



BOARD OF ZONING APPEALS MINUTES April 7, 2016

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, April 7, 2016 at 5:08 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary
Daryl Roberts

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. Snider, to approve the minutes from the December 3, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

Case Number 16-01 – James M. Henry requests a variance of four (4) feet, to install a twelve (12) foot fence in the rear, side, and front yard setback of two lots – 503 & 505 Ownby Drive (City).

Staff Comments and Discussion

Mr. Stott explained that this is an unusual situation due to the lot being in the rear yard of the building however, the lot also has frontage on Ownby Drive. He expressed his concern that the fence height would cause site vision issues for adjoining property owners to get in and out of their driveways. Mr. Stott explained the first question that needs to be answered is whether or not we want to allow the fence to be as high as twelve feet, and the second is where he can put it. He explained, in a commercial zone, an eight foot fence is required to be in the side or rear yard. Mr. Stott, along with Mr. Henry, stated that the purpose of the request was for security reasons. Mr. Stott also stated that our regulations do allow us to grant a twelve feet high fence if it is deemed to be for security purposes. Mr. Henry stated that he is willing to stay further than one foot off of the property line, if need be.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the variance request to go from eight (8) feet to twelve (12) feet in fence height for security reasons; with the understanding that the fence remains five (5) feet off of the property line that fronts Ownby Drive, allowing the lots to be considered the rear yard.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:16 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary