

SEVIERVILLE BOARD OF ZONING APPEALS

7/11/2023

5:00 P.M. – Civic Center



Board of Zoning Appeals

AGENDA

7/11/2023

- A. Call to Order
- B. Approval of Minutes – 6/6/2023
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Case 23-10 – Staff requests interpretation of roof sign for Dig'n Zone – 1707 Veterans Boulevard.
 - 2. Case 23-11 – Civil & Environmental Consultants, Inc requests a variance to Section 4.6.2.12 on the slope requirement – Tax Map 038J, Group A, Parcels 091.00, 092.00, 093.00, 094.00, 095.00, 096.00, 097.00, 098.00, 099.00, 100.00 – N Smoky Mtn Way.
 - 3. Case 23-12 – W.C. Whaley, Inc requests 10' front setback variance – Tax Map 037E, Group A, Parcel 002.00, Bobwhite Trail.
- F. Staff Report
- G. Adjournment



**BOARD OF ZONING APPEALS
MINUTES
JUNE 6, 2023**

The rescheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, June 6, 2023, at 5:22 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, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector

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 May 9, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-08 – PIGEON FORGE LANDING RV RESORT REQUESTS OFF-PREMISES DIRECTIONAL SIGN – 455 LONESOME VALLEY ROAD.

Mr. Smith explained that this request is for an off-premises directional sign to guide visitors to the Pigeon Forge RV Resort. The sign would be located at the corner of Lonesome Valley Road and Apple Valley Road.

Manager of the resort, Darren Bone, explained that the ‘Y’ shape of the road is confusing and creates an unsafe condition as people are turning the wrong way and are then forced to turn around their RVs in places that were not created for such large vehicles which has caused the road to be blocked and people to be stuck on the shoulder. The addition of an off-premises directional sign could help alleviate these issues.

Mr. Black explained that the state Tourist Oriented Direction Sign program could have addressed this issue, but, despite provisions in Section 10.3 of the Sevierville Zoning Ordinance, the program is no longer available for new signs.

Action Taken

Mr. Stott made a motion to approve, due to safety concerns. The motion received a second from Mr. Fox and passed with a unanimous vote.

CASE 23-09 – STAFF REQUESTS INTERPRETATION OF SECTION 3.4.9.2 ANTENNA INTERPRETATION – 120 CONNELLY STREET.

Mr. Smith explained that the Sevierville Zoning Ordinance limits residential districts to one dish antenna per lot. Staff’s interpretation of the regulation is that the intent of the code is to restrict residential districts to one dish antenna compound. Mr. Smith presented a proposal for a dish compound located in a residential district off Connely Street including a photo representation, showing multiple dishes in a single compound. He further explained that the dishes would be completely shielded by an opaque fence.

Action Taken

Mr. Roberts made a motion to accept staff’s interpretation. The motion received a second from Mr. Fox and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:43 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number: 23-10

Action Requested: Variance Request

Applicant: Dig'n Zone

Address: 1707 Veterans Blvd

Tax Map: 062

Group/Block:

Lot No./Parcel No: 01700

Lot Size:

Zoning District: TCL (Tourist Commercial)

Request Consideration: Requesting an interpretation if the proposed sign is on the face of the ticket booth building or on the top.





DIG  ZONE



DIG  ZONE



City of Sevierville Board of Zoning Appeals

Case Number: 23-11

Action Requested: Variance Request

Applicant: Civil & Environmental Consultants, Inc

Address: N Smoky Mtn Way

Tax Map: 038J

Group/Block: A

Lot No./Parcel No: 091.00 - 100.00

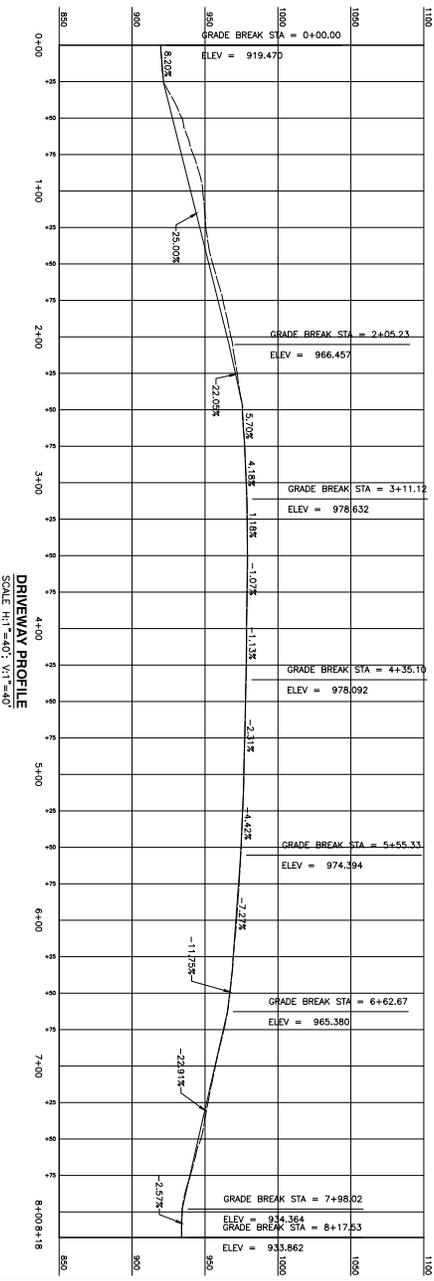
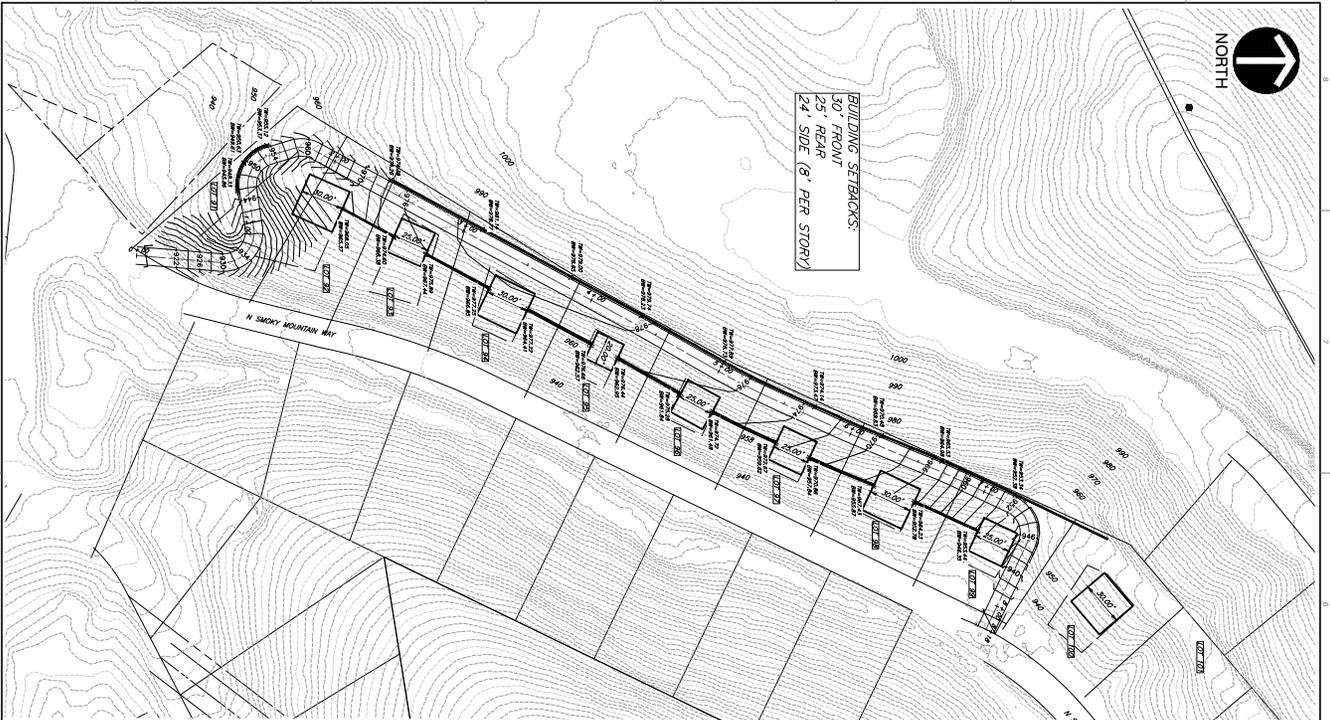
Lot Size:

