

**MINUTES**  
**SEVIERVILLE REGIONAL PLANNING COMMISSION**  
**November 3, 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, November 3, 2011 at 5:00 P.M.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Alan Dillow, Vice Chairman  
Wayne Helton  
Billy Carroll  
Jim Arwood

**MEMBERS ABSENT**

Bryan Atchley, Mayor  
Conley T. Murrell, Secretary

**Staff Present**

Judi Forkner, Interim Planning Director  
Joy Coats, Recording Secretary  
Jerry Hickman, City Engineer  
Frank Colbert, GIS Coordinator  
Butch Stott, Codes Enforcement Director

**ETDD**

Midge Jessiman

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

**APPROVAL OF MINUTES**

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

**STAFF REPORTS**

Ms. Forkner reported she and Ms. Jessiman are preparing materials for a training session on matters related to security instruments for subdivision infrastructure improvements. Members set a workshop for 3:30 p.m. on December 1, 2011.

## OLD BUSINESS

## NEW BUSINESS

### SUBDIVISION – J-FIVE FAMILY, LLC REQUESTED PRELIMINARY RESUBDIVISION OF PROPERTY ON RIDGE ROAD, TAX MAP 61, PARCEL 85.08 (CITY)

#### Staff Recommendation

Ms. Forkner explained a Planned Unit Development, Country Meadows (a mobile home park) was approved in 2000. The PUD was between Ridge Road and Country Colonial Street. She said during the past year, Ridge Road behind the PUD began to erode. To stabilize the street, the City would like to construct a retaining wall between Ridge Road and the rear of the PUD. To complete the project and be able to maintain it, the City would need to obtain most of the area as shown in Lot 2. Ms. Forkner said that once the final design and construction of the wall occurs, it is likely the City will not need all of the area presently shown as Lot 2, and therefore, it is expected the boundary between Lots 1 and 2 will be shown farther east on the final plat. She also noted the property owners are requesting a 20' setback variance from the 25' perimeter setback for a PUD along that portion of the eastern boundary between Lots 1 and 2 where structures on Lot 1 would now intrude into the 25' setback so that those structures may be maintained or replaced. It is expected that when the final plat is presented, a variance of less than 20' will be requested due to the fact the boundary between Lots 1 and 2 is expected to be moved farther east.

Based on the unique circumstances related to the need to stabilize a public street due to topographical conditions, staff recommended approval of the preliminary plat with the setback variance shown on the plat, with the understanding that the setback variance request presented with the final plat will be that distance between the new lot line and the existing structures on Lot 1.

#### Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Carroll, for preliminary approval. The motion passed with a unanimous vote with a setback variance along the boundary between Lot 1 and 2, as shown on the plat, due to governmental impact created as the result of City improvements to Ridge Road.

### SIGN – SOUTHERN SIGNS, INC. REQUESTED APPROVAL TO REMOVE EXISTING SIGN AND REPLACE WITH ONE 7'6" X 10' DOUBLE FACE ID SIGN AND ONE 2'11" X 9'8" COLOR LED EMC WHICH INCLUDED ONE 4'7" X 8' PYLON DRESS COVER TO BE INSTALLED ON CUSTOMERS' EXISTING STEEL AT A 15' OVERALL HEIGHT ABOVE GRADE – LILY'S AT 1536 WINFIELD DUNN PARKWAY (CITY)

#### Staff Recommendation

Mr. Stott explained the sign met City requirements and recommended approval as presented. Mr. Green of Southern Signs discussed placing the sign on a raised area to increase visibility. Mr. Stott explained Mr. Green's proposed change would not meet standards.

**Action Taken**

A motion was made by Mr. Carroll, and seconded by Mr. Dillow, to approve the sign as presented in the agenda packet.

**RELEASE LOC – REQUESTED RELEASE OF LETTER OF CREDIT FOR \$110,000 – WILLOW TRACE SUBDIVISION (REGION)**

**Staff Recommendation**

Ms. Forkner explained this was a PUD in the planning region near Pullen and Denton Roads. She said the roads were public and had been inspected by both the city and county road inspectors, 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 approve the release of the letter of credit. 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