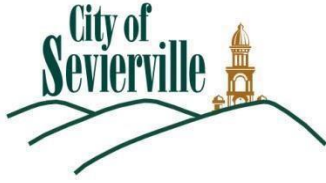


**SEVIERVILLE BOARD OF ZONING APPEALS**

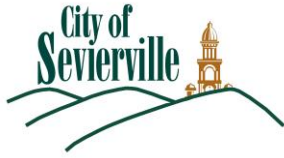
**11/2/2023**

**5:00 P.M. – Civic Center**



## Board of Zoning Appeals AGENDA 11/2/2023

- A. Call to Order
- B. Approval of Minutes – 10/5/2023
- C. Public Forum
- D. Old Business
- E. New Business
  - 1. Case 23-17 – Olson Custom Homes, Inc. requests a structure height variance – 523 Hideaway Ridge Circle.
  - 2. Case 23-18 – Mountainside Land Development requests a driveway slope variance – 206 S Smoky Mountain Way.
  - 3. Case 23-19 – Robert Campbell and Associates requests a setback variance for Kodak Townhomes – Tax Map 012, Parcel 010.01, Douglas Dam Road.
- F. Staff Report
- G. Adjournment



## **BOARD OF ZONING APPEALS MINUTES OCTOBER 5, 2023**

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, October 5, 2023, at 6:02 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  
Charles Valentine, Building Official  
JC Green, Fire Marshal

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

### **APPROVAL OF MINUTES**

Mr. Roberts made a motion to approve the minutes of the September 7, 2023 meeting. The motion received a second from Mr. Stott and passed with a unanimous vote.

### **OLD BUSINESS**

None

## **NEW BUSINESS**

### **CASE 23-16 – GARY WADE REQUESTS AN OFF-PREMISE SIGN VARIANCE – TAX MAP 049K, GROUP B, PARCEL 020.00 EAST MAIN STREET.**

Mr. Smith explained that this variance request is to place an off-premise directional sign on a parcel at the corner of East Main Street and North Parkway.

#### **Action Taken**

Mr. Helton made a motion to approve the variance request. The motion received a second from Mr. Messer and passed with a unanimous vote.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:03 PM.

---

Vincent Snider, Chairman

---

Douglas Messer, Secretary

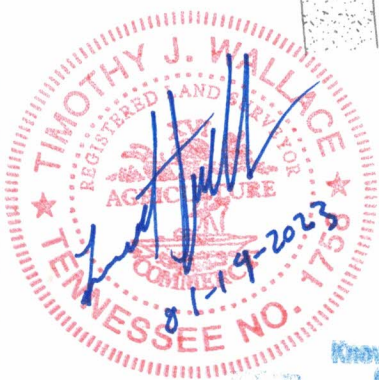
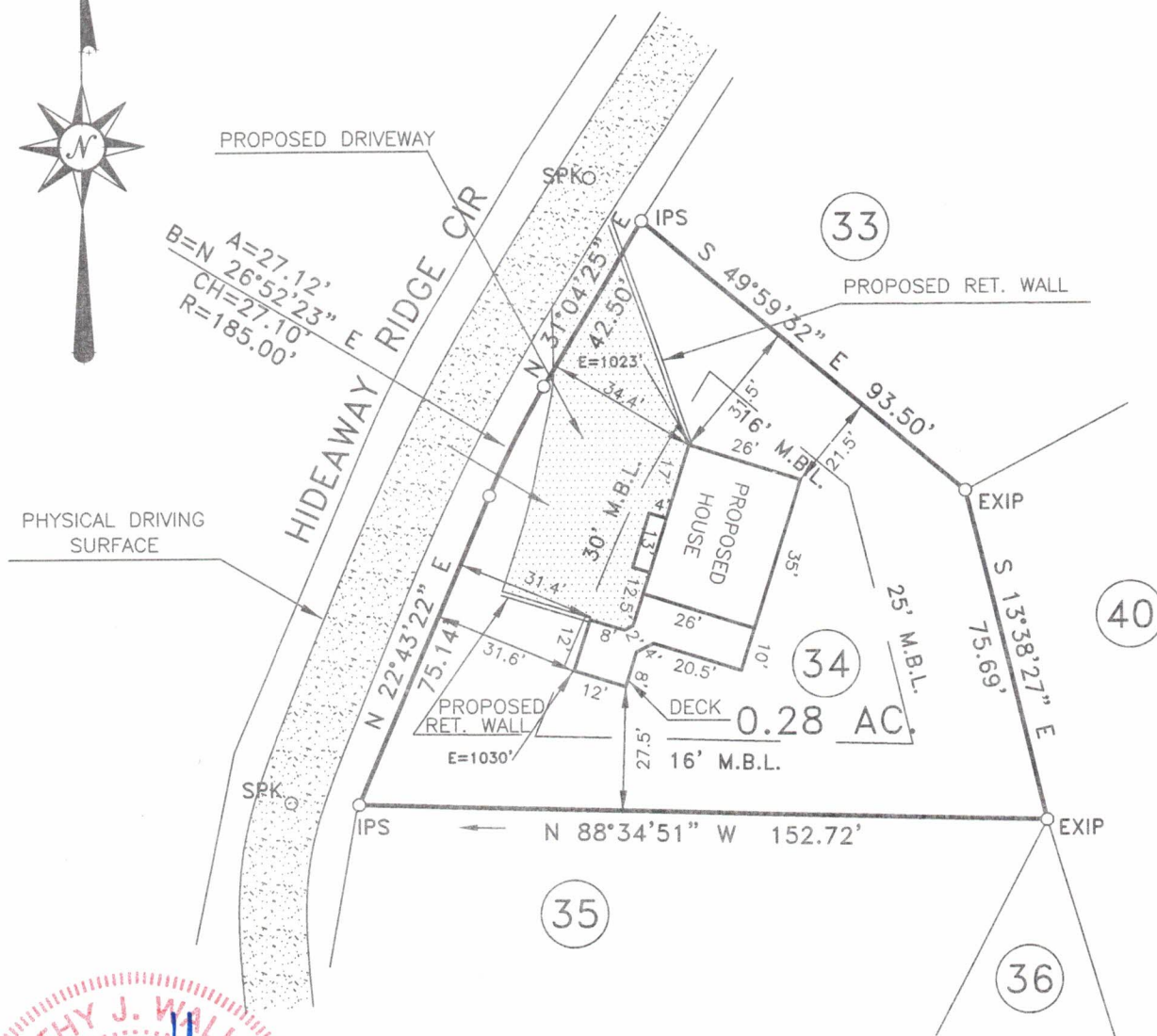
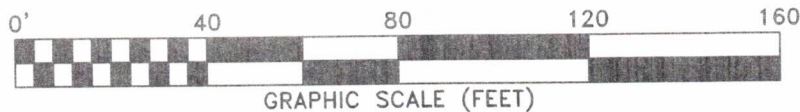
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Brooke Fradd, Recording Secretary



## City of Sevierville Board of Zoning Appeals

<b>Case Number:</b>	23-17
<b>Action Requested:</b>	Variance Request
<b>Applicant:</b>	Olson Custom Homes, Inc.
<b>Address:</b>	523 Hideaway Ridge Circle
<b>Tax Map:</b>	061A
<b>Group/Block:</b>	C
<b>Lot No./Parcel No:</b>	34.00
<b>Lot Size:</b>	.28 acres
<b>Zoning District:</b>	MDR (Medium Density Residential)
<b>Request Consideration:</b>	7' structure height variance due to topography



Know what's below.  
Call before you dig.

GROUND UTILITIES MAY OR  
NOT BE NOTED ON THIS SURVEY.  
ALL UTILITIES MUST BE LOCATED  
PRIOR TO ANY EXCAVATION.  
CALL ONE CALL BEFORE DIGGING #811

SITE PLAN REV1 04/20/22  
SITE PLAN REV2 01/19/23

BARBARA HERNANDEZ + JUAN ABEL CHIRINO

SURVEY FOR \_\_\_\_\_  
DISTRICT 5 COUNTY OF SEVIER WITHIN THE CITY OF SEVIERVILLE WARD # \_\_\_\_\_  
LOT NO. 34 BLOCK - IN HIDEAWAY RIDGE  
ADDRESS HIDEAWAY RIDGE CIRCLE  
MAP BOOK LM2 PAGE 44 SCALE 1"=40'  
MAP CAB. - SLIDE - DATE 12-07-2021  
TAX MAP 061A GROUP C PARCEL 034  
WARRANTY DEED BK. 5598 PAGE 797  
CENSUS TRACT NO. - DRAWN BY JRO  
BEARING BASE U.S.G.S.  
MORTGAGE CO. -  
TITLE CO. SMOKY MOUNTAIN TITLE # 0213105

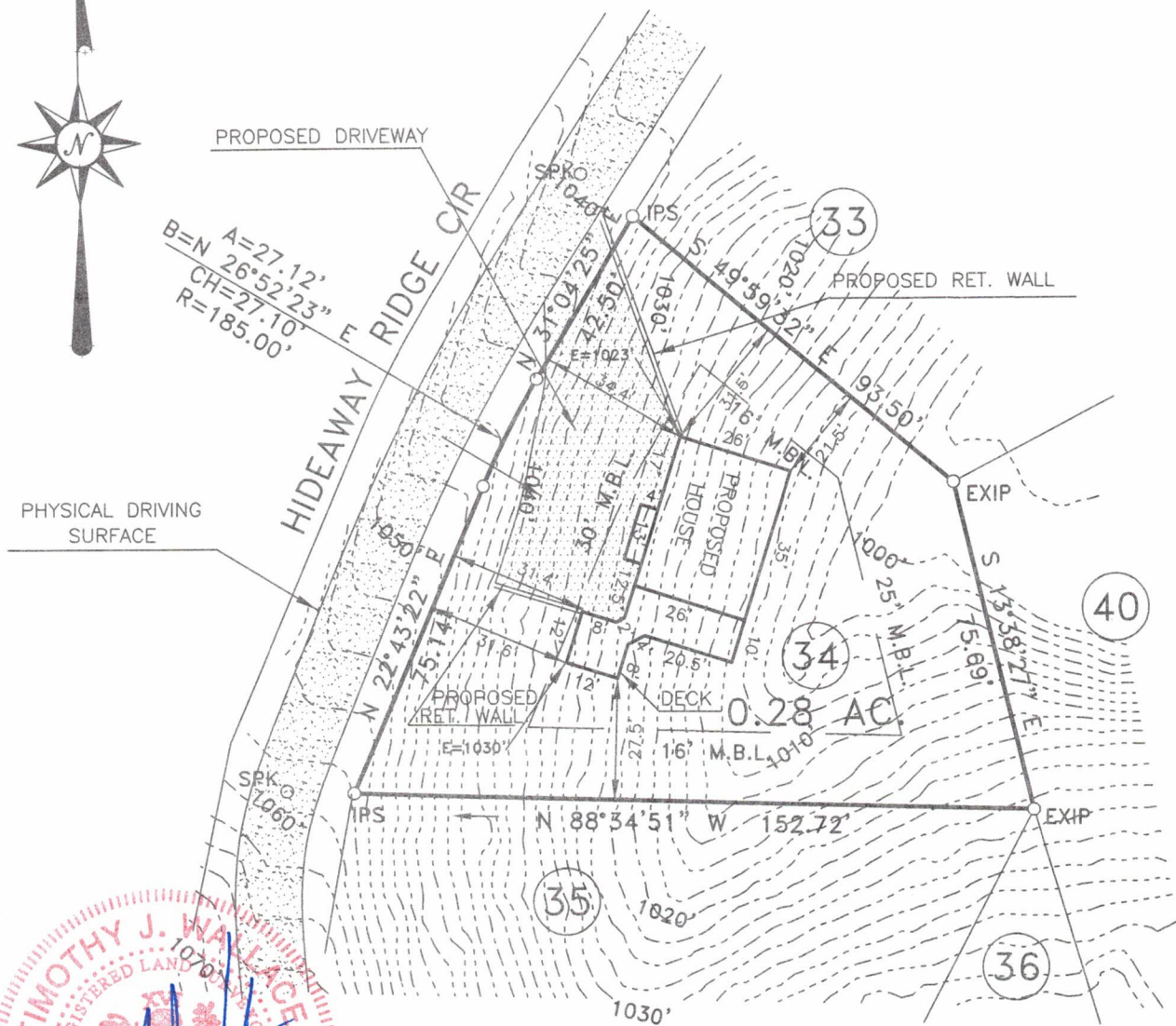
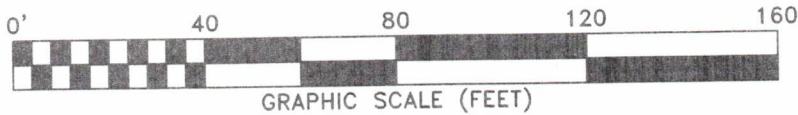
### PROPOSED SITE PLAN

