

SEVIERVILLE PLANNING COMMISSION

September 1, 2011



Planning Commission September 1, 2011 Agenda

- A. Call to Order
- B. Approval of Minutes
- C. Staff Reports
- D. Old Business
- E. New Business
 - 1. Site Plan – Vision Engineering requests approval of a Burger King on Dolly Parton Highway (City).
 - 2. Site Plan – Region – Garrett & Associates request approval of Cell Tower on Fred Bryant Lane.
 - 3. Subdivision – Wallace Surveying Company requests resubdivision of The Dell View, Lots 19-23, Tax Map 72, Parcel 98 (City).
 - 4. Release Letter of Credit – Request release of Letter of Credit from Regions Bank (\$110,000 for Willow Trace).
- F. Other
- G. Adjournment

MINUTES
SEVIERVILLE REGIONAL PLANNING COMMISSION
August 4, 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, August 4, 2011 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Conley T. Murrell, Secretary
Alan Dillow, Vice Chairman
Wayne Helton
Billy Carroll

MEMBERS ABSENT

Bryan Atchley, Mayor
Jim Arwood

Staff Present

Judi Forkner, Interim Planning Director
Joy Coats, Recording Secretary
Jerry Hickman, City Engineer
Nathan Raulston, Engineering Technician
Butch Stott, Codes Enforcement Director
Bryon Fortner, Public Works Director
Bob Parker, Parks and Recreation Director

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. Carroll, to approve the minutes from the July meeting. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Forkner said the City was considering approval of a contract with East Tennessee Development District to provide planning advisory services. She also mentioned that David Williams and Bart Hose (formerly with the State Local Planning Office) have employment. Mr. Williams is with TDOT and Mr. Hose is with TEMA.

OLD BUSINESS

NEW BUSINESS

SITE PLAN – REQUESTED APPROVAL OF REVISED MASTER PLAN FOR THE CITY OF SEVIERVILLE GREENWAY (CITY)

Staff Recommendation

Bob Parker said this was a revised Master Plan for the city's recreation greenway system. He explained the original plan was done in 1995. It was revised in 2001 and this plan is the current plan. It reflected both the existing greenway and planned extensions. The Trees, Trails and Greenway Board recommended this plan. Mr. Parker requested the plan be approved.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mr. Dillow, for approval of the revised Master Plan. The motion passed with a unanimous vote.

SITE PLAN – SIMS SURVEYING REQUESTED APPROVAL OF PAVILION FOR THE BOYS AND GIRLS CLUB OF THE SMOKY MOUNTAINS ON MCMAHAN AVENUE (CITY)

Staff Recommendation

Ms. Forkner explained the Boys and Girls Club leases a portion of this city property and has a use agreement on the remaining property. She said the structure would be a roofed, open-air pavilion used as an accessory structure to the clubhouse. It was located to the rear of the clubhouse near Middle Creek. Ms. Forkner noted there is a fire hydrant on McMahan Avenue in front of the club, but the fire marshall has indicated that any changes to the structure, such as enclosing a portion of the structure, adding restrooms, etc. could trigger need for additional fire protection measures. It was outside the flood hazard area and easement for a large sewer line that is at the rear of the property. Staff recommended approval subject to confirmation by city administration that the pavilion location is allowable by the city under any current or amended agreement or lease, and with the understanding that any change in the proposed structure may require the addition of fire protection devices.

Action Taken

A motion was made by Mr. Carroll, and seconded, by Mr. Dillow, to approve the plan subject to the recommendations stated by Ms. Forkner. The motion passed with a unanimous vote.

SITE PLAN – WC WHALEY, INC. REQUESTED APPROVAL OF PROFESSIONAL OFFICE BUILDING ON BRYAN ROAD (CITY)

Staff Recommendation

Ms. Forkner said this was a previously subdivided lot on the east side of Bryans Crossing development. She said the site had frontage on Bryan Road, but access to the site would be from 2 internal drives into the development. Staff noted the stormwater runoff from this site can be accommodated by the stormwater management system for the Bryans Crossing development. Ms. Forkner recommended approval of the site plan as presented.

Action Taken

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

SITE PLAN – VISION ENGINEERING REQUESTED APPROVAL OF OFFICE/RETAIL BUILDING ON WINFIELD DUNN PARKWAY (CITY)

Staff Recommendation

Ms. Forkner explained the site plan and parking plan presented will accommodate a small office or retail use, and will require the combination of two lots, as indicated on the plan. The entrance from Winfield Dunn Parkway will be “right turn in and right turn out only” and an additional driveway will be provided on River Lane. She noted that prior to beginning construction, a combination plat to combine the two lots into one lot will need to be presented for in-house approval.

Action Taken

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

ABANDONMENT – REQUESTED APPROVAL OF ABANDONMENT OF RIGHT OF WAY – PART OF CEDAR STREET (CITY)

Staff Recommendation

Ms. Forkner mentioned that the county had recently made improvements and added a parking area in front of a portion of their complex on Cedar Street. The area has direct access from Cedar Street, and also access onto High Street. Neither the city nor school board considered it a city street in recent memory. Because it does appear on the E911 map as a city street, the Traffic Committee recommended the city act to abandon any rights the city has or may have had in the past through an abandonment ordinance to clarify fully that this is not a city street.

Action Taken

A motion was made by Mr. Carroll, and seconded by Mr. Helton, to abandon the portion of Cedar Street. The motion passed with a unanimous vote and was certified to Board of Mayor and Aldermen for action.

LOC – REQUESTED APPROVAL TO DRAW FUNDS FROM BB&T’S LETTER OF CREDIT FOR CYPRESS COURT

Staff Recommendation

Ms. Forkner explained this letter of credit guaranteeing improvements for Cypress Court would expire prior to the date of the next Planning Commission meeting. She said the developer and banker were working on extending the letter of credit but because there is still work to be completed in this development, we were asking for authorization to draw the funds in the event the letter of credit would not be extended. The work needed to complete the development was top coat in Phase I, and stone, binder, curb and top coat in Phase II. Staff recommended approval.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mr. Carroll, to withdraw the funds if necessary. 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



1900 5TH AVENUE NORTH, 22ND FLR, BIRMINGHAM, ALABAMA 35203
S.W.I.F.T. UPNBUS44MIA TELEX 6737871 UPBMIA
PHONE (866)828-6928 FAX (205)264-6027

DATE: MARCH 11, 2011

L/C NUMBER: 55103785

AMENDMENT NUMBER: 02

BENEFICIARY:
SEVIERVILLE REGIONAL PLANNING
COMMISSION
120 GRAY WADE BLVD
SEVIERVILLE, TN 37846

OPENER:
GOLDEN WILLOW, LLC
ATTN: MARK LARKEY
114 ELIZABETH AVENUE
GRAY, TN 37615

WE HAVE AMENDED THE CAPTIONED LETTER OF CREDIT AT THE REQUEST OF THE
OPENER.

AMENDED TERMS AND CONDITIONS:

EXPIRATION DATE AMENDED TO: MARCH 25, 2012.

THIS AMENDMENT MUST BE ATTACHED TO AND BECOME AN INTEGRAL PART OF THE
ORIGINAL CREDIT. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SINCERELY,



(AUTHORIZED SIGNATURE)



1900 5TH AVENUE NORTH, 22ND FLR, BIRMINGHAM, ALABAMA 35203
S.W.I.F.T. UPNBUS44MIA TELEX 6737871 UPBMIA
PHONE (866)828-6928 FAX (205)264-6027

DATE: MARCH 12, 2010

L/C NUMBER: 55103785

AMENDMENT NUMBER: 01

BENEFICIARY:

SEVIERVILLE REGIONAL PLANNING
COMMISSION
120 GRAY WADE BLVD
SEVIERVILLE, TN 37846

OPENER:

GOLDEN WILLOW, LLC
ATTN: MARK LARKEY
114 ELIZABETH AVENUE
GRAY, TN 37615

WE HAVE AMENDED THE CAPTIONED LETTER OF CREDIT AT THE REQUEST OF THE
OPENER.

AMENDED TERMS AND CONDITIONS:

AMOUNT INCREASED BY: USD \$30,000.00
NEW BALANCE: USD \$110,000.00

EXPIRATION DATE AMENDED TO: MARCH 25, 2011.

THIS AMENDMENT MUST BE ATTACHED TO AND BECOME AN INTEGRAL PART OF THE
ORIGINAL CREDIT. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SINCERELY,



(AUTHORIZED SIGNATURE)



1900 5TH AVENUE NORTH, 22ND FLR, BIRMINGHAM, ALABAMA 35203
S.W.I.F.T. UPNBUS44MIA TELEX 6737871 UPBMIA
PHONE (866)828-6928 FAX (205)264-6027

IRREVOCABLE STANDBY LETTER OF CREDIT NO:55103785
DATE: APRIL 15, 2009

OPENER:
GOLDEN WILLOW, LLC
ATTN: MARK LARKEY
114 ELIZABETH AVENUE
GRAY, TN 37615

BENEFICIARY:
SEVIERVILLE REGIONAL PLANNING
COMMISSION
120 GRAY WADE BLVD
SEVIERVILLE, TN 37846

AT THE REQUEST OF GOLDEN WILLOW, LLC, WE HEREBY ISSUE OUR IRREVOCABLE
STANDBY LETTER OF CREDIT REFERENCE NUMBER 55103785 AVAILABLE BY THE
BENEFICIARY'S DRAFT(S) AT SIGHT DRAWN ON REGIONS BANK BY PAYMENT
EFFECTIVE APRIL 15, 2009 AND EXPIRING ON/AT OUR COUNTERS ON MARCH 25,
2010.

THIS CREDIT IS AVAILABLE WITH REGIONS BANK.

THIS CREDIT IS FOR AN AMOUNT OR AMOUNTS NOT TO EXCEED IN THE AGGREGATE
USD\$80,000.00 (US DOLLARS EIGHTY THOUSAND), AND SUBJECT TO THE
FOLLOWING:

WE HEREBY AGREE THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE
TERMS OF THIS CREDIT WILL BE DULY HONORED ON DELIVERY OF DOCUMENTS AS
SPECIFIED IF PRESENTED AT OUR COUNTERS ON OR BEFORE THE EXPIRATION DATE
INDICATED ABOVE.

WHEN PRESENTING YOUR DRAFT(S) AND DOCUMENTS OR WHEN COMMUNICATING WITH
US, PLEASE MAKE REFERENCE TO OUR NUMBER SHOWN ABOVE.

DRAFTS DRAWN UNDER THIS CREDIT MUST BE ENDORSED, MUST CONTAIN THE
CLAUSE 'DRAWN UNDER REGIONS BANK LETTER OF CREDIT NO. 55103785 DATED
4/15/2009' AND MUST BE ACCOMPANIED BY THE DOCUMENTS SPECIFIED IN THIS
CREDIT AND THE ORIGINAL OF THIS CREDIT.

ALL DOCUMENTS TO BE PRESENTED TO REGIONS BANK AT ADDRESS SHOWN ABOVE.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY
PRACTICES (ISP98) WHICH WAS EFFECTIVE JANUARY 1, 1999.

SINCERELY,



AUTHORIZED SIGNATURE

SEVIERVILLE BOARD OF FLOODPLAIN REVIEW

September 1, 2011



Board of Floodplain Review September 1, 2011 Agenda

- A. Call to Order
- B. Approval of Minutes – August 4, 2011
- C. Staff Reports
- D. Old Business
- E. New Business
- F. Other
- G. Adjournment

MINUTES
SEVIERVILLE BOARD OF FLOODPLAIN REVIEW
August 4, 2011
(Held immediately after planning commission meeting)

The meeting of the Sevierville Board of Floodplain Review was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, August 4, 2011 immediately after the planning commission meeting.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Billy Carroll
Conley T. Murrell, Secretary
Wayne Helton
Alan Dillow

MEMBERS ABSENT

Bryan Atchley, Mayor
Jim Arwood

Staff Present

Judi Forkner, Interim Planning Director
Joy Coats, Recording Secretary
Jerry Hickman, City Engineer
Nathan Raulston, Engineering Technician
Butch Stott, Codes Enforcement Director
Bryon Fortner, Public Works Director

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

APPROVAL OF MINUTES

There were no minutes to approve.

NEW BUSINESS

CASE NUMBER 11-01 – ALVERRENE BRIDGEFORTH REQUESTED A VARIANCE TO ARTICLE V, SECTION A (2) OF THE FLOOD DAMAGE PREVENTION ORDINANCE FOR THE NEW SALEM BAPTIST CHURCH

Staff Comments and Discussion

Mr. Stott explained the current 100 year base flood elevation is 914.03, and the current ordinance would require the structure to be elevated to 915.5. He said he and Mrs. Bridgeforth had investigated options to preserve the historical character and design of the church while complying with the City and Federal regulations. It was

determined that any attempt to raise the church approximately one and one-half feet could destroy the exterior brick on the structure. Representatives from FEMA said if the structure is on the National List of Historic Structures or on the State List of Historic Structures, the community may issue a variance for the repair or rehabilitation of a historic structure for the floodplain ordinance requirements provided the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure. New Salem Baptist Church is on both the National and Tennessee Registers of Historic Places. Mr. Stott explained that the proposed renovations to the church will stabilize the exterior and interior, but will not expand the footprint of the building.

Action Taken

A motion was made by Mr. Dillow, and seconded by Mr. Helton, to allow the variance. 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