

**SEVIERVILLE PLANNING COMMISSION**

**August 4, 2011**



## Planning Commission August 4, 2011 Agenda

- A. Call to Order
- B. Approval of Minutes
- C. Staff Reports
- D. Old Business
- E. New Business
  - 1. Site Plan – Request approval of revised Master Plan for the City of Sevierville Greenway (City).
  - 2. Site Plan – Sims Surveying requests approval of Pavilion for the Boys and Girls Club of the Smoky Mountains on McMahan Avenue (City).
  - 3. Site Plan – WC Whaley, Inc. requests approval of Professional Office Building on Bryan Road (City).
  - 4. Site Plan – Vision Engineering requests approval of Office/ Retail Building on Winfield Dunn Parkway (City).
  - 5. Abandonment – Request approval of abandonment of right of way – Part of Cedar Street (City).
  - 6. LOC – Request approval to draw funds from BB&T’s Letter of Credit for Cypress Court.
- F. Other
- G. Adjournment

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

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jim Arwood  
Conley T. Murrell, Secretary  
Alan Dillow, Vice Chairman  
Wayne Helton

**MEMBERS ABSENT**

Bryan Atchley, Mayor  
Billy Carroll

**Staff Present**

Judi Forkner, Interim Planning Director  
Joy Coats, Recording Secretary  
Jerry Hickman, City Engineer  
Nathan Raulston, Engineering Technician  
Butch Stott, Codes Enforcement 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. Murrell, to approve the minutes from the June meeting. The motion passed with a unanimous vote.

## **STAFF REPORTS**

Ms. Forkner reviewed the Annual Report and Program Design in this month's packet. A motion was made by Mr. Dillow, and seconded by Mr. Arwood, to approve the report. The motion passed with a unanimous vote.

Mr. Stott explained to the Board that the Board of Floodplain Review would meet following the August meeting. He explained there would be a variance request from New Salem Baptist Church. Mr. Stott said the information would be sent to the Board prior to the meeting for their review so he could answer any questions they might have.

Mr. David Williams from the State's Local Planning Office said he enjoyed working with the Board in Sevierville and thanked everyone for their support.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **ELECTION OF OFFICERS**

Mr. Overbay excused himself from this discussion and vote.

### **Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to re-elect the present slate of officers. The motion passed with a unanimous vote.

## **SITE PLAN – WC WHALEY, INC. REQUESTD ADDITION TO EXISTING MOBILE HOME PARK ON PATRICK WAY OFF OLD NEWPORT HIGHWAY (CITY)**

### **Staff Recommendation**

Ms. Forkner said the owner of the trailer park was combining an existing mobile home park with an additional 0.6 acre tract to add 4 mobile home sites. She said the combination plat is currently in the planning office and would be reviewed by staff. Staff recommended approval subject to the approval of the combination plat.

### **Action Taken**

A motion was made by Mr. Murrell, and seconded by Mr. Dillow, for approval of the site plan subject to approval and recording of the combination plat. The motion passed with a unanimous vote.

## **SITE PLAN – NORVELL & POE ENGINEERS REQUESTED ADDITION OF A RETAIL BUILDING TO THE GAS STATION/CONVENIENCE MART ON WINFIELD DUNN PARKWAY (CITY)**

### **Staff Recommendation**

Ms. Forkner said this was a 2,640 square foot retail building that was attached to the rear of the existing gas station and convenience mart. She said there is a permanent ingress and egress easement from Allensville Road across the property to the adjacent property owner. Both property owners agree to modification of the easement in order to allow relocation of the driveway from Allensville Road farther to the east. Ms. Forkner said parking

was adequate and a landscape plan had been submitted. It was noted the plan needed to show the 24 inch water line and easement and staff recommended approval subject to that condition.

**Action Taken**

A motion was made by Mr. Arwood, and seconded, by Mr. Murrell, to approve the plan subject to placement of the water line and easement on the plan. The motion passed with a unanimous vote.

**VISION ENGINEERING REQUESTED EXPANSION OF THE NEW HOPE CHURCH OF GOD THRIFT STORE ON WINFIELD DUNN PARKWAY (CITY)**

**Staff Recommendation**

Ms. Forkner explained the plan was a 6,050 square foot building expansion with the addition of some additional parking spaces. Water and sewer were available and parking was adequate. A landscape plan was included for the addition. Staff recommended approval subject to construction of a dumpster pad and the installation of stop signs and bars.

**Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Murrell, to approve the plan subject to the construction of a dumpster pad and installation of stop signs and bars. The motion passed with a unanimous vote.

**SITE PLAN – WC WHALEY, INC. REQUESTED APARTMENT BUILDING ON RIVER VALLEY CIRCLE (CITY)**

**Staff Recommendation**

Ms. Forkner said this proposal consisted of a 3 unit apartment building on 1.06 acres. The proposal was for a two story building totaling 4,080 square feet. She said each unit was 1,360 square feet. Water and sewer were available and parking was adequate.

**Action Taken**

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

**REZONING – JONATHON BALL REQUESTED REZONING OF PROPERTY FROM R-1 TO C-3 AT 201 WALNUT ROAD**

Withdrawn prior to meeting

**SIGN – CUSTOM CRAFTSMAN SIGNS REQUESTED REPLACING THE EXISTING SIGN AT 3409 WINFIELD DUNN PARKWAY WITH A NEW 150 SQUARE FOOT MONUMENT GROUND SIGN INCLUDING A 23.3 SQUARE FOOT ELECTRONIC MESSAGE BOARD**

**Staff Recommendation**

Mr. Stott said the new sign met the current standards and recommended approval.

**Action Taken**

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

**SUBDIVISION – VISION ENGINEERING REQUESTED RESUBDIVISION OF NEW HOPE CHURCH OF GOD, LOTS 1-6, TAX MAP 18, PARCELS 8, 8.26, 8.15, 8.27 AND 8.30 (CITY)**

**Staff Recommendation**

Ms. Forkner explained that 40 acres of property are being proposed for resubdivision, along with the dedication of a portion of a private street presently named Lee Greenwood Way to the city. She noted this subdivision involves a portion of property annexed into the city several years ago, and previously known as the Lee Greenwood/Maples property. Ms. Forkner stated the portion of the street proposed for dedication meets city standards and is proposed to be renamed Newhope Boulevard. The remainder of the existing access road for other properties in this area will remain private. Staff said all required signatures have been obtained with the Water and Sewer Department requesting documents describing the waterline easement be prepared, recorded, and referenced on the plat.

**Action Taken**

A motion was made by Mr. Dillow, and seconded by Mr. Arwood, to approve the plat subject to the recording of the easements and documentation on the plat. The motion passed with a unanimous vote.

There being no further business, the meeting adjourned.

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Lyle Overbay, Chairman

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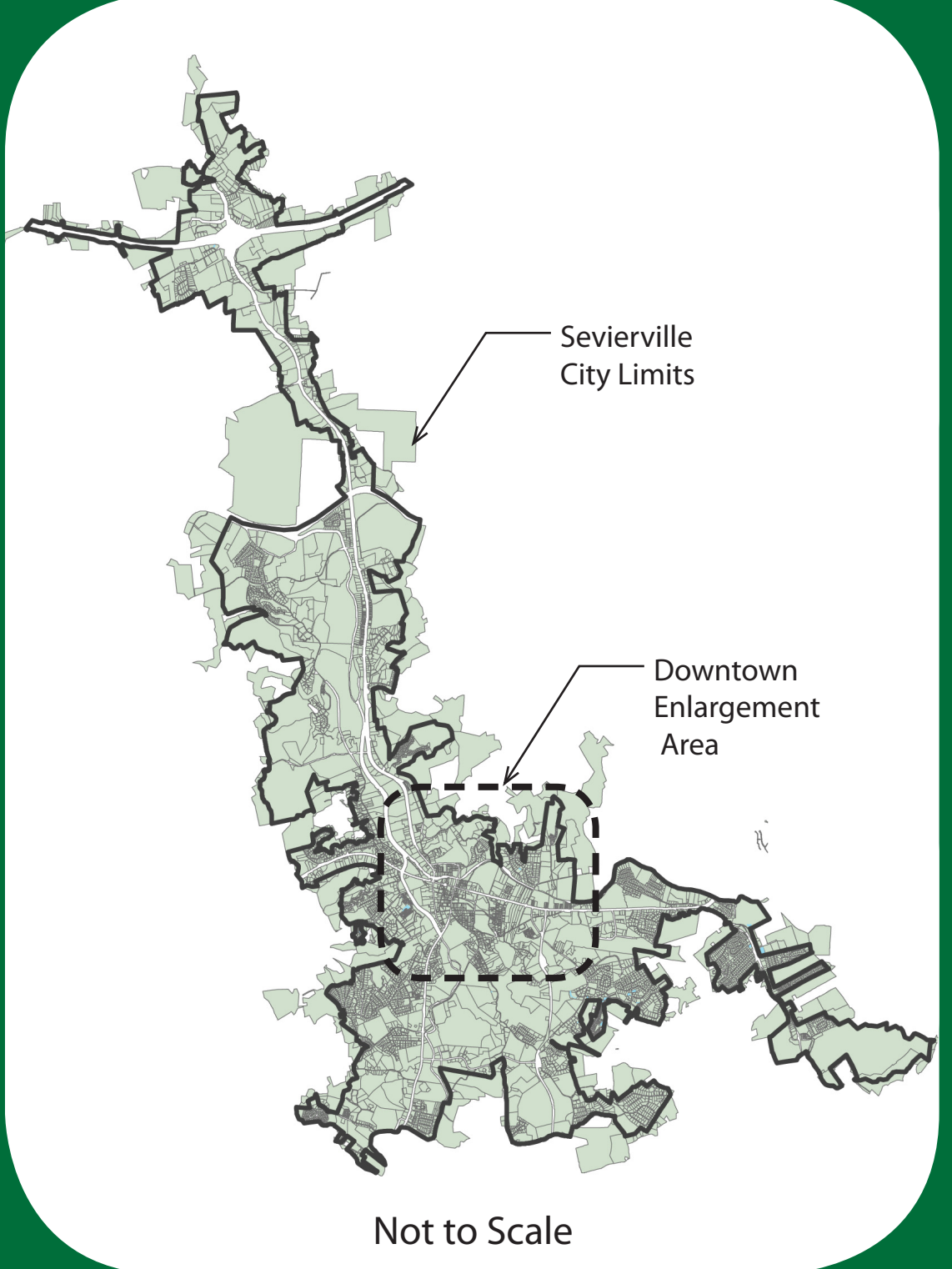
Conley T. Murrell, Secretary

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Joy Coats, Recording Secretary



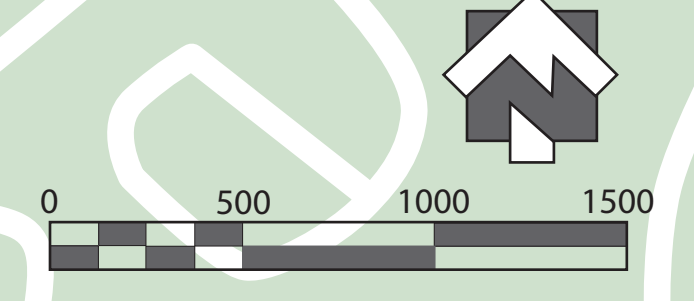
### Location Map



### Legend



- Existing Trail
- Proposed Trail
- Park/Open Space
- Trailhead
  1. Hardin Lane Trailhead/Parking and Burchfiel Arboretum
  2. McMahan Indian Mound Trailhead & Parking
  3. City Park Trailhead & Parking
  4. Hospital Trailhead & Parking
- Trail Wayside
  - A. Glenview Wayside
  - B. Primary School Wayside
  - C. Burchfiel Wayside
  - D. New Salem Wayside (future)
  - E. Municipal Complex Wayside
  - F. Forks of the River/Cemetery Park Wayside (future)
  - G. Future River Overlook
  - H. Paine Park Wayside

July 12, 2011



# Proposed ROW Abandonment Ord. #0-2011-XXX

## Legend

-  Property Lines
  -  Proposed Abandonment
- 1 inch = 200 feet

N

