



**BOARD OF ZONING APPEALS
MINUTES
MARCH 4, 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, March 4, 2021 at 5:38 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, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Jim Ellison, City Surveyor
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

Chairman Snider, who joined the meeting virtually due to the COVID-19 pandemic, declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Fox made a motion, seconded by Mr. Williams to approve the minutes of the January 7, 2021 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 21-03 – 100 PSM LLC REQUESTS A 10 FOOT FRONT-YARD SETBACK VARIANCE– 301 MAIN STREET (CITY).

Mr. Smith explained that this variance request would enable the applicant to install a gas canopy in front of the existing structure. The Tennessee Department of Transportation Right-of-Way extends past the grass and into the existing parking lot. Staff attempted to find records of when TDOT requested the additional 50-foot ROW, sometime between the 1980s and present day, but were unable to locate the information. He suggested that this could pose a governmental hardship.

Given that the building is already existing, the space for such a canopy is limited. Mr. Stott questioned how this proposed canopy would compare to the previously existing one. Mr. Smith stated that the new one would be set back further, and Mr. Black explained that the main concern for the location is the turning radius for fuel tanks. Honoring the 30-foot setback required in the AC/C-4, Arterial Commercial zone has proven problematic.

Action Taken

Mr. Roberts made a motion to approve the requested variance, due to governmental hardship. Mr. Williams offered a second to the motion, which passed unanimously.

CASE NUMBER 21-04 – RONALD OGLE REQUESTS A VARIANCE TO THE MINIMUM LOT AREA FOR A DUPLEX – 305 HENDERSON AVENUE (CITY).

Mr. Smith stated that the minimum lot area for a duplex in the HDR/R-3, High Density Residential district is 14,000 square feet. Mr. Ogle's lot for which he is requesting a variance, is just under 8,000 square feet. He is proposing to demolish the current single-family residence and replace it with a duplex. While the work would be improvement to the site, staff is unsure what grounds a variance could be based on. Additionally, it could set a precedent for the area. No other similar variances have been granted nearby, despite several existing small lots zoned high density.

Action Taken

Mr. Stott made a motion to deny the variance, receiving a second from Mr. Messer. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:50 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary