



BOARD OF ZONING APPEALS MINUTES August 6, 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, August 6, 2015 at 5:30 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary

STAFF PRESENT

Pam Caskie, Planning Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director
Jim Ellison, Project Manager

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

APPROVAL OF MINUTES

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the minutes from the April 2, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

Case Number 15-04 – Dale Green requests a variance to Section 701.5 of the Sevierville Zoning Ordinance to allow a residential garage in the front yard of the property – 2225 Catlett Drive (City).

Staff Comments and Discussion

Mr. Stott explained that this variance request is to allow a garage that has been built in the front yard of 2225 Catlett Drive to remain in its current location. Section 701.5 only allows accessory buildings to be located in the rear yard. Mr. Stott explained that no building permit had been issued to allow the construction of the garage. Mr. Green stated that this was an honest mistake on his part, but due to topographic issues the garage cannot be located in the rear yard. He stated he needed the extra room for security reasons and asked the variance be granted.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the variance request based on the topographic issues. The motion passed with a unanimous vote.

Case Number 15-05 – RealtyLink requests a rear yard setback variance of 8 feet in the north-east corner – 681 Winfield Dunn Parkway (City).

Staff Comments and Discussion

Mr. Stott explained that this variance requests deals with the Shops at Riverlanding development and that due to the Riverlanding development as a whole and the irregular shape of the particular lot an 8 foot rear yard setback variance is being requested. Ms. Caskie explained that even though the variance is needed it will allow for a much better design than the previous plan.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the variance request based on the irregular shaped lot. The motion passed with a unanimous vote.

Case Number 15-06 – Thunder Road Distillery requests a sign variance exchanging a 150 square foot ground sign and a 250 square foot interstate sign for a 300 square foot ground sign with an electronic message center and an entrance sign – 3605 Outdoor Sportsmans Place (City).

Staff Comments and Discussion

Mr. Stott explained that this is a variance request to allow for the waiving of rights to an interstate monopole sign in exchange for a larger ground sign. This would also allow the size of the electronic message board on the ground sign to be doubled. There is also a request to allow a slightly larger entrance sign than our regulations allow. Mr. Stott explained that by eliminating the interstate sign and allowing the increase in size of the ground signs would actually accumulate to less square footage of signage than if the three currently allowed signs were installed. Mr. Stott also stated that there is an

already existing 300 square foot ground sign located on the property and he requests that it be removed within ten days of completion of the new signs if the variance is granted.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Helton, to approve the variance allowing for the installment of a 300 square foot monument sign and a 10 square foot entrance sign in exchange for a 250 square foot interstate sign, a 150 square foot monument sign, and an 8 square foot entrance sign with the condition that the existing 300 square foot ground sign be removed within ten (10) days upon completion of the new monument sign. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:51 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary