

**SEVIERVILLE BOARD OF ZONING APPEALS**

**7/13/2021**

**5:00 P.M. – Civic Center**



## Board of Zoning Appeals

### AGENDA

7/13/2021

- A. Call to Order
- B. Approval of Minutes – 6/3/2021
- C. Old Business
- D. New Business
  - 1. Case 21-10 – Randolph Architecture requests a 15-foot front yard setback variance – North River Boulevard (City).
- E. Staff Report
- F. Adjournment



**BOARD OF ZONING APPEALS  
MINUTES  
JUNE 3, 2021**

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, June 3, 2021 at 6:34 PM.

There were present and participating:

**MEMBERS PRESENT**

Austin Williams, Vice-Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Butch Stott

**MEMBERS ABSENT**

Vincent Snider, Chairman  
Daryl Roberts

**STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
JC Green, Fire Marshal  
Bryon Fortner, Public Works Director  
Brooke Fradd, Recording Secretary

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

**APPROVAL OF MINUTES**

Mr. Messer made a motion, seconded by Mr. Williams to approve the minutes of the May 11, 2021 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **CASE NUMBER 21-08 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A 10-FOOT FRONT SETBACK VARIANCE – 2315 ISLAND BOULEVARD (CITY).**

Mr. Smith explained that this variance request was deferred at the May meeting to review the neighbor's setback encroachment and determine if a variance is needed. He stated that according to his interpretation of Section 1.4.8 of the City's Zoning Ordinance both sides must be used to calculate the average allowable minimum front setback, and since the lot to the north has not been built, an average cannot be determined. However previous staff interpretations have made calculations based on just one neighbor's setbacks. If this section of the zoning ordinance cannot be used, Mr. Smith continued, a variance would be needed.

Rod McCarter of Civil & Environmental Consultants, Inc addressed the board, explaining that the request is for a covered porch on the front of the house. As presented, the encroachment would be less than that of the neighbor to the south. Mr. Smith stated that the 60-foot right-of-way on the local road, is larger than typically necessary. The City's subdivision regulations require the 40-foot ROW and MUTCD standards require 50-foot ROW.

Mr. Stott made a motion to deny the variance request. The motion did not carry, due to lack of second. Mr. Black then provided additional information regarding similar instances in the past and how the Zoning Ordinance has been interpreted.

#### **Action Taken**

Mr. Williams made a motion to approve the variance due to governmental hardship from the excessive ROW width. Mr. Messer provided a second and the motion passed with a unanimous vote.

## **NEW BUSINESS**

### **CASE NUMBER 21-09 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A 5.5-FOOT SIDE YARD SETBACK VARIANCE – 2941 DOUGLAS DAM ROAD (CITY).**

#### **Action Taken**

The applicant withdrew this variance request.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:51 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary



## City of Sevierville Board of Zoning Appeals

**Case Number:** 21-10

**Action Requested:** Variance Request

**Applicant:** Randolph Architecture

**Address:** N River Blvd

**Tax Map:** 049G

**Group/Block:** C

**Lot No./Parcel No:** 012.00

**Lot Size:** 1.94 ACRES

**Zoning District:** AC (Arterial Commercial District)

**Request Consideration:** Side setback variance from 30 feet to 15 feet



**randolph  
architecture**  
550 w main street  
SUITE 102  
SEVIERVILLE, TN 37902  
V: 865.357.3750  
F: 865.357.3746

NOT FOR  
CONSTRUCTION

PROPOSAL

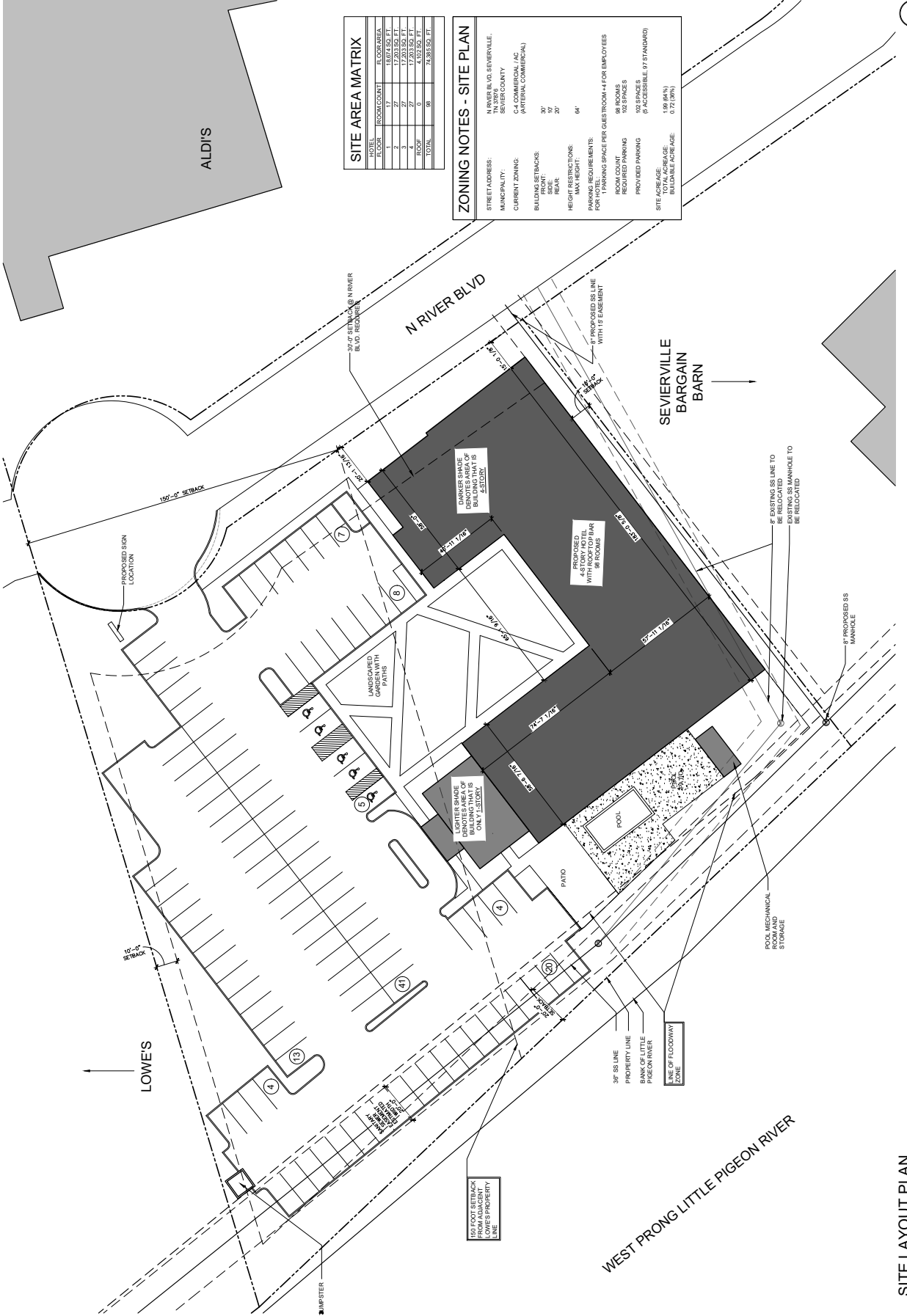
P2021\_07

STAYBRIDGE SEVIERVILLE  
N RIVER BLVD  
SEVIERVILLE, TENNESSEE 37876

Issue Date: 04-22-2021

Drawn: RMR  
Checked: RMR  
Revisions:

c1.01  
site layout plan



**SITE AREA MATRIX**

FLOOR	FLOOR AREA	FLOOR AREA
1	18,674.50 SQ. FT.	
2	18,674.50 SQ. FT.	
3	17,203.50 SQ. FT.	
4	17,203.50 SQ. FT.	
<b>TOTAL</b>	<b>71,756.00 SQ. FT.</b>	

**ZONING NOTES - SITE PLAN**

STREET ADDRESS: N RIVER BLVD, SEVIERVILLE, TN 37876  
 MUNICIPALITY: SEVIERVILLE  
 CURRENT ZONING: C4 COMMERCIAL / RESIDENTIAL (COMMERCIAL)  
 BUILDING SETBACKS: FRONT: 30', SIDE: 10', REAR: 20'  
 HEIGHT RESTRICTIONS: MAX. HEIGHT: 64'  
 PARKING REQUIREMENTS: 1 P parking space per 100 sq. ft. of building area  
 PROPOSED PARKING: 98 ROOMS  
 PROVIDED PARKING: 103 SPACES (6 ACCESSIBLE BY STANDARD)  
 SITE AREA: 71,756.00 SQ. FT. (1.62 ACRES)  
 BUILDING AREA: 71,756.00 SQ. FT. (1.62 ACRES)