



**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.

---

Vincent Snider, Chairman

---

Douglas Messer, Secretary

---

Brooke Fradd, Recording Secretary