



BOARD OF ZONING APPEALS MINUTES SEPTEMBER 7, 2023

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, September 7, 2023, at 5:46 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice Chairman
Daryl Roberts

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector

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 August 3, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-14 – AMLU CONSULTING REQUESTS A SIGN SETBACK/ROW ENCROACHMENT AND SIZE VARIANCE FOR BLUEGREEN VACATIONS – 3139 WINFIELD DUNN PARKWAY.

Mr. Smith explained that the applicant has requested to reface the existing sign at their location on Winfield Dunn Parkway. They would like to use the existing frame, enclosing the sides to create a monument sign. This would allow them to add an electronic message component. As proposed, the new sign would require a variance for both the setback encroachment and the allowable sign size. The sign originally met setback regulations, prior to the widening of Winfield Dunn Parkway.

Addie Mentry addressed the board, representing the applicant. She explained that the intent is to refurbish the existing sign. She shared a presentation including information on the sign improvements. She further stated that without the monument structure counted as square footage, the advertising copy meets sign regulation limits. Mrs. Rodreick explained that, as detailed in the Zoning Ordinance's definition of monument sign, the city requires 33 percent of the structure to be counted toward the sign's overall size.

Action Taken

Mr. Stott made a motion to deny the variance request. The motion received a second from Mr. Fox and passed with a unanimous vote.

CASE 23-15 – AMANDA ORTIZ REQUESTS A FRONT SETBACK VARIANCE TO ALLOW FOR AN ADDITIONAL 2 FEET OF ENCROACHMENT – 1109 WILSON ROAD.

Mr. Smith explained that this variance request is to replace the existing, non-conforming mobile home with a site-built single-family dwelling. The current structure is setback 20 feet in the front, with a stream in the rear. This puts the structure 10 feet short of meeting the city's current regulations. Granting the variance request would allow the new house to encroach an additional two feet.

Action Taken

Mr. Stott made a motion to approve the variance request, due to the stream creating a topographical hardship. The motion received a second from Mr. Messer and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:12 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary