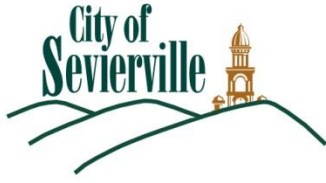


**SEVIERVILLE BOARD OF ZONING APPEALS**

**December 7, 2017**



## Board of Zoning Appeals December 7, 2017 Agenda

- A. Call to Order
- B. Approval of Minutes – November 2, 2017
- C. Old Business
- D. New Business
  - 1. Case Number 17-08 – Rodney & Amy Case request a 5 feet side yard and a 10 feet rear yard setback variance – 1978 Chelsea Jo Lane (City).
  - 2. Other new business
- E. Adjournment



## **BOARD OF ZONING APPEALS November 2, 2017**

The Board of Zoning Appeals met at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, November 2, 2017 at 5:00 P.M.

There were present and participating:

### **MEMBERS PRESENT**

Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Bryan Atchley, Mayor  
Wayne Helton  
Daryl Roberts  
Austin Williams

### **MEMBERS ABSENT**

Lyle Overbay, Chairman

### **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner  
Frank Cravens, Stormwater Tech  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

Vice-chairman Arwood declared a quorum present and announced the meeting would proceed.

### **APPROVAL OF MINUTES**

Mr. Snider made a motion, seconded by Mr. Williams to approve the Minutes of the October 5, 2017 meeting. The motion passed with a unanimous vote.

### **OLD BUSINESS**

None

## **NEW BUSINESS**

### **CASE NUMBER 17-07 – CIVIL AND ENVIRONMENTAL CONSULTANTS, INC REQUESTS A VARIANCE TO ELIMINATE SITE PAVING REQUIREMENTS – 106 INDUSTRIAL PARK DRIVE (CITY).**

#### **Staff Comments**

Mr. Stott noted this request has been presented in relationship to the site plan for Airport Mini-storage, and that granting the request would help the site conform to City stormwater regulations. He then recognized Mr. Cravens, who was available to answer any stormwater related questions. Ms. Caskie stated that granting this variance would be a change in precedent, but could be beneficial given the proper restrictions. She suggested that properties with visibility from arterial roads needed to be paved, as well as those which receive customer traffic.

#### **Action Taken**

Mayor Atchley made a motion to grant this variance based on the proposed use of a warehouse and storage facility as well as its location being not on a primary or minor arterial road. Mr. Roberts seconded the motion which passed unanimously.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:07 p.m.

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Jim Arwood, Vice-chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary



## City of Sevierville Board of Zoning Appeals

**Case Number:** 17-08

**Action Requested:** Variance Request

**Applicant:** Rodney & Amy Case

**Address:** 1978 Chelsea Jo Lane

**Tax Map:** 63P

**Lot No./Parcel No:** 018.00

**Lot Size:** .32

**Zoning District:** R-1 Low Density Residential

**Request Consideration:** For a 5 feet side yard variance and a 10 feet rear setback variance due to an irregular lot



# City of Sevierville

120 Gary Wade Blvd. P.O. Box 5500  
Sevierville, TN 37864  
865-453-5504

## MEMORANDUM

To: Board of Zoning Appeals  
From: Butch Stott, Director of Code Enforcement *BS.*  
Date: November 22, 2017  
Re: BZA Case No. 17-08

Comments: Rodney Case is requesting both a side yard and a rear yard setback variance due to the irregular shape of the lot.

The Summerfield subdivision was approved by the County and developed in the County. The subdivision was annexed by the City on May 18, 2005. At the time of annexation, thirty-four (34) homes were completed under the subdivision's setback regulations. The variance being requested would comply with the subdivision's setbacks.

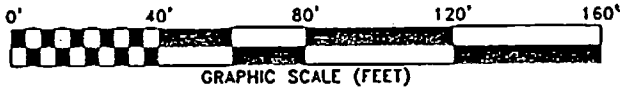
### City setbacks

Front – 30 feet  
Rear – 30 feet  
Side – 15 feet

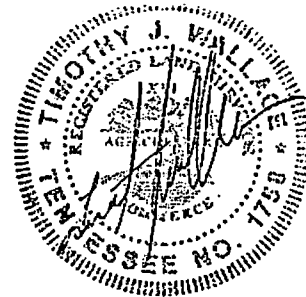
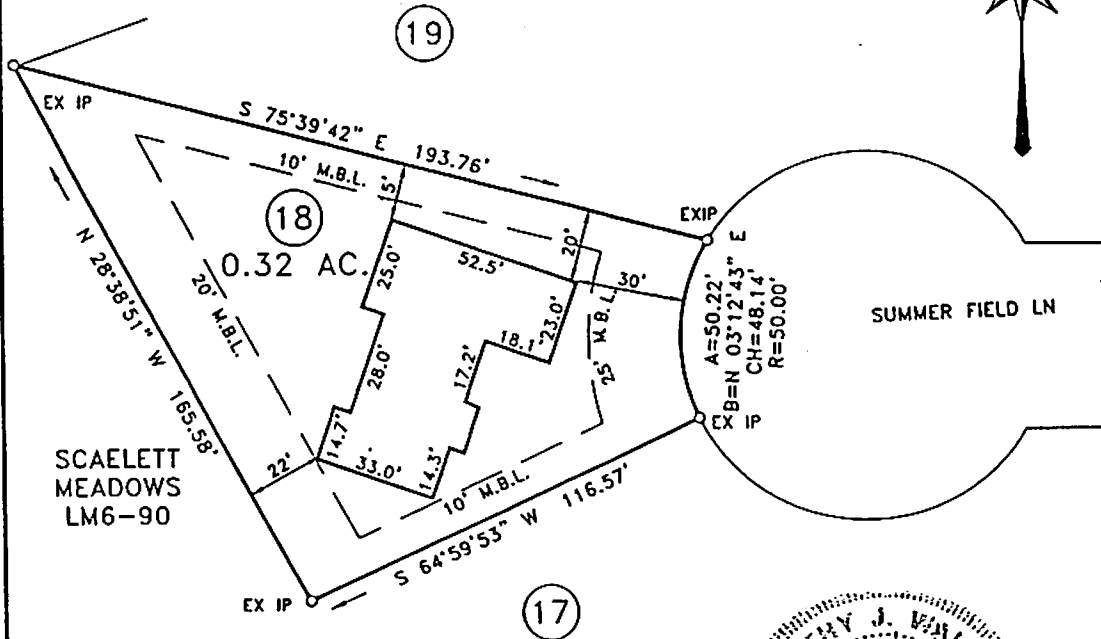
### Subdivision setbacks

Front – 25 feet  
Rear – 20 feet  
Side – 10 feet

Mr. Case is requesting a 5 feet side setback variance and a 10 feet rear setback variance. Due to the irregular shape of the lot, staff would support the variance request.



ROBERTSON  
W.D. 265-005



### VARIANCE REQUEST

TO KEEP THE SETBACKS AS SHOWN ON PLAT BOOK LM1-49 25' FRONT 10' SIDE AND 20' REAR  
DO TO THE IRREGULAR SHAPE OF THE LOT AND THE SQUARE FOOT REQUIREMENTS AS SHOWN IN MISC BOOK K277-821

PROPERTY SUBJECT TO ALL EASEMENTS, SETBACKS AND OR PART OF THIS RECORDED OR NOT  
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.

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.

**LOT 18 SUMMER FIELD**

SURVEY FOR \_\_\_\_\_

DISTRICT 4 COUNTY OF SEVIER WITHIN THE CITY OF SEVIERVILLE WARD # \_\_\_\_\_

LOT NO. 18 BLOCK \_\_\_\_\_ IN SUMMERFIELD S/D

ADDRESS SUMMERFIELD LANE

MAP BOOK LM1 PAGE 49 SCALE 1"=40'

MAP CAB. - SLIDE - DATE 11-22-2017

TAX MAP 63P GROUP A PARCEL 018.00

WARRANTY DEED BK. 4854 PAGE 276

CENSUS TRACT NO. - DRAWN BY T.J.W.

BEARING BASE PLAT NORTH

MORTGAGE CO. -

TITLE CO. -

**WALLACE SURVEYING  
COMPANY**

(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.  
**170389**

BZA CASE No. 17-08

LOT REQUESTING REAR  
AND SIDE YARD SETBACK  
VARIANCE.



SUMMERFIELD SUBDIVISION

- ANNEXED MAY 18, 2005

■ HOMES CONSTRUCTED PRIOR  
TO ANNEXATION.

■ HOMES CONSTRUCTED AFTER  
ANNEXATION.