

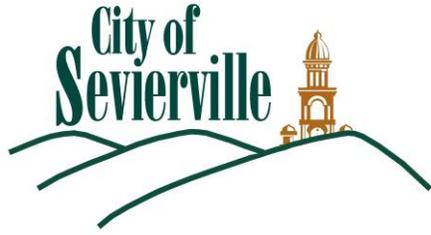
SEVIERVILLE BOARD OF ZONING APPEALS

April 7, 2016



Board of Zoning Appeals April 7, 2016 Agenda

- A. Call to Order
- B. Approval of Minutes – December 3, 2015
- C. Staff Reports
- D. Old Business
- E. New Business
 - 1. Case Number 16-01 – James M. Henry requests a variance of the setback of four (4) ft, to install a twelve (12) feet fence in the rear, side, and front yard setback of two lots – 503 & 505 Ownby Drive (City).
 - 2. Other new business
- F. Adjournment



BOARD OF ZONING APPEALS MINUTES December 3, 2015

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, December 3, 2015 at 6:01 P.M.

There were present and participating:

MEMBERS PRESENT

Conley T. Murrell, Secretary
Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Wayne Helton
Vincent Snider
Daryl Roberts

MEMBERS ABSENT

Lyle Overbay, Chairman

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director

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

APPROVAL OF MINUTES

A motion was made by Mr. Murrell, and seconded by Mr. Snider, to approve the minutes from the November 5, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

Case Number 15-10 – Kendra Beal, MBI, requests a variance of the building setback from 25 feet to 5 feet for a maintenance building to be located near the rear of the property – 293 Mount Drive (City).

Staff Comments and Discussion

Mr. Stott explained that this variance request is the result of the discussion from the previous meeting that deals with the accessory building for the Allensville Apartments Phase II. He explained that our regulations would allow an accessory structure to be located as presented in an R-1 zone, however not in the C-3 Zone the site resides. It was explained that this is believed to be the best solution to the problem and staff approves of the location.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Snider, to approve the variance request based on the previous discussion of topography. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



City of Sevierville

T E N N E S S E E

Board of Zoning Appeals

Case Number 16-01 Fee Paid \$100.00

Action Requested

- Interpretation/Administrative Review Map Interpretation
 Variance Request Special Exception Request

Owner JAMES M. HENRY 865-556-4972

Address 503 & 505 OWNBY DRIVE Lot No./Parcel No. 30.01 & 30.02

Tax Map 49-H BLK:C Lot Size APPROX. .24 AC Zoning District R-3

Lessee _____

Address _____

The aforesaid applicant requested a building permit on the _____ day of _____, 20____

And was denied said permit for the following reason(s): _____

The applicant is requesting consideration (excepting special exception requests) FOR A VARIANCE OF FOUR (4) FEET TO INSTALL A TWELVE (12) FEET FENCE IN THE REAR, SIDE, AND FRONT YARD SETBACK OF TWO LOTS.

Applicant's Signature 3 / 15 / 16
Date

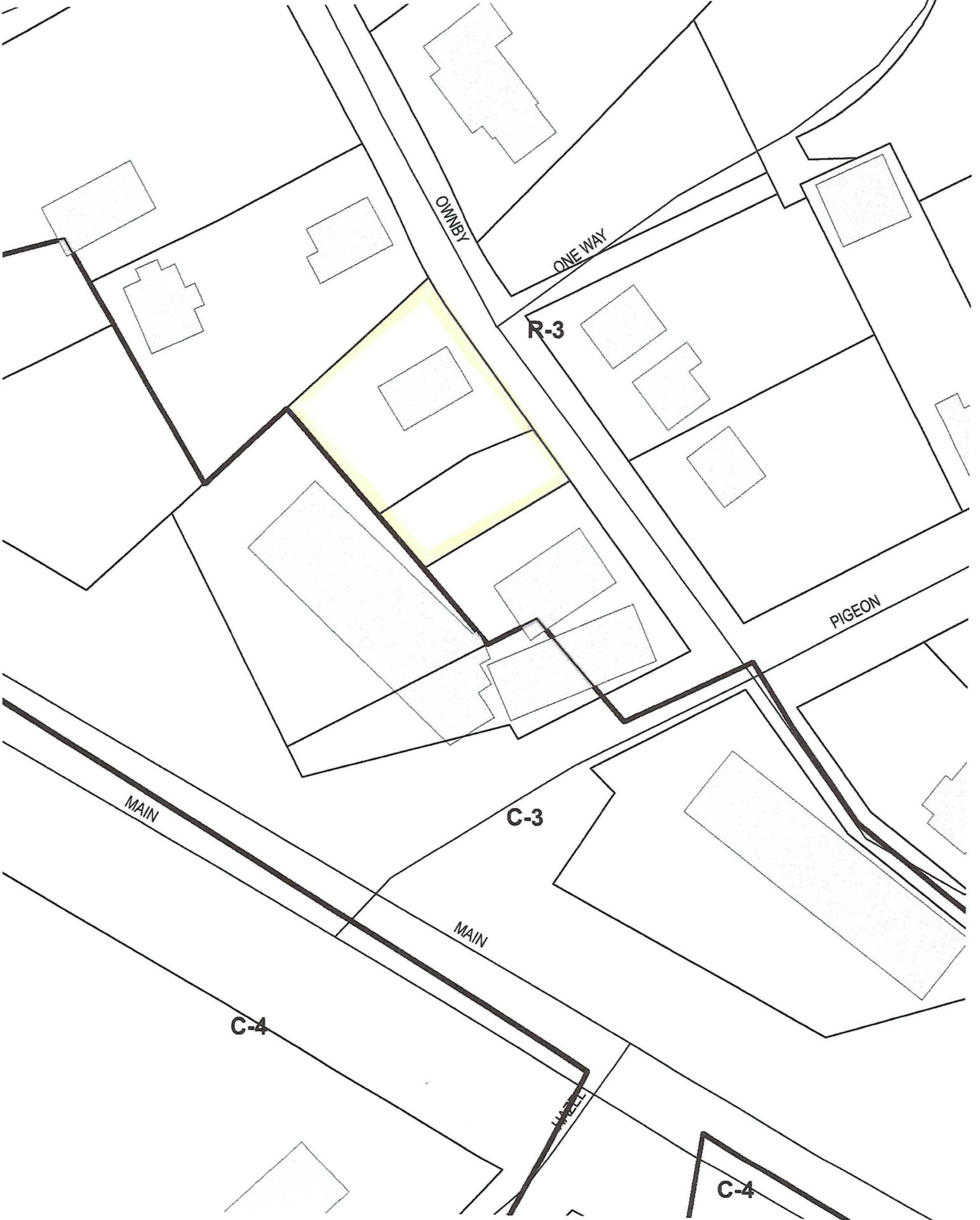
Granted: _____ Reasons: _____ Denied: _____ Minutes: _____

-----Notice-----

1. The Sevierville Board of Zoning Appeals requests that you or your agent be present at this meeting to be held at 5:00 p.m. on APRIL 7, 2016 in the Sevierville Civic Center, 200 Gary Wade Blvd.
2. Postponement requests for deferred action on any application will be granted one month only (or the next regularly scheduled board meeting, if that should occur on a different date). A completely new application must be submitted for consideration beyond that time.
3. A re-application request cannot be accepted for consideration after an application has been denied.
4. The work or use authorized under an approved Special Exception Application must be commenced or implemented within six (6) months from the date of Board of Zoning Appeals approval, and once commenced or implemented, must be completed within two (2) years from the date of the original application approval.

ARTICLE V. APPLICATION OF REGULATIONS

501. Use. Except as herein provided, no building or land shall hereinafter be used and no building or part thereof shall be erected, moved or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located.
502. Street Frontage. No dwelling shall be erected on a lot which does not abut on at least one street for at least forty (40) feet except that condominiums and townhouses may be excluded from this provision through the plan approval process for Planned Unit Developments.
503. Corner Lots. The minimum width of a side yard along an intersecting street shall be fifty (50%) percent greater than the minimum side yard requirements in the district in which the lot is located.
504. One Principal Building On A lot. Only one principal building and its customary accessory buildings may hereafter be erected on any lot; except that condominiums and townhouses may be excluded from this provision with the approval of the Planning Commission.
505. Reduction of Lot Size. No lot shall be reduced in area so that yards, lot area per family, lot width, building area or other provisions of this ordinance shall not be maintained.
506. Yard and Other Spaces. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other open space required under this ordinance for another building.
507. Conformity to Subdivision Regulations. No building permit shall be issued for or no building shall be erected on any lot within the municipality, unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted or opened as a public street prior to that time or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Sevierville Regional Planning Commission and such approval entered in writing on the plat by the secretary of the commission.
508. Height and Density. No building or structure shall hereafter be erected or altered so as to exceed the height limit, to accommodate or house a greater number of families, to have narrower or smaller front yards or side yards than are required or specified in the regulations herein for the district in which it is located.
509. Territory which may hereafter be annexed in the City of Sevierville, Tennessee shall be zoned R-1, Low Density Residential District upon the effective date of annexation, unless otherwise specified by an alternative zoning district (or districts) established by the Zoning Ordinance of the City of Sevierville, Tennessee. In general, territory shall be zoned appropriately when it is incorporated into the municipality.
510. Structures consisting of fences and walls shall be limited in height on properties used for non-residential purposes within the City of Sevierville. The height of such structures placed within the required front yard or building setback shall be limited to a maximum of three and one-half (3 ½) feet (see Article III, Definitions). Within the rear and side required yards or building setbacks, fences and walls shall be limited to a height of eight (8) feet. No fence or wall may be located closer than one foot from the nearest property line. If a fence or wall is intended primarily for the security of a site or lot, the Codes Enforcement Director may determine whether that fence or wall would provide such security, and thus allow for construction to a height of twelve (12) feet.



OMNEY

ONE WAY

PIGEON

MAIN

MAIN

WHEEL

R-3

C-3

C-4

C-4