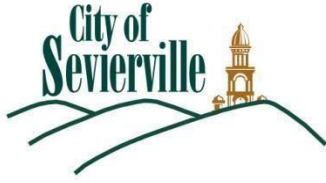


**SEVIERVILLE BOARD OF ZONING APPEALS**

**8/1/2024**

**5:00 P.M. – Civic Center**



# Board of Zoning Appeals

## AGENDA

8/1/2024

- A. Call to Order
- B. Approval of Minutes – 4/4/2024
- C. Public Forum
- D. Old Business
- E. New Business
  - 1. Case 24-03 – Staff requests review of use & conformity determination for property located at 154 Lee Greenwood Way.
- F. Staff Report
- G. Adjournment



**BOARD OF ZONING APPEALS  
MINUTES  
APRIL 4, 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, April 4, 2024 at 6:13 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  
Brooke Fradd, Recording Secretary

**MEMBERS ABSENT**

Shane Patterson

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

**OLD BUSINESS**

None

**NEW BUSINESS**

**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.**

Mr. Divel explained that this request is for lots located in Echota. He reminded the board that this subdivision was developed in the county then later annexed by the city. The request includes two sections, each requesting a road grade of 18%, a variance of 3% to the 15% standards for maximum road grades. He explained that all the roads in the development are substandard.

Jeremy Puckett, a representative from Civil & Environmental Consultants, Inc. addressed the board. He explained that this proposal would continue the existing road, completing the road as a full loop and enable the development of additional lots. Mr. Green stated that while emergency response vehicles can drive through grades of this significance, stopping on a grade that steep can be problematic.

**Action Taken**

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

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:29 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary



## City of Sevierville Board of Zoning Appeals

**Case Number:** 24-03

**Action Requested:** Use & Conformity Determinations

**Owner:** Restoration House Ministries

**Address:** 154 Lee Greenwood Way

**Tax Map:** 018

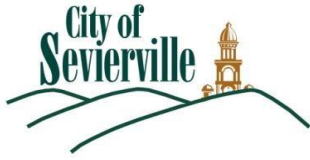
**Group/Block:**

**Lot No./Parcel No:** 008.17

**Lot Size:** 2.87 acres

**Zoning District:** TCL (Tourist Commercial)

**Request Consideration:** Staff requests the Board of Zoning Appeals make a determination of the use classification and permitted conformity for the use of property at 154 Lee Greenwood Way. See memo attached.



## Board of Zoning Appeals

### MEMO

8/1/2023

**AGENDA ITEM:** Case 24-03 – Staff requests review of use & conformity determination for property located at 154 Lee Greenwood Way.

**PRESENTATION NOTES:** Restoration House Ministries (RHM) proposes to operate their facility at the above referenced location which is located within the TCL Zoning District. Life Changers Outreach previously operated at the site but has recently moved to a new location outside the City of Sevierville. The operations of RHM are principally the same as those of the previous user. However the building was originally constructed as a restaurant and we are unaware of any building permits issued related to the conversion of the site.

The proposed use is not clearly defined within the zoning ordinance and staff requests a determination of the appropriate designation to confirm conformity with zoning ordinance. Uses within the zoning ordinance which the facility may be classified as could include multi-family dwelling, religious assembly or nursing home. Specifically, an assisted-care living facility is a type of nursing home. Definitions for these uses are included below:

- Multi Family Dwelling is defined as a structure or structures containing more than two attached dwelling units used for residential occupancy.
- Religious Assembly is defined as an enclosed facility principally used for people to gather together for public worship, religious training, or other religious activities.
- Nursing Home, Assisted-care Facility is defined as either:
  - i. Nursing Home: A facility which provides 24-hour skilled nursing care, and other medical and related services to persons admitted because of illness, disease, and/or physical infirmity, and which can be licensed as such by the State.
  - ii. Assisted-care Living: A facility which provides bathing, dressing, and nonmedical living assistance services, such as meal preparation, grooming, and other activities of daily living for persons who are elderly or have disabilities, and which can be licensed by the State as such.

Multi-family and religious assembly uses are permitted within the TCL Zoning District while Nursing Homes and Assisted Care facilities are not permitted.

A description of the operations conducted by Restoration House Ministries has been provided by legal representative for RHM, Joel Reeves, and is provided below.

*“Per our conversation, you informed that Restoration House Ministries (RHM) was tentatively approved to use the building located at 154 Lee Greenwood (the Property) in the ways that we have discussed pending your receipt of a short blurb detailing RHM’s business model and how they intended to use the Property. Please consider this email that response to your request.*

*RHM is a faith-based recovery center that offers evidence-based treatment programs to individuals struggling with various addictions, substance use disorders, and mental health concerns. RHM currently operates an inpatient medical detox at a facility located at 980 W Highway 25/70 in Newport, Tennessee. This facility has multiple state licenses, medicare certifications, and accreditations. Patients can be admitted into treatment here for detoxification purposes, if needed, and all of the medical and psychiatric care is provided on site. Once the patients cease the need for medical care, or for patients who do not need the intensive intervention provided at its Newport facility, RHM would like to use the Property as a sober living and counseling space for the people it serves.*

*RHM intends to use the bottom floor of the Property for male residential housing and living. The second/top floor will be utilized for religious assembly, dining, education/vocational classes, group and individual counseling, and for various venues or conference uses. RHM will not be prescribing, dispensing, or administering any medications on site at the Property. The services offered on site will be education and counseling-based, not medically based.*

*Pastor Matt Johnson, the CEO of RHM, asked that I express his profound gratitude for your consideration of this project as utilizing the Property in this way will help RHM better serve the people seeking their services. Please let me know if you have any additional questions or concerns.”*

