



BOARD OF ZONING APPEALS

January 4, 2018

The Board of Zoning Appeals met at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, January 4, 2018 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Jim Arwood, Vice Chairman
Lyle Overbay, Chairman (arrived 5:07 P.M.)
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
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

Vice-Chairman Arwood declared a quorum present and announced the meeting would proceed. He then honored the request of Luann Ballew to introduce herself to the board as a candidate for Circuit Court Judge, in the May 2018 primary. Chairman Overbay arrived late due to previous obligation, but requested Vice-Chairman Arwood continue to preside through the duration of the Board of Zoning Appeals meeting.

APPROVAL OF MINUTES

Mr. Snider made a motion, seconded by Mr. Helton to approve the Minutes of the December 7, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 18-01 – WALLACE SAPP REQUESTS AN ACCESSORY STRUCTURE VARIANCE – 2388 BUSINESS CENTER CIRCLE (CITY).

Staff Comments

Mr. Stott explained that the applicant is requesting to put a residential storage building in the side yard of the property. This site was previously 4 lots which were combined into one for the purpose of building a residential dwelling. He also noted that the lot has a steep bluff down to the river in the rear yard. He recommended if the board chose to grant the variance, that they add the conditions of a 20 foot front yard setback and a 10 foot side yard setback. This would allow for the structure to be converted to commercial use in the future and still meet our regulations.

Action Taken

Mayor Atchley made a motion to grant this variance based on the lot topography, with the staff suggested stipulations. Mr. Roberts seconded the motion which passed unanimously.

CASE NUMBER 18-03 – JIMBO CONNER REQUESTS A SIDE SETBACK VARIANCE – 1020 PARKWAY CIRCLE (CITY).

Staff Comments

Mr. Stott noted the topographical issues located on the front of the property, however the site plan could be altered to meet City standards without the granting of a variance. The applicant addressed the board, to explain that the variance would help with the positioning of parking in front of the building, which would improve handicap access. He also suggested that a 25 feet setback for Commercial Planned Unit Developments are unrealistic. The setbacks requested by variance would conform to the setbacks for a single structure in a C-4, Arterial Commercial zone. Ms. Caskie stated Planned Unit Development regulations are proposed to be changed in the future, however current laws do not allow for the reduced setbacks without a variance.

Action Taken

Mayor Atchley made a motion to grant this variance based on the future governmental impact of proposed changes to the Planned Unit Development Regulations and minor topographical issues. Mr. Overbay seconded the motion which passed unanimously.

CASE NUMBER 18-04 – JOHNSON ARCHITECTURE REQUESTS A PARKING VARIANCE – 101 MAIN STREET (CITY).

Staff Comments

Mr. Stott explained that the applicant is proposing renovation and additions to an existing structure. This proposed use would be a mix of commercial and residential. The C-1 Central Business District does not require on-site parking for commercial uses, but does require it for residential uses. While there is some parking available on site, there is not a sufficient amount to meet the 2 spaces per 1 unit residential requirement. However, provisions of the Zoning Ordinance do allow for a variance to be granted if parking can be provided within 400 feet of the building. The applicant has submitted a parking agreement letter with an adjacent lot.

Action Taken

Vice-Chairman Arwood made a motion to grant this variance, based on the shared parking agreement. Mr. Helton seconded the motion which passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:28 p.m.

Jim Arwood, Vice-Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary