



**BOARD OF ZONING APPEALS
MINUTES
DECEMBER 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, December 7, 2023 at 5:58 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

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
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

None

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 November 2, 2023, meeting. The motion received a second from Mr. Williams and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

**CASE 23-20 – CUSTOM CRAFTED CONSTRUCTION, LLC REQUESTS A STRUCTURE HEIGHT VARIANCE
– 1654 VETERANS BOULEVARD, UNIT #43.**

**CASE 23-21 – CUSTOM CRAFTED CONSTRUCTION, LLC REQUESTS A STRUCTURE HEIGHT VARIANCE
– 1654 VETERANS BOULEVARD, UNIT #43.**

Mr. Divel explained that, due to the identical nature of the requests, they would be presented together.

He stated that both structures are almost completed units with some topography issues. Both buildings have frontage on Veterans Boulevard but are accessed from internal subdivision roads. Due to the topography of the lot, the rear of the structures exceed the allowable height as defined by the City's Zoning Ordinance.

The commission and staff discussed how these two structures are the tallest in the development. Additionally, they stated that the other buildings met city standards, and, with modifications, these could also be brought into compliance.

Action Taken

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

CASE 23-22 – THE ART COMPANY REQUESTS A VARIANCE TO THE MINIMUM DISTANCE REQUIREMENT FROM ANY SCHOOL, CHURCH, PUBLIC ASSEMBLY, AND/OR RESIDENTIAL ZONING DISTRICT FOR A TATTOO BUSINESS – 1811 PARKWAY.

Mr. Divel explained that this request is due to the 1,000 feet separation requirement for tattoo businesses. The proposed location is zoned Arterial Commercial (AC) and abuts a Low Density Residential (LDR) district directly behind it. The variance would allow the business to encroach into the buffer by 980 feet.

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.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:19 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary