



BOARD OF ZONING APPEALS MINUTES November 5, 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, November 5, 2015 at 5:08 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF PRESENT

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

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

APPROVAL OF MINUTES

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the minutes from the August 6, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

Case Number 15-07 – Kendra Beal, MBI, requests a 13 foot variance to Section 407.6 – 293 Mount Drive (City).

Staff Comments and Discussion

Mr. Stott explained that this variance request is to allow reduction in the length of required building separation, under the PUD section of the Sevierville Zoning Ordinance, from 20' to 7'. He explained that this request deals with the northwest corner of the plan between a maintenance building and building 2200. According to Mr. Stott the building material and shorter distance between buildings were not an issue from a building code standpoint, but that the Zoning Ordinance does require a separation of 20' between freestanding buildings. He explained that even though staff did not have an issue with the reduction in the 20' separation he did not see adequate grounds to grant such a variance. Alicia McAuley, MBI, explained that they had looked at other locations for this building such as flipping it to the other side or placing it at the end of the drive aisle, but due to it being an accessory building they felt that this was the overall best solution given the site constraints. It was explained that placing the building at the end of the aisle would eliminate required parking and flipping the structure to the other side of the aisle would put the accessory building within the required setback and a setback variance would be needed. Upon discussion by the Planning Commissioners they agreed that they did not see the grounds to grant the separation variance as it could also cause a future hindrance to safety concerns; but if the accessory building can be flipped to the other side of the parking aisle, adequately separating it from building 2200, there would be more comfort in granting a setback variance. The change was asked to be made and resubmitted for review.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to deny the variance request. The motion passed with a unanimous vote.

Case Number 15-08 – Amanda Ortiz requests a front yard setback variance of 22 feet – 1202 Foxwood Drive (City).

Staff Comments and Discussion

Mr. Stott explained that Lot 33 to the north and both Lots 25 and 46 to the south have been granted similar variances due to the topography of this area. He explained that the topography of this lot was worse than the others that had previously received variances and recommended approval.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Murrell, to approve the variance request due to topographic issues. The motion passed with a unanimous vote.

Case Number 15-09 – Gary Norvell requests a 2.5 foot perimeter landscaping variance and a 2 foot parking isle width variance – 505 High Street (City).

Staff Comments and Discussion

Mr. Stott explained that a site plan configuration for this site has previously been approved by the Planning Commission. He explained that the site had never fully completed the conversion to an office and that this plan is a revision to the parking layout of the originally approved plan. The HRO Committee met October 29, 2015 regarding the changes to the plan and recommended that the drive aisle be reduced slightly in order to allow for as much of a setback on the north side as possible. It was also explained that in the revised plan there is a cross access between Fellowship Baptist Church and this site which will allow for better traffic flow. In order to achieve this Mr. Norvell is requesting the variance presented. Mr. Stott recommended granting approval due to the small size of the lot.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the variance due to the size of the lot. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:32 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary