



BOARD OF ZONING APPEALS

MINUTES

SEPTEMBER 5, 2024

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 5, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

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

Daryl Roberts

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 1, 2024 meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

PUBLIC HEARING

Three members of the community addressed the board, expressing interest in revising the City's regulations on tattoo parlors. Tejas Patel, Ruben Rivera, and Buddy Harris each expressed concern regarding the limiting nature of the distance requirements tattoo parlors must meet from school and residential uses. The board noted those concerns and requested staff provide additional information and recommendations for reconsidering the city's Zoning Ordinance regarding this use.

OLD BUSINESS

CASE 24-03 – STAFF REQUESTS REVIEW OF USE & CONFORMITY DETERMINATION FOR PROPERTY LOCATED AT 154 LEE GREENWOOD WAY.

Mr. Divel explained that members of the board requested a deferral of the item at their August meeting. The additional time allowed staff to meet with representatives of Restoration House Ministries to get more details regarding the proposed use. Informational packets provided by the owner were distributed to the board prior to the meeting. He suggested that given this information, the upstairs component could be considered a religious assembly use and downstairs classified multi-family.

Representatives from the organization addressed the board, further explaining the nature of the non-profit drug rehabilitation organization. They explained that the individuals staying in the multi-family component of the building do not require medical assistance. Rather, these residents qualify as independent living.

Action Taken

Mr. Stott made a motion to establish the use as religious assembly and multi-family dwelling and thus, a legal conforming use. The motion received a second from Mr. Patterson and passed unanimously.

NEW BUSINESS

CASE 24-04 – WELROC ENTERPRISES, LLC REQUESTS A VARIANCE TO ALLOW STRUCTURES WITHIN 10 FEET OF THE FLOODWAY BOUNDARY – TAX MAP 061, PARCEL 012.00, TEMPLE LANE.

Mr. Divel explained that this development has been granted conceptual approval and is on the September Planning Commission agenda for final approval. The City's zoning ordinance states that "no structure shall be within 10 feet of the floodway boundary." Two lots in the northeastern corner of the development would encroach up to five feet.

Randy Corlew of Welroc Enterprises, LLC explained that this boundary buffer is not included in FEMA regulations. He further stated that all units meet flood elevation requirements. Mr. Stott suggested that a reconfiguration of the design would allow the structure to follow the regulation, and he did not see a hardship necessitating a variance.

Action Taken

Mr. Stott made a motion to deny the variance. The motion received a second from Mr. Messer and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:07 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary