

MINUTES
SEVIERVILLE REGIONAL PLANNING COMMISSION
April 7, 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, April 7, 2011 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jerry Loveday
Billy Carroll
Jim Arwood
Conley T. Murrell, Secretary
Alan Dillow, Vice Chairman

MEMBERS ABSENT

Bryan Atchley, Mayor

Staff Present

Judi Forkner, Interim Planning Director
Joy Coats, Recording Secretary
Jerry Hickman, City Engineer
Nathan Raulston, Engineering Technician

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. Dillow, and seconded by Mr. Arwood, to approve the minutes from the March meeting. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Forkner told the Commissioners that the workshop regarding Hillside/Ridges recommendations would be Monday, April 18, 2011 at 3:00 P.M. She reminded everyone that the May meeting would be held May 10, 2011 because of the election on May 5, 2011. Mr. Williams stated the Quality Growth Conference was a success and he would have more to report at the May meeting.

OLD BUSINESS

NEW BUSINESS

SITE PLAN – NORVELL & POE ENGINEERS REQUESTED APPROVAL OF ADVENTURE ZIPLINES OF SEVIERVILLE PHASE 2, PARKWAY (CITY)

Staff Recommendation

Ms. Forkner explained that in Phase 2 of the amusement, a motorized zipline will travel both up and down hill among 7 towers with patrons riding on an individual apparatus. She said it was primarily battery operated and computer controlled, and that the operator has submitted information from a local insurance agent indicating that the ride can receive insurance coverage. Ms. Forkner stated an erosion control plan has been submitted for the areas where the towers will be constructed, but noted that if additional land disturbance and/or grading occurs, other information may need to be submitted to meet the city's grading and stormwater management ordinance requirements. She also explained that amusements are permitted uses in the C-4 and C-5 districts and that Phase I of the zipline had been located on property zoned C-3 with an amusement use that existed when the area was annexed. However, portions of Phase 2 of the project will be located partly on other parcels which are in the same ownership as the parcel upon which the existing amusements exist, but which are presently zoned C-3 or R-3. Therefore, the property owner has requested rezoning of the properties upon which both Phase I and Phase II of this amusement are located to C-4. Ms. Forkner said if approval of the site plan is granted, approval should be subject to the property being rezoned to C-4.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Dillow, to approve the site plan subject to the property rezoning to C-4. The motion passed with a unanimous vote.

SITE PLAN – WC WHALEY, INC. REQUESTED APPROVAL OF ASHLEY APARTMENTS ON RIDGE ROAD (CITY)

Staff Recommendation

Ms. Forkner said this proposal was to place a 4 unit, 1 story apartment building on the site. She said the building would have to be sprinkled under our current building code. Parking and landscaping were adequate and staff recommended approval.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mr. Carroll, for approval of the site plan. The motion passed with a unanimous vote.

PUD SUBDIVISION – VISION ENGINEERING REQUESTED FINAL APPROVAL OF LOTS 1-27 OF RIDGEWOOD ESTATES II, LONGSPRINGS ROAD, TAX MAP 51, PARCEL 28 (REGION)

Staff Recommendation

Ms. Forkner noted that this had previously been approved as a PUD development with a mix of 37 single-family and duplex units with the remainder of the property to be common area, with the exception of the streets which are county roads. It was explained that the property would now be 27 individual lots with the common area

being reduced to the stormwater detention area and two other smaller areas. These areas will be held in common by a home owners association (HOA), and a signed "Declaration of Restrictions" has been submitted providing a mechanism for the developer and HOA to maintain the common area. Ms. Forkner noted that this development had been initiated prior to the adoption of county zoning and subsequent amendments to the county zoning ordinance governing PUDs, but that both Jim Bryant (retired planning director) and she had discussed the proposed changes in the development scheme with the county planning director who had no objection to the present plan. Staff recommended approval.

Action Taken

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

REZONING – REQUESTED REZONING OF PROPERTY ON NEW ERA ROAD NEAR THE PARKWAY FROM C-3 TO C-4

Staff Recommendation

Ms. Forkner stated this rezoning would allow the moto-zip to develop as proposed. The property upon which three of the towers were proposed would need to be rezoned from R-3 to C-4. The property owner proposed to rezone the other property he owns which includes the existing stables, existing zipline, and other areas from C-3 to C-4.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Loveday to rezone the property. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen for action.

There being no further business, the meeting adjourned.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Joy Coats, Recording Secretary