

MINUTES
SEVIERVILLE REGIONAL PLANNING COMMISSION
October 6, 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, October 6, 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. He then introduced Midge Jessiman with ETDD.

APPROVAL OF MINUTES

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

STAFF REPORTS

Ms. Forkner said Ms. Jessiman would be updating our General Community Profile. She said we would be scheduling a training session with Ms. Jessiman, possibly prior to the December meeting.

OLD BUSINESS

NEW BUSINESS

SITE PLAN – NORVELL & POE REQUESTED APPROVAL OF JOE’S CRAB SHACK ON PARKWAY (CITY)

Staff Recommendation

Ms. Forkner explained the proposal on the 2.08 acre site is for a 286-seat restaurant. Access will be from the north entrance road into Five Oaks Mall and from an ingress/egress easement on the southside of the site which connects to other portions of the Five Oaks Mall parking area. Staff noted site preparation will require grading, installation of retaining walls, and relocation of some utility lines. Ms. Forkner said stormwater runoff will be accommodated as part of Five Oaks Mall existing stormwater management system; but, due to the size of the site a State stormwater permit will likely be needed and coordinated with the city’s land disturbance permitting process.

Staff recommended approval, subject to coordination with the Department of Water and Sewer on relocation of the waterline and associated equipment as such relates to proximity to the new retaining walls; and, subject to the proposed landscaping plan being adjusted, if necessary, once coordination on the waterline placement is complete.

Action Taken

A motion was made by Mr. Dillow, and seconded by Mr. Arwood, for approval subject to relocation of the utility lines and a staff approved landscape plan. The motion passed with a unanimous vote.

CONTRACTION – REQUESTED CONTRACTION OF CITY BOUNDARIES IN THE INTERSTATE AREA (CITY)

Staff Recommendation

Ms. Forkner said this request to contract some portions of the city lying within some portions of the I-40 right-of-way west of the Exit 407 interchange had been presented by the City’s Traffic Committee. She reviewed the annexation history in that part of the city, explaining a 1996 ordinance annexed all of the area obtained by the federal/state governments for I-40, which included parts of the right-of-ways of four county roads (Hickman Road and Douglas Dam Road which run north/south and pass beneath I-40, and, Stiles Road (northside of I-40) and King Road (southside of I-40) which run east/west, westward from Hickman Road), *except for* the right-of-ways of Hickman Road and Douglas Dam Road which lay beneath the overpasses. This circumstance has presented some service delivery problems for both the city and county. Therefore, the Traffic Committee has asked that the City contract its boundaries to remove those areas shown on the map in the agenda packet (shaded as ‘purple’) from the corporate limits. Ms. Forkner said this would leave the I-40 travelway, shoulders, and maintenance area inside the City, and remove the remaining portions of the I-40 right-of-way from the City. She noted that the Sevier County Planning Department was aware this matter was being presented to the Planning Commission for consideration and a recommendation, and that if the Planning Commission recommends approval, the City staff will discuss the proposal more fully with County staff prior to presenting this matter to the Board of Mayor and Aldermen for action.

Mr. Helton asked if the contraction proposed would negatively impact the diverging diamond interchange design currently under consideration for Exit 407. City Engineer, Jerry Hickman, explained that the 'purple' areas on the map were those areas of the I-40 right-of-way lying outside the maintenance fence, and the contraction of the corporate boundaries would not impact the diverging diamond design.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Carroll to approve the contraction of the interstate property. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen for action.

There being no further business, the meeting adjourned.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Joy Coats, Recording Secretary