1. PROPERTY SUBJECT TO ALL EASEMENTS, SETBACKS AND OR RIGHT OF WAYS RECORDED OR NOT
2. THIS IS A PROPOSED SITE PLAN. ACTUAL PLACEMENT OF HOUSE TO BE VERIFIED BY OWNER / CONTRACTOR.
3. ENGINEERED FOOTINGS / RETAINING WALLS MAY BE REQUIRED BY LOCAL BUILDING AUTHORITY. TO BE DESIGNED BY OTHERS.
4. TOPOGRAPHIC CONTOURS ARE SHOWN @ 2' INTERVAL. ELEVATIONS ARE MARKED @ 10' INTERVAL.
5. AS PER LOCAL BUILDING AUTHORITY R2 ZONING REQUIREMENTS SIDE MBL ADJUSTED FROM 8' TO 16' PER 2 STORY STRUCTURE.
6. I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 7500 AS SHOWN HEREON.
7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



(865) 429-0444  
(865) 429-8433 Fax  
P.O. BOX 5278  
SEVIERVILLE, TN 37864  
TIMOTHY J. WALLACE  
R.L.S. 1758  
W.S.C. DRAWING NO.  
021616SP





Know what's below.  
Call before you dig.

UNDERGROUND UTILITIES MAY OR  
MAY NOT BE NOTED ON THIS SURVEY.  
ALL UTILITIES MUST BE LOCATED  
PRIOR TO ANY EXCAVATION.  
CALL TN ONE CALL BEFORE DIGGING #811

SITE PLAN REV1 04/20/22  
SITE PLAN REV2 01/19/23

### PROPOSED SITE PLAN

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R.L.S. 1758  
W.S.C. DRAWING NO.  
021616SP



## City of Sevierville Board of Zoning Appeals

**Case Number:** 23-18

**Action Requested:** Variance Request

**Applicant:** Mountainside Land Development

**Address:** 206 S Smoky Mountain Way

**Tax Map:** 038J

**Group/Block:** A

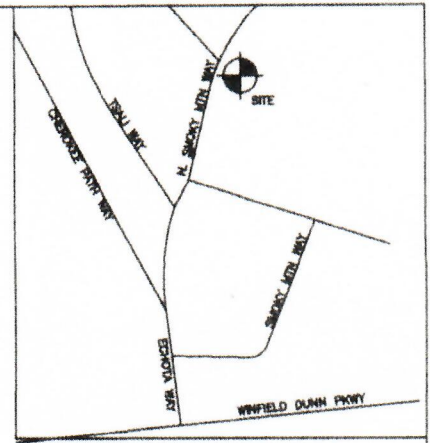
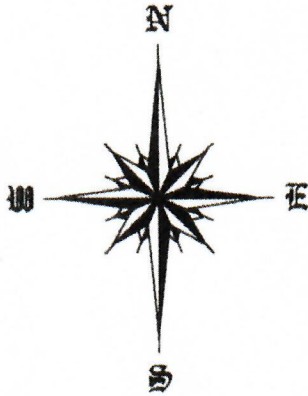
**Lot No./Parcel No:** 01500

**Lot Size:** .25 acres

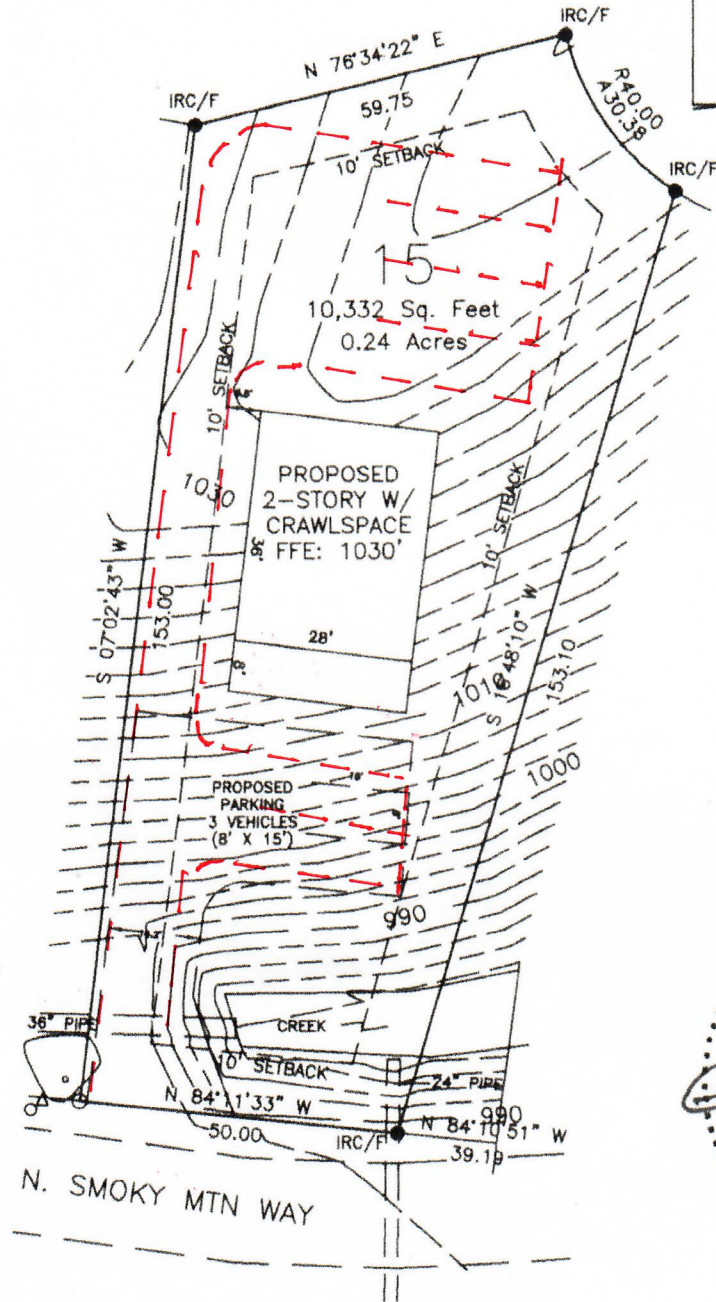
**Zoning District:** HDR (High Density Residential)

**Request Consideration:** Variance to section 4.6.2.12 of the Zoning Ordinance to allow for a driveway slope up to 31%





VICINITY MAP (N.T.S.)



P26076

206 S. Smoky Mountain Way  
ECHOTA LOT 15

BUILDING  
PERMIT  
23-B-241

NOTE: PROPERTY IDENTIFIED AS CRITICAL SLOPE  
10' SETBACKS ON ALL SIDES

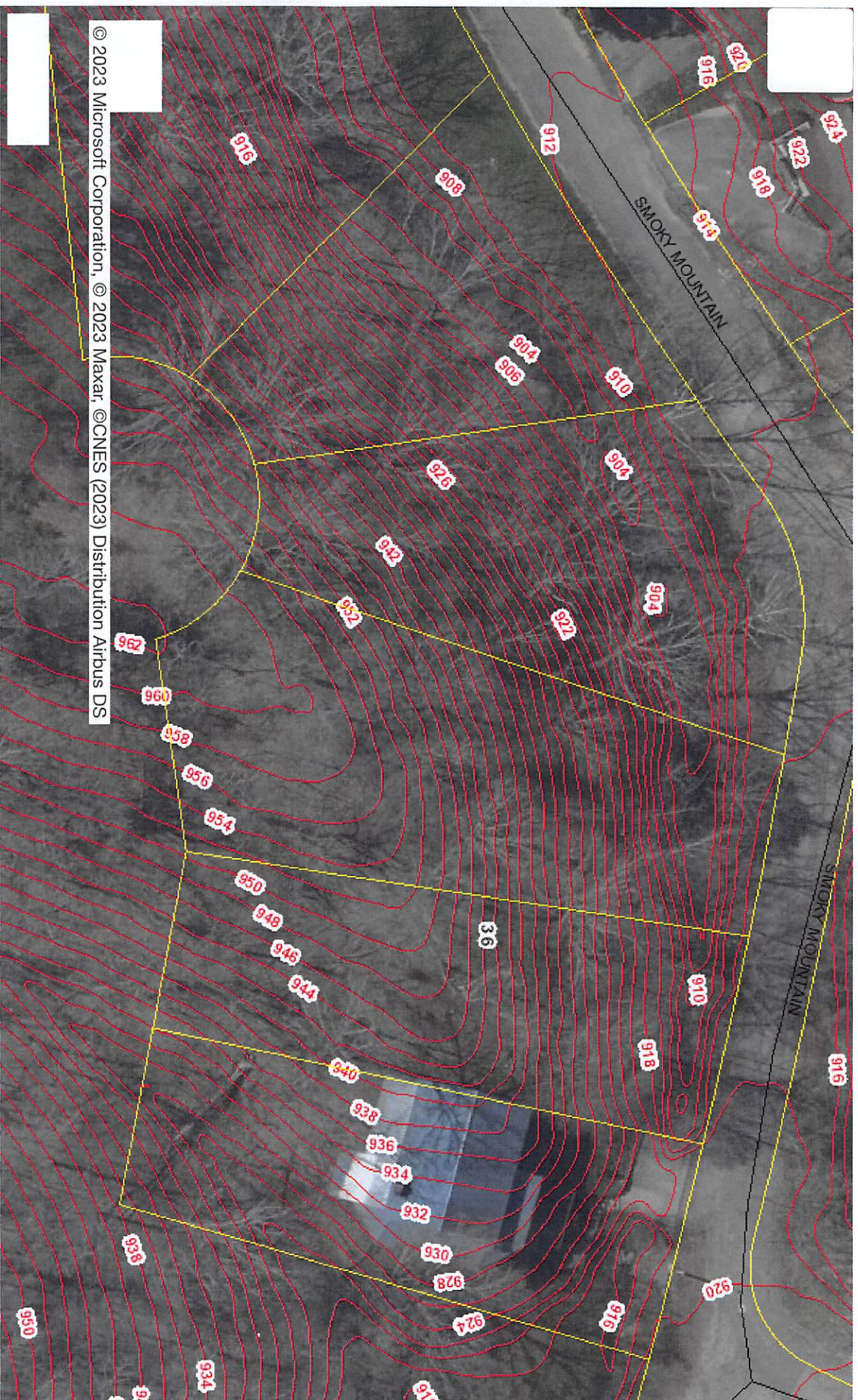


SITE PLAN FOR	
LOT 15	
ECHOTA VILLAGE	
DRAWN GCW	DATE 4/12/2022
SCALE 1" = 30'	SHEET 1 OF 1









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Codes

▼ Use left arrow for options. 🔍





## City of Sevierville Board of Zoning Appeals

**Case Number:** 23-19

**Action Requested:** Variance Request

**Applicant:** Robert Campbell and Associates

**Address:** West Dumplin Valley RD Douglas Dam RD

**Tax Map:** 012

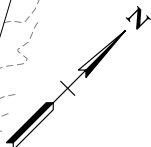
**Group/Block:**

**Lot No./Parcel No:** 010.01

**Lot Size:**

**Zoning District:** HDR (High Density Residential)

**Request Consideration:** Setback Variance of up to 15 feet



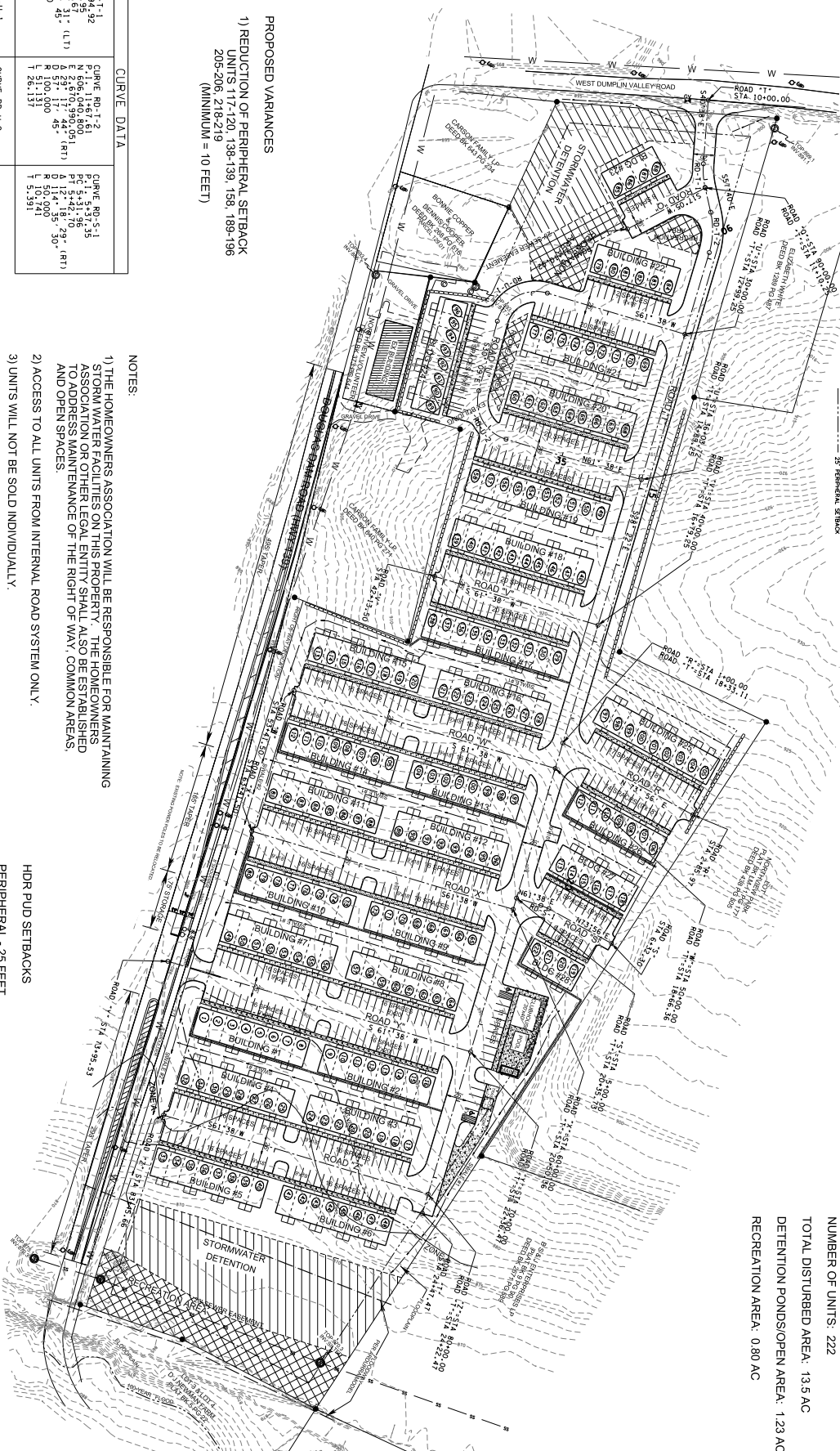
### LEGEND

-  PROPOSED FIRE HYDRANT  
 PROPOSED RETAINING WALL  
 UTILITY POLE  
 WATER VALVE  
 WATER METER  
 CLEAN-OUT  
 SEWER MANHOLE

ENGINEER:  
ROBERT C. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

OWNER/DEVELOPER:  
PERRY SMITH DEVELOPMEN  
2139 NEW ERA ROAD  
SEVIERVILLE, TN 37862  
(865) 908-1097

CLT MAP: 12  
PARCEL: 10.01  
PROPERTY ZONED: HDR  
TOTAL AREA: 15.61 ACRES  
NUMBER OF BUILDINGS: 29  
NUMBER OF UNITS: 222  
TOTAL DISTURBED AREA: 13.5 AC  
DETENTION PONDS/OPEN AREA: 1.23 AC  
RECREATION AREA: 0.80 AC



### PROPOSED VARIANCES

- 1) REDUCTION OF PERIPHERAL SETBACK  
UNITS 117-120, 138-139, 158, 189-190  
205-206, 218-219  
(MINIMUM = 10 FEET)

## CURVE DATA

CURVE	RD-1-1	CURVE	RD-T-2	CURVE	RD-S-1
P-1	10.94	P-1	11.61	P-1	5.5+7.35
P-1	10.93	N	606,000,800	P-1	5.5+7.35
A-11	07.35 (LT)	E	2,610,990,051	P-1	5.5+12.70
R	100,000	A-11	17.45 (RT)	P-1	5.5+12.70 (RT)
R	28.15	R	100,000	R	50,000s
T	1.968	T	51.131	T	10,741
		T	26.137	T	5.391

## NOTES

- 1) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. THE HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL ALSO BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE RIGHT OF WAY, COMMON AREAS, AND OPEN SPACES.

- 2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY

- 3) UNITS WILL NOT BE SOLD INDIVIDUALLY

- 4) OVERNIGHT RENTAL OF UNITS WILL NOT BE CONDUCTED

- 5) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.

- HDR PUD SETBACKS  
PERIPHERAL - 25 FEET  
BUILDING SEPARATION - 20 FEET  
STREET RIGHT OF WAY - 25 FEET



 <b>ROBERT G. CAMPBELL &amp; ASSOC., LP.</b> <b>CONSULTING ENGINEERS</b> <b>NASHVILLE, TENNESSEE</b>		<b>KODAK TOWNHOMES</b> SITE DEVELOPMENT PLAN & STORMWATER POLLUTION PREVENTION PLAN		<b>GENERAL LAYOUT</b>	
NO.	DATE	DESCRIPTION	BY	CHKD.	REVISIONS

DESIGNED BY	CMT	CHECKED BY	RGC	SCALE	SHEET TWO
DRAWN BY	DATE	FILE NO.	21213	1" = 60'	<b>2</b>
CMT	10-17-23			OF	17 SHEETS