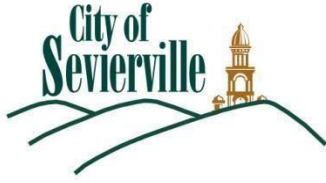


SEVIERVILLE BOARD OF ZONING APPEALS

4/4/2024

5:00 P.M. – Civic Center



Board of Zoning Appeals

AGENDA

4/4/2024

- A. Call to Order
- B. Approval of Minutes – 2/1/2024
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Case 24-02 – Civil & Environmental Consultants, Inc. requests a variance to exceed the allowable road grade by 3% located at Tax Map 038J, Group A, Parcel 139.00, S Smoky Mtn Way.
- F. Staff Report
- G. Adjournment



**BOARD OF ZONING APPEALS
MINUTES
FEBRUARY 1, 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, February 1, 2024 at 6:05 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, 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

MEMBERS ABSENT

None

Chairman Snider declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Stott made a motion to approve the minutes of the December 7, 2023, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 24-01 – FLAG SYSTEMS REQUESTS A HEIGHT VARIANCE OF 86 FEET ON A NON-BUILDING STRUCTURE FOR CAMPING WORLD – 210 EAST DUMPLIN VALLEY ROAD

Mr. Divel explained that the applicant has requested the variance to allow for a 130-foot-tall flagpole. This is considered a non-building structure and would require a variance of 86 feet. He further explained that the board denied a similar request from a different applicant to allow a 60-foot-tall

flagpole. They considered the reasons a business would want a flagpole this tall, and determined, like the previous case, there to be no reasoning to warrant a variance.

Action Taken

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

ADJOURNMENT

There being no further business, the meeting adjourned at 6:10 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number: 24-02

Action Requested: Variance Request

Applicant: Civil & Environmental Consultants, Inc.

Address: S Smoky Mountain Way

Tax Map: 038J

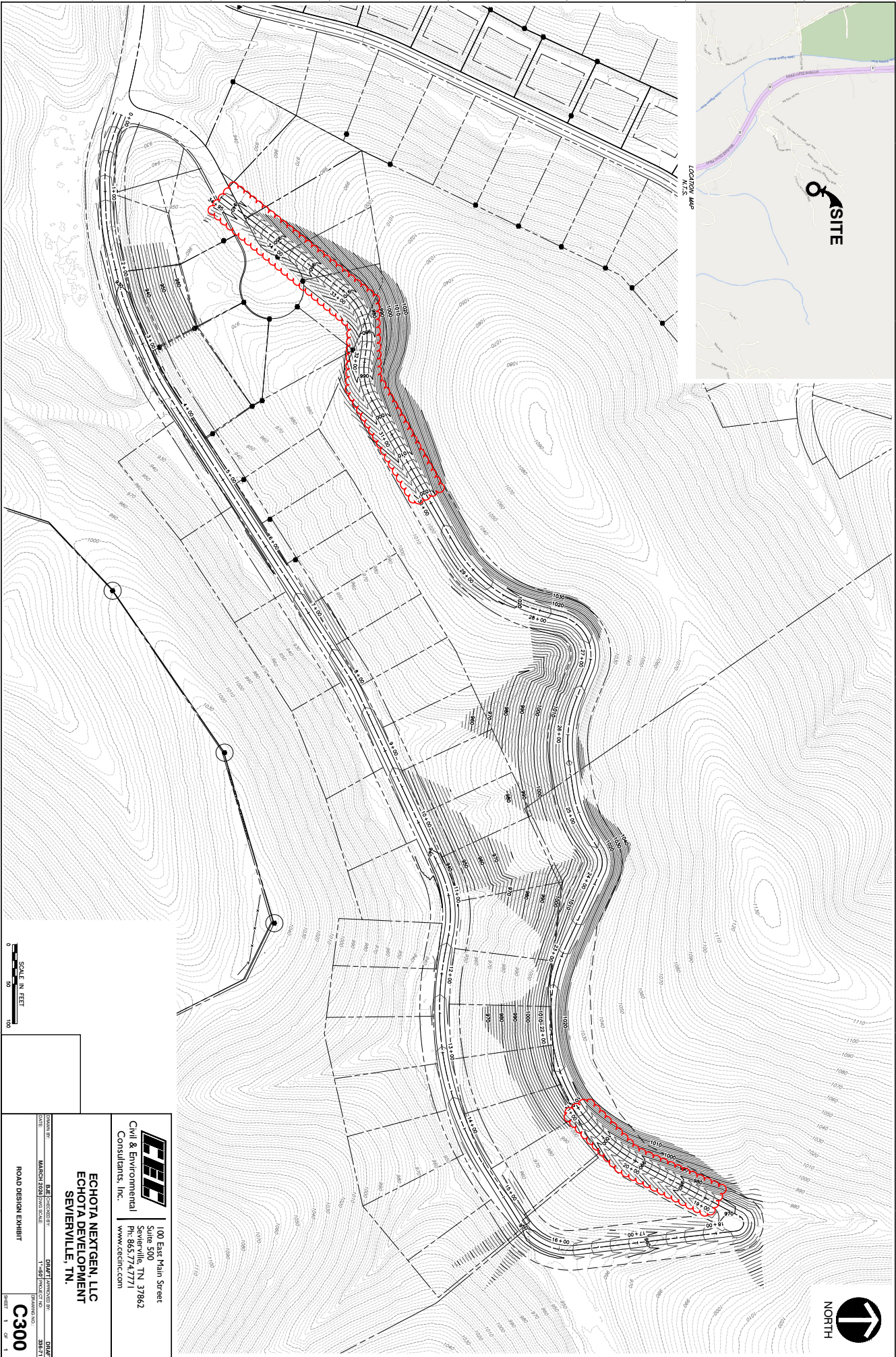
Group/Block: A

Lot No./Parcel No: 139.00

Lot Size: Multiple Lots

Zoning District: HDR (High Density Residential)

Request Consideration: A request of a 3% variance to allow an 18% road grade on a proposed road in Echota Subdivision. The proposed road would include two sections of road with 18% grade. One section of approximately 450' in length on the western side of the proposed road and a length of approximately 200' on the eastern side of the proposed road.

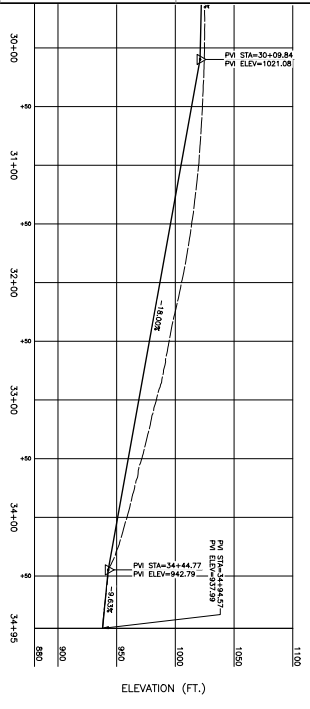
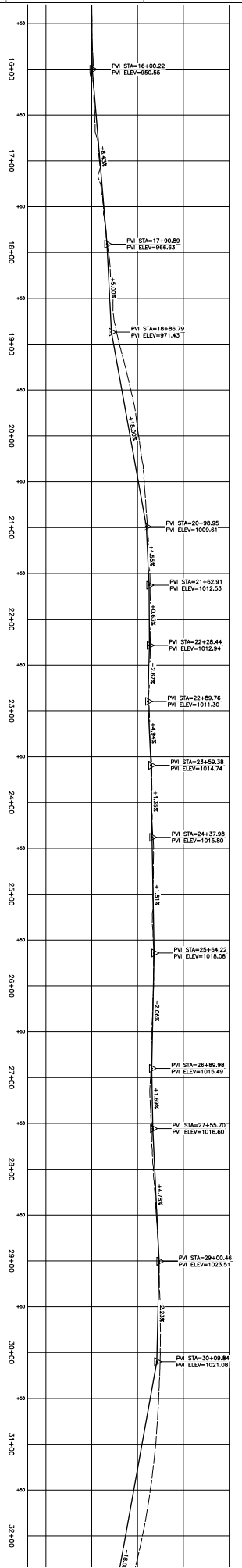
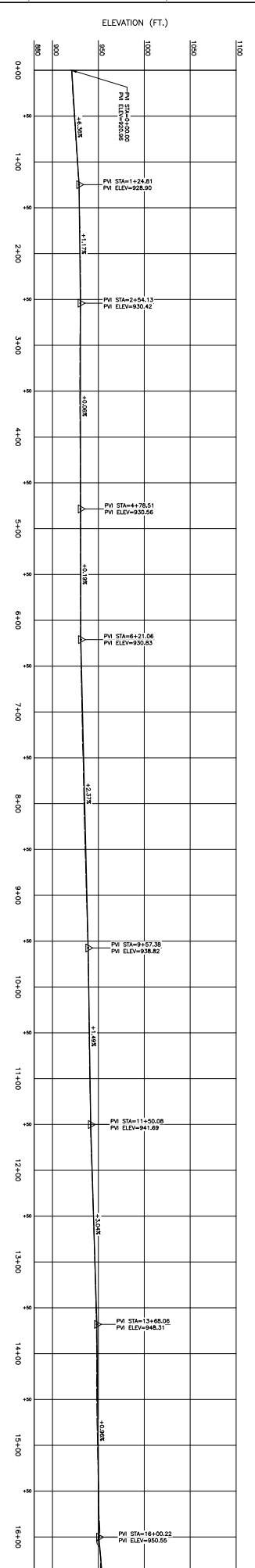


SCALE: 1" = 100'

CEC
Civil & Environmental
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100 East Main Street
Suite 500
Sevierville, TN 37862
Ph: 865.774.7771
www.cecinc.com

ECHOTA NEXTGEN, LLC
ECHOTA DEVELOPMENT
SEVIERVILLE, TN.

DATE: 10/3/2024
DRAWN BY: MARCH 2024
CHECKED BY: [blank]
DATE: 10/3/2024
DRAWN NO: 302473
DRAWING NO: [blank]
PROJECT: ROAD DESIGN EXHIBIT
SHEET: 1 OF 1
C300



SCALE: 1" = 10'

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ECHOTA NEXTGEN, LLC
ECHOTA DEVELOPMENT
SEVIERVILLE, TN.

DATE: 01/08/2024
 DRAWN BY: MARCH 2024
 CHECKED BY: MARCH 2024
 PROJECT NO.: 230727
 DRAWING NO.: C600
 SHEET: 1 OF 1