action Taken**

The applicant withdrew the variance request.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:53 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary