



BOARD OF ZONING APPEALS MINUTES NOVEMBER 2, 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, November 2, 2023, at 5:00 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
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor

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 October 5, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-17 – OLSON CUSTOM HOMES, INC REQUESTS A STRUCTURE HEIGHT VARIANCE – 523 HIDEAWAY RIDGE CIRCLE.

Mr. Smith introduced Mr. Divel, the city's new Development Director, to the board. Mr. Divel explained that this request is for a structure height variance of seven feet. The structure measures 42 feet in height, while regulations allow a maximum height of 35 feet. The foundation and topography of the lot are key factors in this request for a variance. Mr. Divel further explained that adjoining properties received similar variances based off topography concerns.

Action Taken

Mr. Roberts made a motion to approve the variance request, due to topographical issues. The motion received a second from Mr. Williams and passed with a unanimous vote.

CASE 23-18 – MOUNTAINSIDE LAND DEVELOPMENT REQUESTS A DRIVEWAY SLOPE VARIANCE – 206 S SMOKY MOUNTAIN WAY.

Mr. Divel explained that current regulations require that driveway slopes be no greater than 15% in grade. The driveway at this location has been calculated at 31%. The initial subdivision plat depicts a cul-de-sac at the rear of the lot, however that road was never built. The current access point is the only one available to the parcel.

Mr. Fox questioned life safety access issues which may be caused by the increased slope. Staff explained that those would be similar to the issues with existing structures, with the majority of homes in that development built prior to annexation by the City.

Action Taken

Mr. Roberts made a motion to approve the variance request, which received a second from Mr. Messer. The motion passed with Mr. Roberts, Mr. Williams, Mr. Helton, and Mr. Messer voting in favor and Mr. Fox and Mr. Stott voting against.

CASE 23-19 – ROBERT CAMPBELL AND ASSOCIATES REQUESTS A SETBACK VARIANCE FOR KODAK TOWNHOMES – TAX MAP 012, PARCEL 010.01, DOUGLAS DAM ROAD.

Mr. Divel explained that this setback variance request corresponds to a New Business item on the Planning Commission agenda to follow. The Planning Commission previously approved a site plan for apartments at this location. Robert Campbell & Associates has submitted a redesigned plan, including 222 townhome units. The eight proposed buildings would not meet setback requirements,

and the applicant is requesting a variance of fifteen feet. This variance would allow the structures to be built as close as 10 ft in some locations. He further explained that the previously approved site plan proposed more units but met City setback regulations.

Robert Campbell addressed the board, explaining that the site has been redesigned so that only one structure, building #24, would require a setback variance. The updated plans, which have not yet been submitted to staff, propose a building setback of eighteen feet, which would require a variance of seven feet.

Mr. Roberts made a motion to approve the variance request for building #24, based off lot shape. The motion did not receive a second and therefore died.

Action Taken

Mr. Stott made a motion to deny the variance request, which received a second from Mr. Messer. The motion passed with all voting in favor, except for Mr. Roberts, who voted against.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:17 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary