



**BOARD OF ZONING APPEALS
MINUTES
AUGUST 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, August 1, 2024 at 5:46 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 April 4, 2024, meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

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

Mr. Divel explained that this location holds the Tourist Commercial (TCL) zoning designation. The site began as a restaurant. The structure was then converted into a recovery center with meeting rooms and a residential component. No building permits are on file for this conversion. Ownership has since

changed; however, the proposed new use would be similar – a faith-based recovery center, with a live-in component.

Mr. Smith explained that since the use is not clearly defined in the City’s zoning ordinance, staff has asked the board to determine which existing use is most applicable. Options include Multi-family Residential, Religious Assembly, or Nursing Home. The former two uses are allowed in the TCL zone, but the latter is not. A description of the ministry’s operations was provided by their legal representation and included in the board’s informational packet.

Mr. Green further explained that several months ago, the Fire Department Inspectors noted the sleeping accommodation. The building does not meet the residential fire code and the former owners were instructed to remove the living quarters. They were removed a few months ago and the building passed reinspection.

After lengthy discussions regarding the potential uses and applications of this facility, members of the board requested a deferral of the item. This would give a representative from the ministry the opportunity to provide clarity and address any questions the board may have.

Action Taken

Mr. Fox made a motion to defer the use and conformity determination. The motion received a second from Mr. Helton and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary