



**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