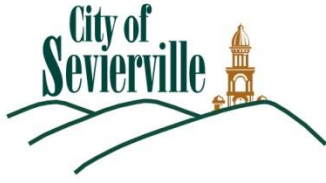


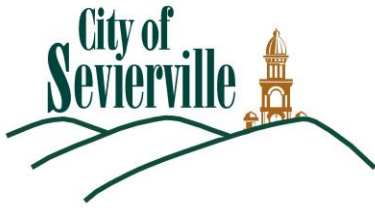
SEVIERVILLE BOARD OF ZONING APPEALS

November 2, 2017



Board of Zoning Appeals November 2, 2017 Agenda

- A. Call to Order
- B. Approval of Minutes – October 5, 2017
- C. Old Business
- D. New Business
 - 1. Case Number 17-07 – Civil and Environmental Consultants, Inc requests a variance to eliminate the site paving requirements, based on requirements under the stormwater ordinance – 106 Industrial Park Drive (City).
 - 2. Other new business
- E. Adjournment



BOARD OF ZONING APPEALS October 5, 2017

The Board of Zoning Appeals met at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, October 5, 2017 at 5:22 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Bryan Atchley, Mayor
Wayne Helton

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner

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

APPROVAL OF MINUTES

Mr. Arwood made a motion, seconded by Mr. Snider to approve the Minutes of the July 6, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

NEW BUSINESS

CASE NUMBER 17-05 – W. C. WHALEY, INC REQUESTS A DRIVEWAY VARIANCE FROM 25 FEET TO 15 FEET FROM THE SIDE PROPERTY LINE – 1135 FOX LANDING COURT (CITY).

Staff Comments

Mr. Stott noted this request has been presented in relationship to the site plan for Rocky Top Medical Center. The site plan reviewed by the Planning Commission at a previous meeting proposed to locate a driveway closer to the northeast property boundary than is permitted under Section 405.2.3 of the Zoning Ordinance. Since that time, the owner has submitted a revised site plan which shows an accurate location of the driveway, and limits its use to one-way traffic. Given the shape of this lot, its location on a curve, and the need to have an ambulance be able to access a building entrance, Mr. Stott stated it was a reasonable request.

Action Taken

Mr. Arwood made a motion that the variance be granted due to the irregular shape of the lot and its location on a curve. Mr. Roberts seconded the motion which passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:24 p.m.

Lyle Overbay, Chairman

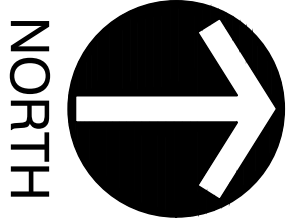
Vincent Snider, Secretary

Judi Forkner, Recording Secretary

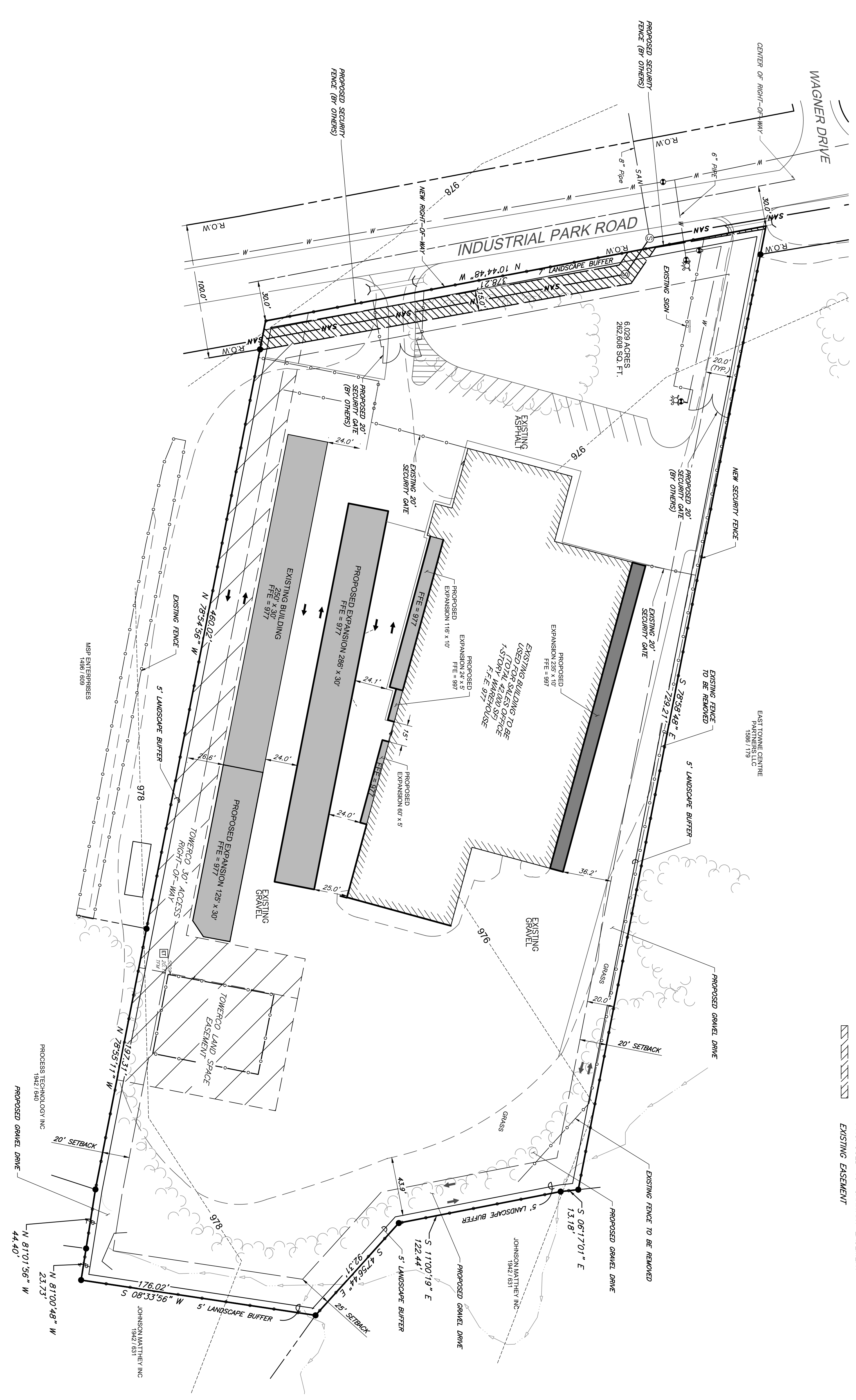


City of Sevierville Board of Zoning Appeals

Case Number: 17-07
Action Requested: Variance to Paving Requirements
Owner: Mark Jackson DBA Airport Mini-storage
Address: 106 Industrial Park Drive
Tax Map: 062
Lot No./Parcel No: 054.00
Lot Size: 5.85
Zoning District: M-1
Request Consideration: To eliminate paving requirement for this project, based on Stormwater requirements for the site.

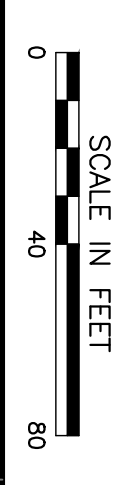


NORTH



LEGEND

⊙	SAWTRAY MANHOLE
●	EXISTING IRON ROD FOUND
—	PROPERTY LINE
—	PROPOSED BUILDING SETBACK
—	PROPOSED 7' & 5' LANDSCAPE BUFFER
—	UNDERGRD. SAN. SEWER LINE
—	UNDERGRD. WATER LINE
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED 15' SAWTRAY EASEMENT
—	EXISTING EASEMENT



REVISION RECORD		
NO.	DATE	DESCRIPTION

SUBMITTAL RECORD		
NO.	DATE	DESCRIPTION

PROJECT INFORMATION

OWNER:
MARK V. JACKSON
1379 RIVER RUN CIRCLE
SEVIERVILLE, TN 37876

PROPERTY:
DISTRICT 5, SEVIER COUNTY, TN
MAP BOOK
TAX MAP 02 PARCEL 54.00
ACREAGE: 5.85 AC
ZONING: M-1

SETBACKS:
FRONT: 30'
SIDE: 20'
REAR: 25'
STRUCTURE HEIGHT: 44' MAX.

LANDSCAPING:
STREET FRONT: 7' FT. MIN. WITH 1" - 2" CALIBER TREE EVERY 25 FT.;
SIDE YARDS: 5' GALLON MIN. EVERY 40 FT.;
PARKING: 5% OF INTERIOR AREA WITH 1 TREE FOR EVERY 300 SQ. FT. OF LANDSCAPED AREA.

PROPOSED USE:
STORAGE UNITS WAREHOUSE / MINI STORAGE

PARKING:
USE: EXIST. OFFICE SPACE
SQ. FT. 2,744
REQUIRED: 1 SPACE/400 SF = 7 SPACES FOR OFFICE USAGE & 3 SPACES FOR WAREHOUSE USAGE; TOTAL 10 REQUIRED PROVIDED: 15 SPACES

PAVING:
PARKING LOT:
8" STONE BASE
3" BINDER COURSE
1-1/2" TOPPING

- NOTE:**
1. SANITATION: EXISTING DUMPSTER TO REMAIN.
 2. FLOOD INFORMATION: THIS SITE IS LOCATED INSIDE FEMA DESIGNATED FLOODPLAINS AND IS BOUNDARY WITHIN A 100-YR FLOOD.
 3. BOUNDARY INFORMATION TAKEN FROM A DEED TO CORRAL DEED BOOK 563, PAGE 561, ENGINEERING.

Civil & Environmental Consultants, Inc.
229 Pineo Street - Sevierville, TN 37862
PH: 866.774.2771 - Fax: 866.774.7787
www.cedinc.com



MARK V. JACKSON
AIRPORT MINI STORAGE EXPANSION
106 INDUSTRIAL DRIVE PARK
SEVIERVILLE, TENNESSEE

DRAWN BY:	J.H. [REDACTED]	DATE:	OCT 13, 2017
DESIGNED BY:	J.H. [REDACTED]	PROJECT NO.:	172-179
APPROVED BY:	BBF [REDACTED]	SCALE:	1"=40'
DATE:	OCT 13, 2017	PROJECT NO.:	172-179

C200

SITE LAYOUT