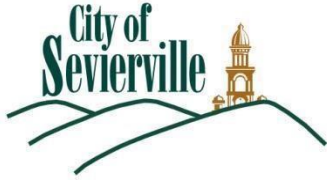


SEVIERVILLE BOARD OF ZONING APPEALS

6/6/2023

5:00 P.M. – Civic Center

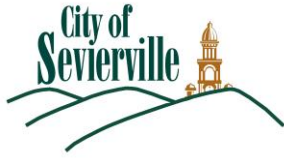


Board of Zoning Appeals

AGENDA

6/6/2023

- A. Call to Order
- B. Approval of Minutes – 5/9/2023
- C. Old Business
- D. New Business
 - 1. Case 23-08 – Pigeon Forge Landing RV Resort requests off-premises directional sign – 455 Lonesome Valley Road.
 - 2. Case 23-09 – Staff requests interpretation of Section 3.4.92 antenna interpretation – 120 Connely Street.
- E. Staff Report
- F. Adjournment



BOARD OF ZONING APPEALS MINUTES MAY 9, 2023

The rescheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, May 9, 2023, at 5:21 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice-Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes of the March 2, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 23-07 – ADMINISTRATIVE REVIEW ON STAFF’S INTERPRETATION OF MOVING SIGN – 1101 WINFIELD DUNN PARKWAY.

Mr. Smith explained that MyFlight Tours, located on Winfield Dunn Parkway, currently has an existing display helicopter elevated on a pole. The owners would like to install a motor, allowing the blades to move at a slow pace. Staff interpreted blades in-motion as a moving sign, which is not allowed by the city’s regulations. The applicant has requested an administrative review of this interpretation.

Cowen Stuart, a representative of the company, addressed the board to explain their request. He stated that the helicopter currently has fixed blades, tied down to prevent spinning by the wind. Sergio Troiani also addressed the board explaining that this proposed change would be one of many improvements they are making on the site.

Action Taken

Mr. Roberts made a motion to interpret spinning blades as moving signage. The motion received a second from Mr. Williams and passed with a unanimous vote.

ADJOURNMENT

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

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number: 23-08

Action Requested: Variance Request

Applicant: Pigeon Forge Landing RV Resort

Address: 455 Lonesome Valley Road

Tax Map: 072

Group/Block:

Lot No./Parcel No: 111.00

Lot Size:

Zoning District: VA (Visitor Accommodation District)

Request Consideration: A small off premise directional sign at the corner of Lonesome Valley Road and Apple Valley Road that says "Pigeon Forge Landing RV Resort" with an arrow pointing left to help direct guests to take a left instead of a right at the Y in the road.

6.2.4 Prohibited Sign Types

6.2.4.1 Signs not listed in Table 6.1, Sign Types Established, are prohibited inclusive of, but not limited to, the following:

- a. Off premises signs except as provided for, such as auction signs
- b. Signs on vehicles, except as provided in Section 6.2.3.4.
- c. Roof signs
- d. Drone signs
- e. Mobile off premises signs /billboards
- f. Digital off premises signs /billboards
- g. Distracting, interfering, or confusing signs
- h. Animated or moving signs, including sign

6.6 Off-Premise, Permanent

6.6.1 Community service signage for groups not charging for their services shall be permitted on private property adjacent to major streets designated on the Sevierville Zoning Map subject to the following:

6.6.1.1 Not more than two (2) signs for each activity group shall be permitted.

6.6.1.2 The signs shall not exceed eight (8) square feet, be less than six (6) feet above ground surface and shall not exceed nine (9) feet in height.

6.6.1.3 Plans and locations for these signs shall be approved by the Planning Commission prior to issuance of a sign permit.

**HIDDEN MOUNTAIN
RESORT**



**PIGEON FORGE
LANDING RV PARK**





City of Sevierville Board of Zoning Appeals

Case Number: 23-09

Action Requested: Variance Request

Applicant:

Address: 120 Connely St

Tax Map: 061J

Group/Block: B

Lot No./Parcel No: 032.00

Lot Size:

Zoning District: HDR (High Density Residential)

Request Consideration: Interpretation of Section 3.4.9.2 regarding the dish area as one facility

- a. The property line of these uses shall be a minimum of 1,000 feet from any school, church, public assembly facility, and/or residential zoning district.
- b. The maximum signage allowed for these uses shall be 20 square feet with no graphics or flashing light.
- ii. A tattoo business and all tattoo artists working at such business shall be registered with the State and have and maintain any permits or licenses required by the State or the County Health Department and operate in accordance with applicable provisions of Title 62, Chapter 38, Part 2, TCA, and this Ordinance. Should such business also provide body piercing services as defined in 62-38-301, TCA then such services shall operate in accordance with applicable provisions of Title 62, Chapter 38, Part 3, TCA, and this Ordinance.

3.4.8.22 Urgent Care

- a. Definition: A facility that provides for examination and treatment of generally ill or afflicted human patients in an extended hours setting where the treating medical professionals do not have an assigned patient load and do not serve as the primary care physicians. This does not include doctors who primarily serve as specialists.
- b. Parking: One space per 250 square feet of patient service area, including examination rooms
- c. Loading: As provided for in [Section 5.3](#) of this ordinance
- d. Additional Standards: None

3.4.9 Support Services

3.4.9.1 Automobile Body Repair Garage and Similar Operations

- a. Definition: General repair, rebuilding, or reconditioning of engines, motor vehicles, and/or trailers, including body work, frame work, welding, and painting.
- b. Parking: Automobile repair garages: One space for each regular employee plus one space for each 250 square feet used for repair work.
- c. Loading: As provided for in [Section 5.3](#) of this ordinance
- d. Additional Standards:
 - i. Unless all equipment, dismantled vehicles, and repair work is stored or is performed indoors, an opaque fence at least six feet in height shall be provided around any area used for outside storage or repair of vehicles that is visible from a public street. If an adequate physical or vegetative buffer does not exist where this use is adjacent to a residential use, then an appropriate buffer shall be provided.
 - ii. Any storage, use, or disposal of flammable substances, including a facility such as a paint booth, shall be in compliance with the City's Fire Code, Building Code, and any other applicable City, State, or Federal regulations.

3.4.9.2 **Communication Antennas and Towers:** Under Tennessee Code Annotated 13-24-302, and 13-24-303, local governments shall not exclude telephone and telegraphic services and such other structures as central office exchanges, microwave towers, etc.; however, the exclusion from regulation does not preclude the exercise of reasonable police powers including, but not limited to, permit requirements as an exercise of the police powers. The following requirements shall apply to antennas and telecommunication towers, as indicated, including but not limited to dish antennas, amateur radio towers, and commercial telephone/telegraph towers, except for the TC District within which certain of these items are governed by the provisions

of Section 3.4.10.3 of this ordinance. All plans for placement, construction, screening must be approved by the Building Official prior to the issuance of a building permit.

- a. Definition: None
- b. Parking: None
- c. Loading: None
- d. Additional Standards:
 - i. Dish Antennas: All Zones. The following conditions apply to dish antenna placements in all zones.
 - a. No text, pictures, logos, or advertising shall be displayed on any surface of the dish antenna.
 - b. Installation of the required screening shall be done concurrently with the construction of the base mount for any dish antenna.
 - c. Where screening is required, the dish antenna shall be screened from view from the public rights-of-way and from adjacent property by any combination or single treatment of vegetative or structural barriers. The screening shall provide 80 percent opacity at a height of seven (7) feet within two (2) years of its installation. Defective or dead screening shall be replaced to maintain the screening of the dish antenna while the dish antenna remains in its permitted location.
 - d. The dish antenna or any required screening shall not penetrate any recorded easement.

- ii. Dish Antennas: Residential Districts. The following conditions apply to dish

antenna placements in residential and zoning districts

- a. Only one dish antenna shall be permitted per lot, parcel, or tract.
 - b. No freestanding dish antenna shall exceed 11 feet in height, as measured at its highest point above the surrounding grade.
 - c. No dish with a dish size greater than 24 inches shall be placed on any roof or attached to any principal or accessory structure. Dish antennas with a dish size of 24 inches or less may be placed on a roof or wall of a principal or accessory structure provided it does not project above the roof line, and it does not violate any required setback.
 - d. Freestanding dish antennas shall be set back from the side and/or rear property lines a minimum of 10 feet.
 - e. Screening shall be required for all dish antennas with a size greater than 24 inches.
- iii. Dish Antennas: Commercial Districts. The following conditions apply to dish antenna placements in commercial zoning districts.
 - a. Only one dish antenna shall be permitted per business.
 - b. A ground-mounted dish antenna shall not exceed 11 feet in height, as measured at its highest point above the surrounding grade. A roof-mounted dish antenna shall not exceed 11 feet above the attachment of the base mount to the roof.

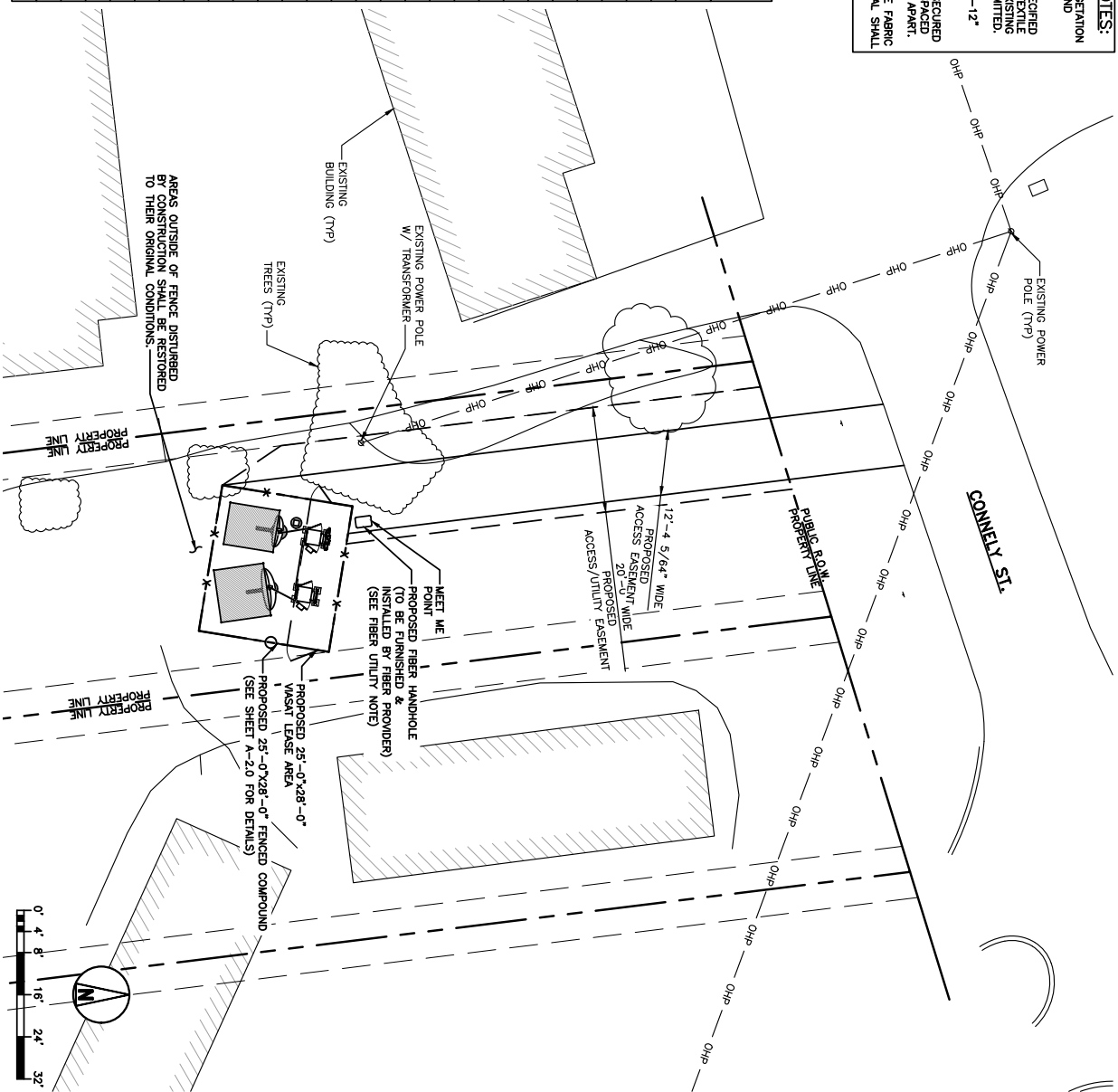
FIBER UTILITY NOTE:

THE FIBER P.O.C. & ROUTING SHOWN ON THIS DRAWING IS PRELIMINARY. FIBER P.O.C. & ROUTING WILL BE DETERMINED BY A FUTURE UTILITY COORDINATION.

CONTRACTOR NOTES:

GO TO REMOVE ALL VEGETATION IN ACCESS EASEMENT AND LEASE AREA.
APPLY ONLY FRESH SPECIFIED GRAVEL OVER THE GEOTEXTILE FABRIC. THE USE OF EXISTING DIRT WILL NOT BE PERMITTED.
OVERLAP ALL SEAMS 6"-12" (NO LESS THAN 6").
ALL SEAMS SHALL BE SECURED WITH FABRIC STRIPES SPACED NO FURTHER THAN 12' APART.
ANY GAPS BETWEEN THE FABRIC AND EQUIPMENT/MATERIAL SHALL BE 1/2" OR LESS

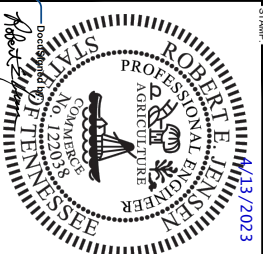
MATERIAL LIST		
DESCRIPTION	FURNISHED	INSTALLED
OWN CABINET, ELECTRONICS ENCLOSURE AND SATELLITE ANTENNA	VASAT	INSTALLER
MFR. SUPPLIED POWER & DATA CABLES	VASAT	INSTALLER
FIBER INTERFACE PANEL	VASAT	CONTRACTOR
SITE SIGNAGE - ENGRAVED PLACARDS	CONTRACTOR	CONTRACTOR
SITE SIGNAGE - SITE NAME (GATE SIGN), NO TRESPASSING, RF HAZARD	CONTRACTOR	CONTRACTOR
UTILITY POLE/PAD MOUNTED TRANSFORMER (IF APPLICABLE)	UTILITY CO.	UTILITY CO.
PRIMARY UTILITY CONDUCTORS TO TRANSFORMER	UTILITY CO.	UTILITY CO.
UTILITY PANELS (NOT INCLUDING METER AND METER SOCKET)	VASAT	CONTRACTOR
SURGE PROTECTIVE DEVICE AND FUSES	VASAT	CONTRACTOR
CONDUIT MULTITYPE, & SECONDARY CONDUCTORS (INCLUDING CONDUIT BETWEEN UTILITY PANELS)	CONTRACTOR	CONTRACTOR
FIBER HANDHOLE (IF APPLICABLE)	CONTRACTOR	CONTRACTOR
GROUNDING CONDUCTORS & GROUND RODS	CONTRACTOR	CONTRACTOR
PLATFORM AND ANTENNA MAST GROUND BAR KITS	VASAT	CONTRACTOR
EQUIPMENT PLATFORM WITH INTEGRATED H-FRAME, AND INSTALL HARDWARE	VASAT	CONTRACTOR
ANTENNA MAST	VASAT	CONTRACTOR
EQUIPMENT ENCLOSURE ANCHOR BOLT KIT	VASAT	CONTRACTOR
CABLE MANAGEMENT UNISTRUT AND INSTALL	VASAT	CONTRACTOR
RF HAZARD WARNING MARKERS (4 - IF APPLICABLE)	VASAT	CONTRACTOR
ORANGE/WHITE DRIVEWAY MARKERS (2)	CONTRACTOR	CONTRACTOR
SITE EXCAVATION & TRENCHING	CONTRACTOR	CONTRACTOR
CRUSHED ROCK	CONTRACTOR	CONTRACTOR
EROSION CONTROL FABRIC	CONTRACTOR	CONTRACTOR
FORMS, CONCRETE AND ANY ASSOCIATED REBAR	CONTRACTOR	CONTRACTOR
ALL TRENCH MATERIALS AND FOUNDATIONS (IF APPLICABLE)	CONTRACTOR	CONTRACTOR
DRIVEWAYS AND SITE IMPROVEMENTS (IF APPLICABLE)	CONTRACTOR	CONTRACTOR
GRASS SEED AND FERTILIZER (IF APPLICABLE)	CONTRACTOR	CONTRACTOR
RF WARNING CHAIN (YELLOW PLASTIC)	CONTRACTOR	CONTRACTOR



OVERALL SITE PLAN

3/32" = 1'-0" (22'x34")
3/64" = 1'-0" (11'x17")

A



ENGINEERING LICENSE:
STATE OF TENNESSEE
STATE CERTIFICATE OF AUTHORIZATION #01069808
REG. ROBERT E. JENSEN 12268 CIVIL DISCIPLINE: C
THIS INFORMATION SUPER 10073 ELECTRICAL E

PLANS PREPARED FOR:
Viasat

PLANS PREPARED BY:
SSC

DRAWING PREPARATION:
APPROVED BY: J.A. LANGCADE
DESIGNED BY: A.B. TAYLOR
PROJECT NO: NA0793
DATE REVIEWED: 03/20/23

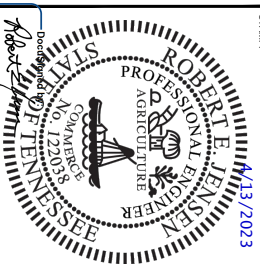
DRAWING NOTICE: THIS DRAWING HAS BEEN SUBMITTED AND IS THE SOLE PROPERTY OF VIASAT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. VIASAT AND ITS SUBSIDIARIES, AGENTS, AND CONTRACTORS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT OR THE PERFORMANCE OF THE PROJECT. VIASAT AND ITS SUBSIDIARIES, AGENTS, AND CONTRACTORS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT OR THE PERFORMANCE OF THE PROJECT. VIASAT AND ITS SUBSIDIARIES, AGENTS, AND CONTRACTORS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT OR THE PERFORMANCE OF THE PROJECT.

SUBMITTAL	DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW		10/20/21	ABT	A
ISSUED FOR CONSTRUCTION		04/22/23	TI	0

VIASAT SITE NUMBER:
NA0793

SITE ADDRESS NOT E011:
120 CONNELLY ST.
SEVIERVILLE, TN 37862

SHEET DESCRIPTION: OVERALL SITE PLAN
SHEET # : A-1.0



CONTRACTOR NOTES:

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WISASI SITE NUMBER: NA0793

NA0793

SITE ADDRESS NOT E911

120 CONNELLY ST.
SEVIERVILLE, TN 37862

SITE ADDRESS NOT E911-

ENLARGED
SITE PLAN
A-1.1

A-11

