

**MINUTES**  
**SEVIERVILLE REGIONAL PLANNING COMMISSION**  
**June 2, 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, June 2, 2011 at 5:00 P.M.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Wayne Helton

**Staff Present**

Judi Forkner, Interim Planning Director  
Joy Coats, Recording Secretary  
Jerry Hickman, City Engineer  
Nathan Raulston, Engineering Technician  
Frank Colbert, GIS Coordinator  
Bryon Fortner, Public Works Director  
Jeff Carr, Public Works Department

**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 May meeting. The motion passed with a unanimous vote.

## **STAFF REPORTS**

Ms. Forkner mentioned the Five Year Sidewalk Improvement and Street Paving Plan had been submitted by the Department of Public Works. A motion was made by Mayor Atchley, and seconded by Mr. Murrell, to approve the plan. The motion passed with a unanimous vote.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **SITE PLAN – GENERAL ENGINEERING CONSULTANTS REQUESTED ADDITION OF PHASE II FAMILY ENTERTAINMENT CENTER AT WILDERNESS OF THE SMOKIES ON OLD KNOXVILLE HIGHWAY (CITY)**

#### **Staff Recommendation**

Ms. Forkner explained this was an addition to the indoor recreation area to provide non-water activities such as arcade games, mini-bowling and laser tag, with some retail and concession areas. She said this area would be open only to guests of the resort so no additional parking was needed. Stormwater management was included in the original overall stormwater management plan. Ms. Forkner said there would be relocation of a storm drain and some utility lines onsite but those would be accomplished by the property owner. She mentioned that since the original site plan had been approved, Wilderness subdivided this portion of the property and she would need to confirm with the Code Enforcement Director that the building setback of a portion of the western part of the proposed addition meets setback requirements. Staff recommended approval, subject to confirmation of the required setback.

#### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Carroll, to approve the site plan subject to confirmation of the required setback. The motion passed with a unanimous vote.

### **SITE PLAN – SEVIER COUNTY FOOD MINISTRIES REQUESTS ADDITION TO BUILDING ON OLD KNOXVILLE HIGHWAY (CITY)**

#### **Staff Recommendation**

Ms. Forkner noted the food ministries building is located on county property, west of the county's minimum security facility. She explained the 3,000 square foot addition is a premanufactured warehouse structure which will be placed on a permanent foundation attached to the present building. The addition will require the solid waste collection and employee parking areas to be moved further east on the site. There are no changes planned for the client parking area, but the addition will require a portion of the driveway to the minimum security facility to be moved a few feet to the south, and the county has indicated it has no concerns regarding the driveway. Staff recommended approval subject to confirmation from an engineer that the addition will not increase the runoff by more than 1 c.f.s. and certification of the current flood elevation for the addition.

#### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mayor Atchley, for approval of the site plan subject to confirmation from an engineer that the addition will not increase the runoff by more than 1 c.f.s. and certification of the current flood elevation for the addition. The motion passed with a unanimous vote.

**REZONING – VIRGINIA BURTON REQUESTED REZONING OF PROPERTY FROM C-4 TO R-1, 120 HICKS DRIVE.**

This item was withdrawn prior to the meeting.

**RELEASE LOC – REQUESTED RELEASE OF LETTER OF CREDIT FOR LANDMARK POINT PHASE III, \$45,000 AT CITIZENS NATIONAL BANK**

**Staff Recommendation**

Ms. Forkner explained the street improvements and dressing were complete and staff could recommend release of the letter of credit.

**Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Dillow, to release the letter of credit. 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