

**MINUTES**  
**SEVIERVILLE REGIONAL PLANNING COMMISSION**  
**March 3, 2011**  
**5:00 P.M.**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, March 3, 2011 at 5:00 P.M.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jerry Loveday  
Billy Carroll  
Jim Arwood

**MEMBERS ABSENT**

Conley T. Murrell, Secretary  
Bryan Atchley, Mayor  
Alan Dillow, Vice Chairman

**Staff Present**

Judi Forkner, Interim Planning Director  
Joy Coats, Recording Secretary  
Jerry Hickman, City Engineer  
Nathan Raulston, Engineering Technician  
Frank Colbert, GIS Coordinator  
Butch Stott, Codes Enforcement Director

**Local Planning Office**

David Williams

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Arwood, and seconded by Mr. Loveday, to approve the minutes from the February meeting. The motion passed with a unanimous vote.

## **STAFF REPORTS**

Bob Parker, Director of Parks and Recreation showed the Board proposed signage for the Greenway connectors. He explained the signage was what was being used throughout the Great Smoky Mountains Regional Greenway Council communities and requested endorsement from the Planning Commission.

### **Action Taken**

A motion was made by Mr. Loveday, and seconded by Mr. Carroll, to endorse the use of uniform signage for the regional Greenway connectors. The motion passed with a unanimous vote.

Ms. Forkner requested to defer two other reports until later in the meeting.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **SITE PLAN – NORVELL & POE ENGINEERS REQUESTED APPROVAL OF REVISED ACCESS PLAN FOR LOTS 1 AND 2 (WEIGEL’S) OF RESUBDIVISION OF PART OF HIGHLAND SUBDIVISION AND MILLS PROPERTY, DOLLY PARTON PARKWAY (CITY)**

#### **Staff Recommendation**

Ms. Forkner explained that a site plan for a Weigel’s gas and convenience store on Lot 2 had been approved in March 2010. Following that approval, TDOT asked the property owner to change the entrance onto Dolly Parton Parkway from a multi-directional entrance to a right turn in, right turnout, only access point. This plan reflects that change as well as the placement of a joint use access easement for Lots 1 and 2 across Lot 2 (Weigel’s) and parallel to Dolly Parton Parkway westward onto Lot 1, with a multi-directional access point from Lot 1 onto Dolly Parton Parkway. She said these changes appear to meet TDOT requirements and recommended approval.

#### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Carroll, for approval. The motion passed with a unanimous vote.

### **SUBDIVISION – AL CRUMLEY, LAND SURVEYOR REQUESTED REPLAT OF LOT 60 AND LOT 69, GRANDVIEW ESTATES, TAX MAP 18H, GROUP A, PARCELS 25 & 33 (REGION)**

#### **Staff Recommendation**

Ms. Forkner explained that, although two-lot subdivisions can normally be approved by staff, it was necessary to have the Planning Commission act on this plat as a variance in the minimum lot size requirement in the subdivision regulations is being requested for Lot 69. She said it is her understanding that these two lots were created prior to the time this area became part of the city’s planning region, and that the lot area of Lot 69 fell below our subdivision regulations’ minimum lot size at that time. Ms. Forkner noted that houses already exist on both lots and that by approving this replat, a utility building that is presently encroaching on Lot 69 would

now lie entirely within the boundary of Lot 60. She said former planning director, Jim Bryant, had discussed the matter with the county planning director in regard to requirements of the county zoning resolution. The county planning director stated he viewed the matter as a nonconforming circumstance and expressed no objection to the planning commission approving the replat creating a slight reduction in the square footage of Lot 69 from approximately 15,400 square feet to 15,068 square feet. Ms. Forkner noted that Shady Grove Utility District had signed the plat and the county health department had provided a letter stating that previous approvals for septic systems on each lot would not be affected by this replat.

### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Loveday, for approval with a variance regarding size of Lot 69. The motion passed with a unanimous vote.

### **REZONING – REGION – KENT WOODS REQUESTED REZONING OF PROPERTY OFF SWAGGERTY ROAD FROM R-1 (RURAL RESIDENTIAL) TO I-1 (INDUSTRIAL)**

#### **Staff Recommendation**

Ms. Forkner stated Mr. Woods has applied to the county to rezone approximately 9 acres from R-1 (Rural Residential) to I-1 (Industrial). The 9 acres is part of a larger parcel, a portion of which lies inside the city. She noted the portion inside the city is zoned R-1 (Low Density Residential) and has been used for employee parking for Swaggerty Sausage Company for many years. Ms. Forkner said it is her understanding that at least one structure connected with the operation of Swaggerty Sausage Company is planned for the county portion of the site, with the access for that site being provided from Swaggerty Road through the portion of the parcel inside the city. She said there are no plans to construct any buildings on the city portion of the site, but she had discussed with Mr. Woods that any driveway, both its location and improvement level, would need to meet current city standards for an industrial driveway, and that any parking area added to the site would need to meet current city standards, as well. Mr. Woods was present and stated he would like to leave the portion inside the city zoned as R-1 since no buildings are planned for that portion of the site. He said there may eventually be up to three buildings on the county portion of the site and understood that the driveway accessing the city street would need to meet city standards. Mr. Woods also stated in is his intention to leave the remainder of the parcel that lies in the county zoned R-1 to serve as a buffer for a nearby subdivision from the requested industrial zoning.

#### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Carroll, for approval of the rezoning. The motion passed with a unanimous vote and was certified to the County Commission for action.

### **DEFERRED REPORTS**

David Williams reported that planning commissioners from across East Tennessee are being invited to attend a conference in Knoxville being sponsored by the East Tennessee Quality Growth organization. The conference will be held on March 30-31 and can be counted toward planning commissioner's annual training requirement.

Ms. Forkner reported the Board of Mayor and Aldermen (BOMA) had requested a status updates on the hillsides/ridges project at their recent retreat. She reviewed past activity on this project. Mr. Loveday, who was also a member of the citizens' advisory committee that assisted staff with this project, asked that the planning

commission hold a workshop on this matter prior to met month's meeting and invite the advisory committee and the BOMA to attend. A workshop was scheduled for April 7, 2011 at 3:00 p.m.

There being no further business, the meeting adjourned.

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Lyle Overbay, Chairman

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Conley T. Murrell, Secretary

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Joy Coats, Recording Secretary