

MINUTES
SEVIERVILLE REGIONAL PLANNING COMMISSION
May 10, 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 Tuesday, May 10, 2011 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

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 recognized Alderman Loveday and expressed appreciation for his service on the planning commission. He 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 April meeting. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Forkner expressed thanks to Alderman Loveday for serving on the planning commission for the past eight years. Mr. Williams, state planner told the Board that effective July 20, 2011, the Local Planning Department in the Department of Tennessee Community and Economic Development would be eliminated. He noted that 71 positions would be lost. He said the State would have Economic Development Specialists doing business development with emphasis on jobs.

OLD BUSINESS

NEW BUSINESS

SITE PLAN – VISION ENGINEERING REQUESTED APPROVAL OF LABOR AND WORKFORCE BUILDING ON LOT 3, VARSITY SQUARE ON GRADUATE DRIVE (CITY)

Staff Recommendation

Ms. Forkner explained that a site plan had been approved for this same lot last year but never constructed. She said stormwater runoff for this subdivision is handled by a common detention area on Lot 1. Staff recommended approval.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Dillow, to approve the site plan. The motion passed with a unanimous vote.

SITE PLAN – AL CRUMLEY REQUESTED APPROVAL OF ADDITION TO THE APPLE SHACK ON WINFIELD DUNN PARKWAY (CITY)

Staff Recommendation

Ms. Forkner said the addition requested was a detached building on the south side of the site, making this a commercial planned unit development (PUD). She said additional parking had been added to meet the minimum standard for 12,000 square feet of retail space. Ms. Forkner said it should be noted that there is very limited open space remaining on the site and should there be a desire to convert any of the storage space to retail space in the future, it should be discussed with city staff first to determine if additional parking can be added to this site. She said stormwater management was provided by underground detention. Staff recommended approval.

Action Taken

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

SITE PLAN – MBI REQUESTED APPROVAL OF A REVISED SITE PLAN FOR ALLENSVILLE SQUARE APARTMENTS ON ALLENSVILLE ROAD (CITY)

Staff Recommendation

In October of 2010, a site plan for this development was approved subject to: additional information being provided to the water and sewer department; necessary street and intersection plans being submitted for the

street to be constructed off of Allensville Road, and construction and/or posting of a guarantee of construction for the street; and, with the understanding that after those conditions were met building permits could be obtained. Since that time, the water and sewer department has been provided with the information they needed and the city engineer has received the necessary street construction plans. The city engineer has stated the street construction can be initiated, but that the city cannot accept a guarantee until the improvements to Allensville Road are completed and the construction of the access street from Allensville Road has progressed to the point that only the surface course of the access street remains to be completed. At that point, building permits could be issued. The current site plan was a reduction in lot size and a reduction in units from 192 to 144, which resulted in the elimination of two buildings, one garage, and several surface parking spaces. Ms. Forkner said a replat of this lot had been done and Phase II of this development would be placed on the 8.13 acre lot to the north of this site. She said staff could recommend approval, subject to the same conditions attached to the original site plan approval that required improvements being made to Allensville Road at the intersection of the proposed access street, and the construction of the access street, with the understanding that building permits could be issued once improvements to Allensville Road had been completed, and when street construction on the access street had progressed to the point at which the city engineer could recommend acceptance of a guarantee to complete the top course of the access street. Mr. Brian Pierce, representing MBI, then approached the planning commission and requested the site plan be approved subject to the submission of a surety bond to the city to cover the entire cost of required improvements to the public streets, as well as to cover the cost to construct a new city street to access this property from Allensville Road. He said financing for the project is being accomplished through the U.S. Department of Housing and Urban Development (HUD) which will require bonds be in place to cover various aspects of the project, and that a bond can be established to specifically cover the street improvement and construction projects. City staff noted that staff's recommendation regarding the conditions attached to the original site plan approval, as well as for this revision, regarding completion of improvements to Allensville Road and the construction of the new city street to a certain level of improvement prior to the city accepting a bond to guarantee the remaining construction, were the result of previous discussions with the property owner and city staff, including the city administrator.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Dillow, for approval subject to the receipt of a surety bond in a form and amount satisfactory to city staff to cover all costs associated with the improvement of Allensville Road and construction of the new city street. The motion passed with a unanimous vote.

TCH REQUESTED APPROVAL OF A DRIVEWAY ENTRANCE AND FREEZER BUILDING FOR SWAGGERTY SAUSAGE ON SWAGGERTY ROAD (CITY AND REGION)

Staff Recommendation

Ms. Forkner explained that this site plan includes a 19,400 square foot freezer building, site preparation for 2 future buildings on the county portion of the site, and improvement and expansion of the nonconforming employee parking lot on the portion of the property lying within the city limits. She said the plan showed 2 stormwater detention areas, one in the city and one in the county. She said the site plan for the parking area and detention area inside the city meets site plan requirements with the exception of one more driveway than is allowed for the amount of frontage. It was explained that the property owner has a request before the BZA for a variance to allow two driveways onto Swaggerty Road. Staff recommended approval subject to: revision of access to the site by only one driveway, if the variance request discussed earlier is denied by the BZA; the approval of the stormwater management plan for the county portion of the site by the county stormwater

management office; approval of the fire protection plan for the proposed building under the county's building code and related codes by the county building inspection department; and, receipt of confirmation of county department approvals for the project file.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Loveday, to approve subject to staff recommendations. The motion passed with a unanimous vote.

SUBDIVISION – NORVELL & POE REQUESTED RE-APPROVAL OF A PRELIMINARY PLAT FOR CLOSURE OF A PORTION OF LONESOME VALLEY ROAD, TAX MAP 72, PART OF PARCELS 98 & 99 (CITY)

Staff Recommendation

Ms. Forkner explained that last year, the PC and BOMA considered requests from the owners of property lying along Lonesome Valley Road to abandon the right of way of Lonesome Valley Road in order to reconstruct Lonesome Valley Road farther to the west, and to approve Phase I of an overall development plan for that area. Because the subdivision regulations state that the approval of a preliminary plat expires in 12 months if a final plat has not been submitted, the owners requested re-approval of the plat as previously submitted. Staff recommended approval, with the understanding that prior to initiating construction all necessary construction plans for the street and relocation of utilities are approved by the appropriate parties.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Dillow, to re-approve the preliminary plat. The motion passed with a unanimous vote.

There being no further business, the meeting adjourned.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Joy Coats, Recording Secretary