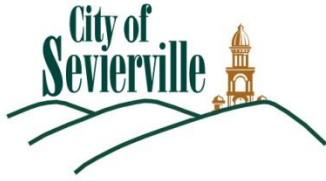


SEVIERVILLE BOARD OF ZONING APPEALS

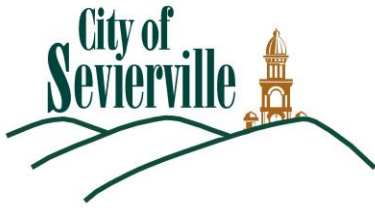
April 5, 2018



Board of Zoning Appeals

April 5, 2018 Agenda

- A. Call to Order
- B. Approval of Minutes – February 1, 2018
- C. Old Business
- D. New Business
 - 1. Case Number 18-05 – W.C. Whaley, Inc requests a 5 feet perimeter setback variance – Tax Map 61, Parcel 016.00, Elizabeth Lane (City).
 - 2. Other new business
- E. Adjournment



BOARD OF ZONING APPEALS February 1, 2018

The Board of Zoning Appeals met at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, February 1, 2018 at 6:07 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Joseph Dodgen, Traffic Operations Manager
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mayor Atchley made a motion, seconded by Mr. Arwood to approve the Minutes of the January 4, 2018 meeting. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:08 p.m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number: 18-05

Action Requested: Variance Request

Applicant: W C Whaley, Inc

Address: Elizabeth Lane

Tax Map: 61

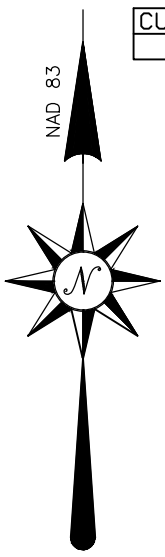
Lot No./Parcel No: 16.00

Lot Size: 0.28 acres

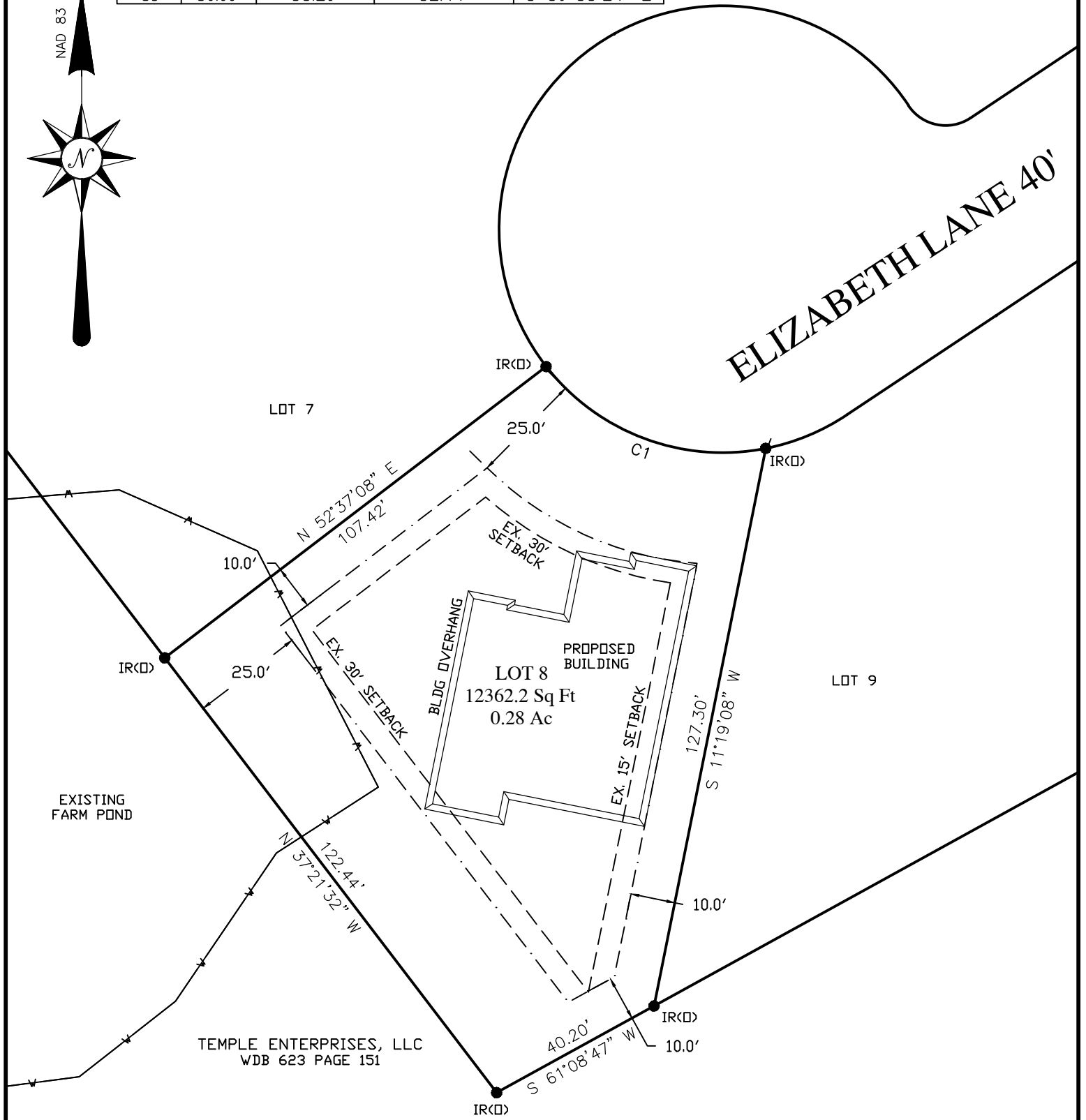
Zoning District: R-1 Low Density Residential

Request Consideration: 5 foot perimeter setback variance due to pond

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	55.20'	52.44'	S 69°33'24" E



ELIZABETH LANE 40'



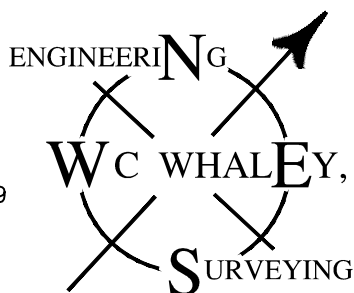
TEMPLE ENTERPRISES, LLC
WDB 623 PAGE 151

LEGEND

- IR(□) DENOTES AN IRON ROD OLD
- DENOTES CURRENT SETBACKS
- - - - DENOTES REQUESTED SETBACKS
- w— DENOTES APPROXIMATE EDGE OF POND

SETBACK VARIANCE REQUEST FOR
LOT 8
ALEXANDER FIELDS
 INSTRUMENT BOOK 4945 PAGE 406
FIFTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
 MARCH 15, 2018

635 WALL STREET, SUITE 4
 PO BOX 6699
 SEVIERVILLE, TN 37864-6699
 OFFICE (865) 453-1258



CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	50.00	85.39	52.44	S 59°27'52" E
C2	10.00	15.71	10.00	N 78°35'57" E
C3	10.00	15.71	10.00	N 78°35'57" E
C4	50.00	74.97	67.85	N 76°50'01" E
C5	50.00	13.95	8.75	S 76°33'37" E
C6	50.00	38.79	35.00	S 11°45'09" E

OWNER/CONTACT
LEONARD WARING CONST.
114 BRUCE ST
SEVERVILLE, TN 37865
(865) 712-4738

ZONING BUILDING SETBACKS
ZONING: R-1
BUILDING SETBACKS:
FRONT = 30'
REAR = 30'
SIDE = 10' (MIN. BRANCHAGE)
EASEMENT ALONG ALL INTERIOR LOT LINES IS ALONG ALL EXTERIOR LOT LINES.

NOTES
1. LOT 17 IS FOR DETENTION PURPOSES ONLY. IT IS A NON-BUILDABLE LOT.

VICINITY MAP
17 LOTS INTO 5.08 ACRES

CERTIFICATE OF APPROVAL FOR RECORDING
I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH REQUIREMENTS AS ARE SPECIFICALLY NOTED HEREON. THE ACCURACY OF THIS PLAN IS GUARANTEED BY AN ACCEPTABLE SURVEY PRACTICE IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
DATE: 11-13-17
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF STREETS
I CERTIFY THAT STREETS AND RELATED APPURTENANCES, INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE TENSILE STATE HEALTH DEPARTMENT AND THE REGIONAL PLANNING COMMISSION IN COMPLIANCE WITH ARTICLE IV, IN THE AMOUNT OF \$ _____
DATE: 11-13-17
ROAD SUPERINTENDENT CITY OF SEVERVILLE

CERTIFICATION OF STREET NAMES
I CERTIFY THAT THE STREETS HAVE BEEN APPROVED BY THE SEVERVILLE CITY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 REQUIREMENTS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE CITY.
DATE: 11-13-17
E-911 COORDINATOR FOR SEVERVILLE

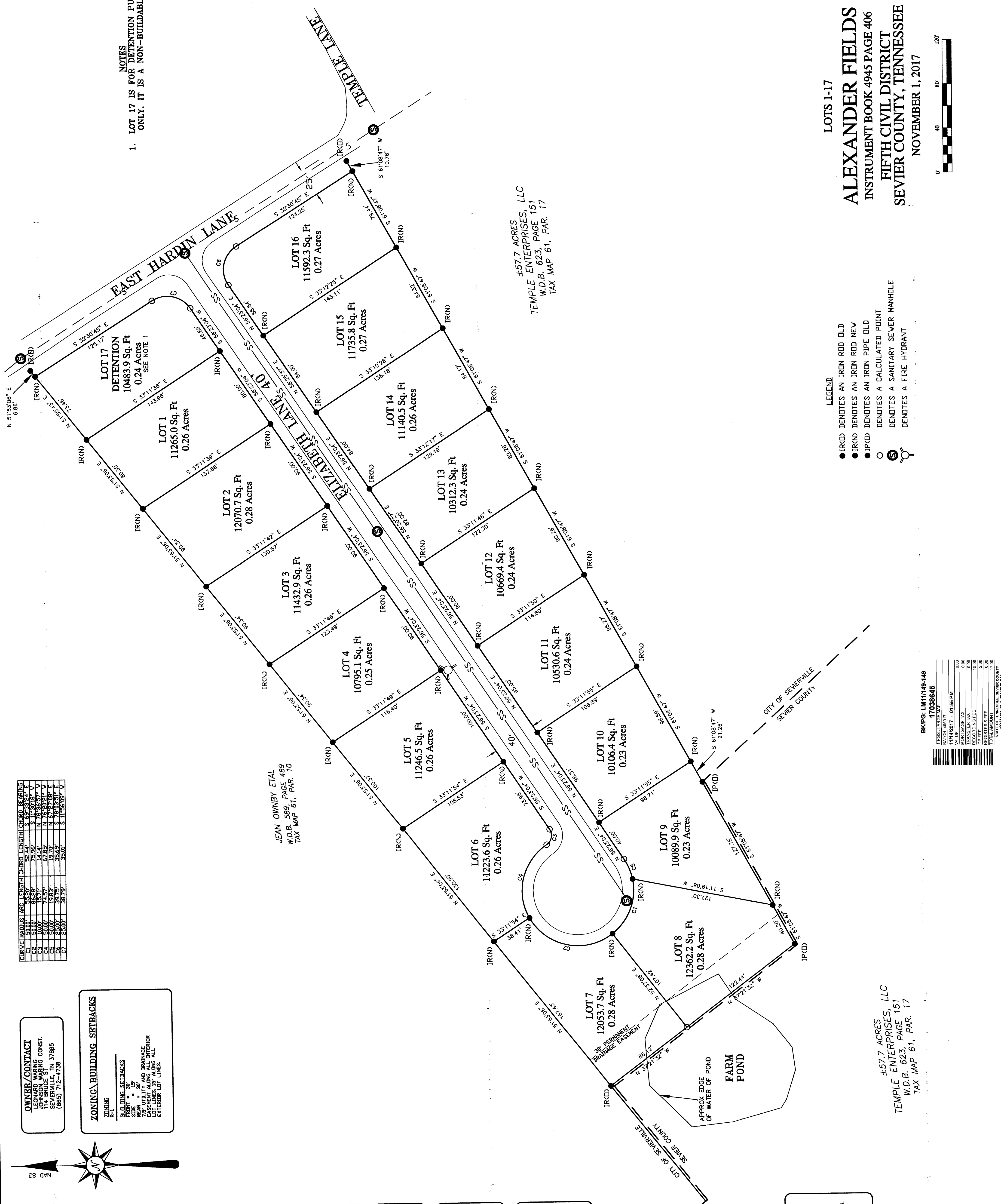
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWER SYSTEMS
I HEREBY CERTIFY THAT THE WATER AND SEWERAGE SYSTEMS PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENSILE STATE HEALTH DEPARTMENT AND THE REGIONAL PLANNING COMMISSION IN COMPLIANCE WITH ARTICLE IV, IN THE AMOUNT OF \$ _____
DATE: 11-13-17
UTILITY SYSTEM MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, DO HEREBY ADAPT THE PLAN OF SUBDIVISION LINES AND DELEGATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC PRIVATE USE AS NOTED THEREON.
DATE: 11-13-17
OWNER

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD ZONING MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
I HAVE MADE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIREMENTS OF THE REGIONAL PLANNING COMMISSION AND THE REGIONAL PLANNING COMMISSION I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE NATIONAL STANDARD.
DATE: 11-13-17

335 WALL STREET, SUITE 4
PO BOX 6689
SEVERVILLE, TN 37864-6689
OFFICE (865) 433-1256

TAX MAP 61 PARCEL 16.00



±57.7 ACRES
TEMPLE ENTERPRISES, LLC
W.D.B. 623, PAGE 151
TAX MAP 61, PAR. 17

±57.7 ACRES
TEMPLE ENTERPRISES, LLC
W.D.B. 623, PAGE 151
TAX MAP 61, PAR. 17

17038645
11/14/2017 01:55 PM
VALUE
TRANSFER TAX
RECORDING FEE
TOTAL AMOUNT
CYNDI B LOVEDAY
REGISTERED SURVEYOR

SEVERVILLE, TN 37865
OFFICE (865) 433-1256

NOVEMBER 1, 2017

SEVERVILLE, TN 37865

SEVERVILLE, TN 37865

SEVERVILLE, TN 37865

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