



**BOARD OF ZONING APPEALS
MINUTES
JULY 11, 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, July 11, 2023, at 5:43 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice-Chairman
Douglas Messer, Secretary
Daryl Roberts

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Fox made a motion to approve the minutes of the June 6, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-10 – STAFF REQUESTS INTERPRETATION OF ROOF SIGN FOR DIG'N ZONE – 1707 VETERANS BOULEVARD.

Mr. Smith presented the sign proposal for the Dig'n Zone theme park, which includes a shipping container style design set atop the ticketing office. He explained that staff is requesting that the board determine if the structure is an extension of the building and therefore a wall sign, or if it is a roof sign, which is not allowed by the Sevierville Zoning Ordinance.

The board considered the design and questioned if the structure is usable space. If so, they reasoned, this sign could be considered a wall sign. However, if the structure is for the sole purpose of supporting the sign, then it would be a part of the roof, and not allowed. The applicant addressed the board, explaining that the structure has an access door and can be used for seasonal storage or additional such uses. Mr. Black confirmed that the construction plans could be reviewed to ensure that the structure met occupiable space requirements.

Action Taken

Mr. Stott made a motion to interpret that if placed on the front of a structure which meets building code requirements for occupiable space and is under roof, the sign is wall signage. The motion received a second from Mr. Fox and passed with a unanimous vote.

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.

Mr. Smith explained that this variance is for a portion of the Echota development, which primarily was constructed prior to being annexed into the city limits. The maximum slope of a street, per the city zoning ordinance requirement is 15% or less. Given the topography and existing infrastructure, the applicant has requested a variance due to an inability to meet these standards. The Zoning Ordinance specifically states that variances can be granted due to topographical issues.

The commission questioned how this slope increase would affect emergency response vehicles, specifically fire trucks. Mr. Green stated that while inclines over 15% can be challenging for the trucks, straight aways or turns combine with the grade can either ease the burden or make it more difficult. Additionally concerns arise if the grade requires trucks parking on a steep incline, which this proposal does not.

Jeremy Puckett, of Civil & Environmental Consultants, Inc, addressed the board, explaining that the variance requested is for a one-way road, which loops around and connects to an existing street. The current street, to which this new road would connect, meets city standards at a 15% grade. If the variance is granted, the developer will defer to city staff on the direction of traffic on the road. This could allow emergency vehicles to access the area from the lesser grade, then descend the steeper portion.

Action Taken

Mr. Stott made a motion to approve the variance request, subject to the developer working with the city staff, due to a topographical hardship. The motion received a second from Mr. Helton and passed with a unanimous vote.

CASE 23-12 – W.C. WHALEY, INC REQUESTS 10' FRONT SETBACK VARIANCE – TAX MAP 037F, GROUP A, PARCEL 002.00, BOBWHITE TRAIL.

Mr. Smith stated that this location on Bobwhite Trail, which is located just off the Sevierville golf course, has a gas line easement running through the middle of the lot. This easement may be considered a governmental hardship, if determined to be the reason the variance is needed. Marcus Whaley addressed the board, explaining that the only portion proposed to encroach in the front setback would be the porch stairs.

Action Taken

Mr. Fox made a motion to approve the variance request, due to governmental hardship. The motion received a second from Mr. Helton and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:19 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary