

MINUTES
SEVIERVILLE REGIONAL PLANNING COMMISSION
September 1, 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, September 1, 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
Jim Arwood

MEMBERS ABSENT

Bryan Atchley, Mayor

Staff Present

Judi Forkner, Interim Planning Director
Joy Coats, Recording Secretary
Nathan Raulston, Engineering Technician
Frank Colbert, GIS Coordinator
Butch Stott, Codes Enforcement Director
Jeff Carr, Public Works Department

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 August meeting. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Forkner said a contract for planning services with ETDD had been approved and a planner would be assigned soon. She also mentioned a community meeting with residents of Rivergate Subdivision regarding a

drainage issue. Attending that meeting with Ms. Forkner were Bryon Fortner, Jerry Hickman, Alderman Helton and Bob Stahlke.

OLD BUSINESS

NEW BUSINESS

SITE PLAN – VISION ENGINEERING REQUESTED APPROVAL OF A BURGER KING ON DOLLY PARTON HIGHWAY (CITY)

Staff Recommendation

Ms. Forkner explained this site plan was similar to the plan that was submitted and approved by the Planning Commission in 2008. She said the building had increased in size by 540 square feet and the dumpster pad had been redesigned. She also mentioned an access way from the rear of the site would be constructed to Industrial Park Road providing additional access for customers and delivery trucks to exit the site and enter Dolly Parton Parkway at the traffic signal.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Dillow, for approval subject to the rear access being complete prior to opening the restaurant. The motion passed with a unanimous vote.

SITE PLAN – REGION – GARRETT & ASSOCIATES REQUESTED APPROVAL OF CELL TOWER ON FRED BRYAN LANE

Staff Recommendation

Ms. Forkner explained the Sherriff's Department is proposing to place a communications tower of 120' in height on property to be leased from the city on the water tower site in Kodak. The tower will be in the planning region and therefore, the site plan was prepared in accordance with requirements of the county zoning resolution regarding the placement of communications towers. The county zoning resolution states the tower must be "150' from any existing residence or occupied structure". The tower will be at least 150' from any residential structure, but will be within 150' of a commercial structure to the west. The county planning director has stated that the setback requirement has been interpreted as applying only to the setback required from occupied residential structures. The director of the city's water and sewer department has reviewed the site plan, and stated that the lease with the city will need to be reviewed by city attorney and approved by the appropriate city officials prior to construction. Staff recommended approval, subject to the review of the lease by the city attorney, and approval of the lease by the appropriate city officials prior to construction.

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.

SUBDIVISION – WALLACE SURVEYING COMPANY REQUESTED FINAL PLAT APPROVAL - THE DELL VIEW, LOTS 19-23, TAX MAP 72, PARCEL 98 (CITY)

Staff Recommendation

Ms. Forkner explained the Planning Commission renewed the preliminary plat for this motor home subdivision at the December 2010 meeting, subject to the submittal of infrastructure construction plans to the staff. That was accomplished, and owner now is requesting final plat approval be granted for five of the thirty-eight lots planned. Staff noted a guarantee has been posted to guarantee completion of the street providing access to these lots, that all required signatures had been obtained, and recommended approval.

Action Taken

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

RELEASE LETTER OF CREDIT – REQUESTED RELEASE OF LETTER OF CREDIT FROM REGIONS BANK (\$110,000 FOR WILLOW TRACE)

Staff Recommendation

Ms. Forkner explained the developers of this project have obtained a letter of credit in the same amount from Trisummit Bank, and are therefore requesting the letter of credit with Regions Bank to be released. Staff stated the replacement letter of credit has been reviewed by the City’s Chief Financial Officer and found acceptable, and recommended release of the letter of credit from Regions Bank.

Action Taken

A motion was made by Mr. Carroll, 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