Zoning District: HDR (High Density Residential)

Request Consideration: Variance to Section 4.6.2.12 on the slope requirement, for a maximum of 10% increase on the slope requirement.



BUILDING SETBACKS:
 30' FRONT
 25' REAR
 24' SIDE (8' PER STORY)



DRIVEWAY PROFILE
 SCALE: H=1"=40', V=1"=40'

SCALE: 1"=40'



CRP
Capital Investment Partners, LLC
 LOTS 91-100 ECHOA SUBDIVISION
 SEVERVILLE, TN.

CRP
CRP & Environmental Consultants, Inc.
 100 East Main Street, Suite 900, Sevierville, TN 37862
 PH: 866.774.7771 | FAX: 866.774.7787
 WWW.CRPINC.COM

DATE: JUNE 2023	DATE: JUNE 2023
DRAWN BY: JUNE 2023	DRAWN BY: JUNE 2023
CHECKED BY: JUNE 2023	CHECKED BY: JUNE 2023
PROJECT NO.: 2023-11	DRAWING NO.: 2023-11
EXHIBIT	



City of Sevierville Board of Zoning Appeals

Case Number: 23-12

Action Requested: Variance Request

Applicant: W C Whaley, Inc

Address: Bobwhite Trail

Tax Map: 37E

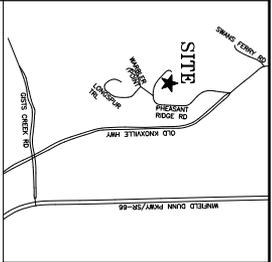
Group/Block: A

Lot No./Parcel No: 002.00

Lot Size: 0.60 ac

Zoning District: LDR (Low Density Residential)

Request Consideration: 10' front setback variance request



VICINITY MAP

CONTACT
 H. GREG CROFT, LICENSED SURVEYOR
 CHARLIE MCARTER
 CHARLES@MARCUSGWHALLEY.COM
 (665) 363-7463

ZONING \ BUILDING SETBACKS
 ZONING: CITY OF SEVERVILLE
 LIR
 BUILDING SETBACKS
 FRONT = 30'
 SIDE = 10'
 REAR = 30'

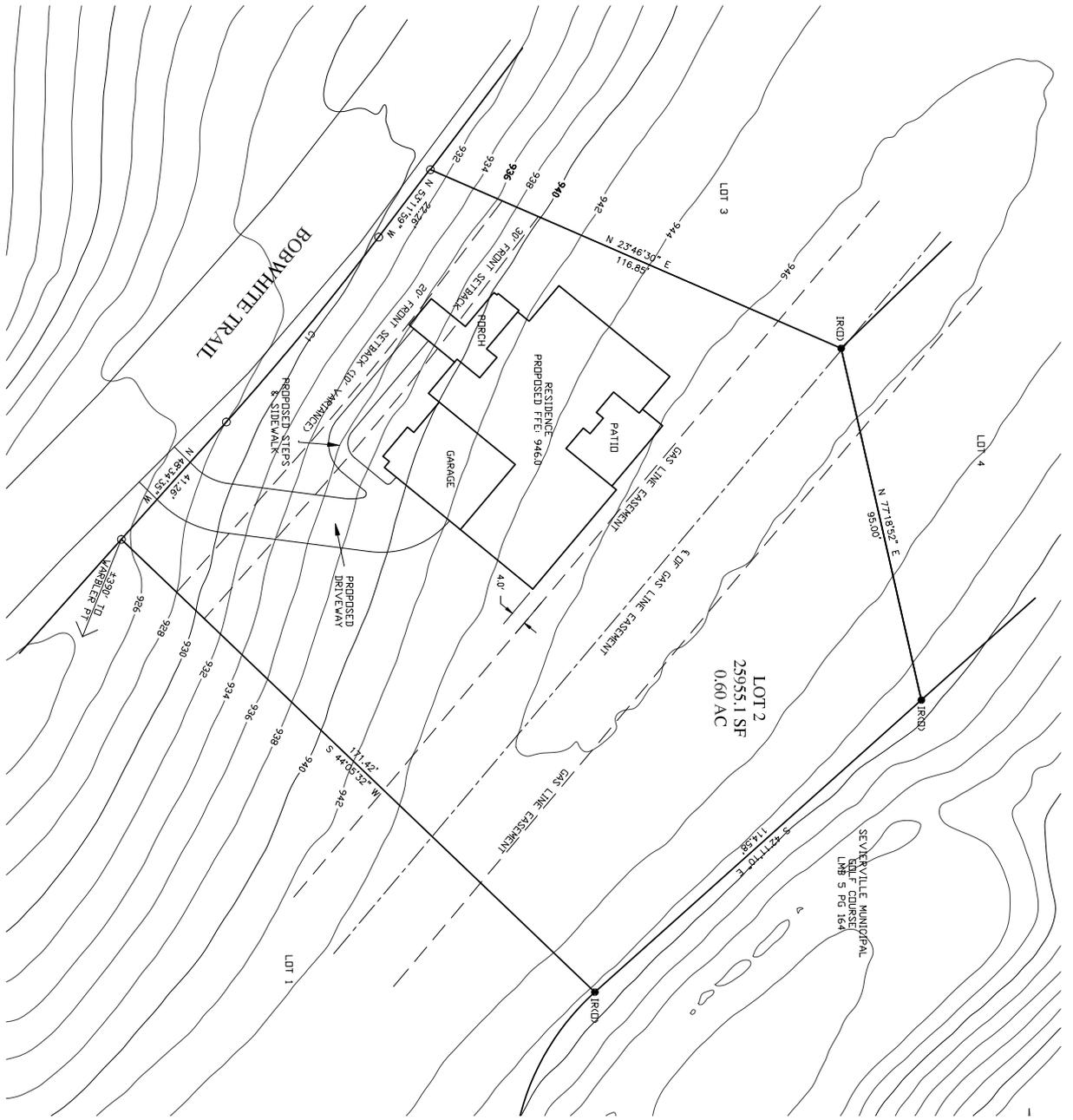
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CL	1728.00'	62.78'	62.76'	N 50°53'17" W

SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE AND MITIGATION RECOVERY ACT (FIRM) AND THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.
 I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIREMENTS OF THE RECORDING PLANNING COMMISSION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS DEFINED BY THE PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS SHOWN HEREON.
 DATE: 6-29-23



ENGINEERING
MARCUS G. WHALLEY, INC.
 SURVEYING

625 MAIN STREET, SUITE 4
 SEVERVILLE, TN 37864-6699
 OFFICE (665) 453-1288
 FAX MAP 37E GROUP, W/ PARCEL 230



LEGEND
 ● IRKD DENOTES AN IRON ROD OLD
 ○ DENOTES A CALCULATED POINT

VARIANCE REQUEST FOR
 LOT 2
 PHEASANT RIDGE
 INSTRUMENT BOOK 6288 PAGE 580
 PLAT BOOK 28 PAGE 326
 SEVENTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE
 JUNE 29, 2023

