



BOARD OF ZONING APPEALS MINUTES NOVEMBER 4, 2021

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, November 4, 2021 at 5:49 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Daryl Roberts

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. Messer made a motion to approve the minutes of the October 7, 2021 meeting. The motion received a seconded from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 21-13 – TENNESSEE SHINE COMPANY REQUESTS A SIGN VARIANCE FOR MONUMENT DESIGNATION – 1424 WINFIELD DUNN PARKWAY (CITY).

Mr. Smith explained that the Tennessee Shine Company applied and received a permit for a monument sign at their Winfield Dunn Parkway location. He presented the design to the board and stated that this rendering was initially installed. Since then, he explained, the sign has been converted to a pole sign and raised by four feet. As it currently stands, the sign is not in compliance with City sign regulations.

Randy Fox, the applicant, addressed the board, stating that they raised the original sign because it was partially obstructed when vehicles parked next to it. Inquiring how to bring the sign into compliance, he asked to wrap the pole, to create an extended monument base. Mr. Black explained that the sign was permitted at the maximum allowable size. Adding to the base of the sign would increase the sign area and make the sign too large. Also, regulations require all electronic messaging be located in the lower two-thirds of the sign. The current display would not meet those regulations if converted to a monument sign.

Action Taken

Mr. Stott made a motion to deny the variance request. Mr. Fox offered a second, and the motion passed unanimously.

CASE NUMBER 21-14 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A FRONT SETBACK VARIANCE OF 6 FEET – 906 SADDLE CREEK WAY (CITY).

Mr. Smith explained that this lot in the Saddleback Ridge subdivision has topographical challenges. He stated that the designer has worked to configure the structure, so that a minimum setback variance would be required. He confirmed that this is a planned unit development, which requires a 25-foot setback.

Action Taken

Mr. Stott made a motion to approve the setback variance request, due to a topographical hardship. Mr. Williams offered a second, and the motion passed unanimously.

CASE NUMBER 21-15 – TPO REQUESTS AN INTERPRETATION OF USE – TAX MAP 18P, BLOCK P, PARCELS 46.00, 47.00, 49.00, AND 66.00, KNIFE WORKS LANE (CITY).

Mr. Smith stated that staff received a request from TPO to process larger paper into smaller tissue and toilet paper products. Due to the nature of the equipment, processing, and traffic, staff considered this an industrial use. The property on which TPO has proposed this development is in an IC – Intermediate Commercial zone, which does not allow this type of use. The applicant added packaging and retail area to the plan and reduced the processing area to better meet the City’s zoning regulations. Staff’s opinion is that the addition of these features does not change the industrial nature of the business. TPO requests an interpretation from the board on what percentage of the building would need to be retail in order to not carry the industrial designation.

Tony Wihelm, representing TPO, addressed the board stating that the company is currently under contract to purchase this land, and prefers this site to the alternate location. He explained that the process they will use creates little waste and noise. He also stated that the area already has a high volume of truck traffic due to existing retail businesses. Board members asked about the primary sales distribution and Mr. Wihelm explained that the wholesale market would be the largest approach to distribution, while the retail would be the smaller portion.

Action Taken

Mr. Stott made a motion to interpret this operation as an industrial use. Mr. Fox offered a second, and the motion passed unanimously.

CASE NUMBER 21-16 – JOHN BAKER REQUESTS A REAR SETBACK VARIANCE OF 10 FEET – TAX MAP 49H, GROUP D, PARCEL 34.00 HAZEL DRIVE (CITY).

Mr. Smith explained that this variance is to accommodate a single-family home on Hazel Drive. The request is for a 10-foot setback variance, reducing the setback from 30 feet to 20 feet. The lot is irregularly shaped and has some topographical issues and surface rock issues. These issues have helped determine the location of the proposed house site, which spans four separate parcels.

John Baker addressed the board, explaining that the back corner for the garage is the only place the variance is needed. He stated that in trying to maximize the view, minimize the rock impact, and get a small amount of yard area in the front. The board offered suggestions as to how the site could be reconfigured to accommodate the house, without necessitating a variance.

Action Taken

Mr. Stott made a motion to deny the variance request. Mr. Williams offered a second, and the motion passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:32 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary