



**BOARD OF ZONING APPEALS  
MINUTES  
SEPTEMBER 3, 2020**

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, September 3, 2020 at 6:06 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Dustin Smith, Development Director  
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. Helton made a motion, seconded by Mr. Williams to approve the minutes of the June 4, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **CASE NUMBER 20-04 – W.C. WHALEY, INC REQUESTS A SIDE YARD SETBACK VARIANCE – 327 PRINCE STREET (CITY).**

Mr. Smith stated that this property is narrow lot, approximately 0.25 acre in size, located in the Historic Residential Office District zoning district. The applicant is proposing a temporary housing facility for foster children, and Mr. Whaley explained that they would like to construct a 2-story building. This would help in separation required for boys' and girls' rooms in this kind of housing.

While the side yard setback in this district is 8 feet per side for a single story, a 2-story building is required to have 16 feet setbacks on either side. The lot size cannot meet this requirement, especially given the need for a driveway to a parking area behind the structure. Mr. Smith explained that the proposed site development would improve the area, and that the lot width does provide a hardship which cannot be expanded due to the surrounded already developed lots. If approved, Mr. Whaley explained that a full site plan would be brought before the Citizen Advisory Committee to the HRO and to Planning Commission.

#### **Action Taken**

Mr. Roberts made a motion to grant a side yard setback variance from 16 feet to 8 feet per side, due to the irregular lot shape. Mr. Williams provided a second, and the motion passed with a unanimous vote.

### **CASE NUMBER 20-05 – INTGRATED IMAGE REQUESTS A VARIANCE TO INCREASE THE SQUARE FOOTAGE ALLOWABLE FOR A STRUCTURAL CANOPY SIGN – 730 WINFIELD DUNN PARKWAY (CITY).**

Mr. Smith explained that this variance request is for the Mapco site in the Smoky Mountain Gateway development. The gas station is allowed 20 feet of canopy signage for each of the 4 sides of the structure. The applicant is requesting 49.5 feet of signage on each side, creating an 88.5 square foot variance request.

A representative for Mapco addressed the board, explaining they chose the non-traditional gas canopy because it is more aesthetically pleasing. He explained that the issue is that the green backdrop of the sign is being counted toward the signage. Mr. Smith explained that the green area could be reduced to meet the City's regulations, therefore he sees no justification to grant the variance request.

#### **Action Taken**

Mr. Williams made a motion to deny the structural canopy sign variance requested. The motion received a second from Mr. Roberts, and passed with a unanimous vote.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:22 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary