SEVIERVILLE PLANNING COMMISSION

8/1/2019

Sevierville Civic Center 5:00 P.M.
Planning Commission
AGENDA
8/1/2019

A. Call to Order
B. Approval of Minutes – 7/9/2019
C. Old Business
D. New Business
   1. Site Plan – W. Scott Williams and Associates requests site plan approval for Pickens Way Apartments – Tax Map 62, Parcel 33.02, Veterans Boulevard (City)
   2. Site Plan – Prime Tower Development, LLC requests site plan approval for a telecommunications monopole – 1337 Old Knoxville Highway (City)
   3. Site Plan – Horne Properties – Smoky Mountains, LLC requests site plan approval for Smoky Mountain Gateway – Tax Map 49, Parcel 29.01, Winfield Dunn Parkway (City)
   4. Site Plan – Wilderness Development Corporation requests site plan approval for Soaky Mountain Wilderness – Tax Map 37, Parcel 57.05, Gist Creek Road at Old Knoxville Highway (City)
   5. Master Sign Plan - Horne Properties – Smoky Mountains, LLC requests master sign plan approval for Smoky Mountain Gateway – Tax Map 49, Parcel 29.01, Winfield Dunn Parkway (City)
E. Staff Report
F. Adjournment
Planning Commission
AGENDA NOTES
8/1/2019

A. Call to Order
B. Approval of Minutes – 7/9/2019
C. Old Business
D. New Business
   1. Site Plan – W. Scott Williams and Associates requests site plan approval for Pickens Way Apartments – Tax Map 62, Parcel 33.02, Veterans Boulevard (City)

      This is a proposed site plan for a 192-unit apartment complex off Veteran’s Boulevard. A concept plan for this site has previously been approved. There were a couple streams running through the site that the designers were waiting on stream determinations for, which have been dealt with. The tract the site is proposed to reside on is currently one parcel, but plans are to create a four-lot subdivision and make W Fox Landing Court a public road. While staff anticipated the subdivision plat being finalized before final site approval, it does not affect the site layout and staff can recommend approval.

   2. Site Plan – Prime Tower Development, LLC requests site plan approval for a telecommunications monopole – 1337 Old Knoxville Highway (City)

      This is the site plan for the monopole telecommunications tower that was presented to the Board of Zoning Appeals at the June meeting. At the time the developer chose to withdraw their request. Alternative solutions have been presented since the June meeting. The developer has agreed to lower the tower height to come into conformance with the required setbacks and created a lease lot of record for the site area, meeting ordinance requirements. While this may not be a preferred use, staff can recommend approval.

   3. Site Plan – Horne Properties – Smoky Mountains, LLC requests site plan approval for Smoky Mountain Gateway – Tax Map 49, Parcel 29.01, Winfield Dunn Parkway (City)

      This is a proposed site development plan for a Publix and associated tenants. The overall development will also include four out lots which will be handled on an individual basis. There are some ongoing conversations regarding the intersection design where this development converges with the adjoining developed area, and a final submittal addressing minor revisions is in the works. Staff fully expects all revisions to be submitted prior to the meeting and would recommend approval.
4. Site Plan – Wilderness Development Corporation requests site plan approval for Soaky Mountain Wilderness – Tax Map 37, Parcel 57.05, Gist Creek Road at Old Knoxville Highway (City)

This is the proposed site plan for Soaky Mountain Wilderness, the approximately 50-acre outdoor water park and parking area. A concept plan was previously approved in order to start the site work process. The park includes multiple slides, a water coaster, lazy river, wave pool, cabana/shade areas, and concession areas. The developers are currently working on a traffic impact and signal modification plan for the intersection at Gist Creek Road and the convention center. This will not affect the overall site design and will be something staff coordinates with the developer following submittal. All requested changes and revisions have been received and staff can recommend approval.

5. Master Sign Plan - Horne Properties – Smoky Mountains, LLC requests master sign plan approval for Smoky Mountain Gateway – Tax Map 49, Parcel 29.01, Winfield Dunn Parkway (City)

This is a proposed master sign plan for the overall development of Smoky Mountain Gateway. Due to the leased nature of the site and out lots the developer chose this as the best option. The plan consists of two monument signs for the larger shopping center, one at the northern most point of the site and the other at the southern most, and individual monument signs for each out lot. The exhibits for the shopping center monument signs are included in the packet. Staff would recommend approval.

E. Staff Report
F. Adjournment
The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, July 9, 2019 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**
Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Robbie Fox  
Wayne Helton  
Austin Williams

**MEMBERS ABSENT**
Daryl Roberts

**STAFF PRESENT**
Dustin Smith, Development Director  
Brooke Fradd, Recording Secretary

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. Snider, to approve the minutes from the June 6, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None

**NEW BUSINESS**

**ELECTION OF OFFICERS**
Staff requested this item be deferred until the August 1, 2019 meeting.
SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL
FOR COLESON CREEK APARTMENTS – 1408 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is a revision to a previously approved development (formerly Old Newport Highway Apartments.) The new plan proposes maintaining the same number of units but presents a better site design, in staff’s opinion. The extent of the changes requires Planning Commission approval, but the site plan meets all requirements. Staff recommended approval.

Mr. Stanley Creswell Jr., a resident living near the development, addressed the commission with concerns regarding potential drainage issues. He stated that the area currently has problems with runoff and he fears the development would compound the issue. He also expressed a desire for the developer to install a fence between the apartments and existing homes.

Mr. Smith explained that the plan proposes trees and shrubs as a buffer. The City can request, but cannot require, the developer to install a fence rather than the landscaping. He also clarified that the stormwater measures, as provided in the plan, go above and beyond City requirements. The plans should not make the existing problem worse and could quite possibly make it better.

Action Taken

Mr. Snider made a motion to approve the site plan. Mr. Arwood seconded the motion which passed unanimously.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL
FOR RVC OUTDOORS RESORT – TAX MAP 72, PARCELS 111.01, 98.00 (PORTION OF),
AND 111.00 (PORTION OF), LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith noted that this plan is located on the Lonesome Valley Road site recently annexed by the City and zoned VA/V-1 – Visitor Accommodation. The site plan proposes 202 recreational vehicle pads. Given that the location is in the floodway, the applicant has provided a no-rise certificate which shows the development will cause no increase in flood elevations. Drainage calculations proving water quality have been provided. Staff has received an electronic copy of the bond for Lonesome Valley Road improvements necessary to facilitate the development, but they are still waiting on the original.

Mr. Randy Vernon, a resident of neighboring River Place Way, addressed the commission. He explained his concerns regarding the development, including the number of units proposed. He also stated that the proposed road improvements would be helpful, but frequent guest turnover could cause
road congestion all the way to the Apple Valley Road traffic light at the Parkway. He stated that alternate ingress and egress routes would be appreciated.

Mr. Smith explained that the VA district requires the most stringent pad separation distance, 20 feet in comparison with the 10 feet required in other zones. While the number of pads may seem high, the site area is large and can meet separation regulations. He also stated that the City runs a sophisticated traffic system, which can run analysis on the area to help in pro-active measures for any anticipated increase in traffic volume.

Mr. Gary Norvell spoke on behalf of the applicant Norvell & Poe Engineers, LLC to explain the RV staging area, and its ability to accommodate up to six vehicles at a time. Mr. Matt Uselton of RVC Outdoor Destinations addressed the Commission, stating that traffic patterns were considered in the design, resulting in the plan for improvements.

**Action Taken**

Mr. Arwood made a motion to approve site plan. Mr. Helton seconded the motion which passed unanimously.

**SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR CATE ROAD RESTAURANT AND RETAIL – 1304 PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that this site plan proposes demolishing the existing theater then adding retail and a drive-thru restaurant to the location. The applicant has addressed stormwater issues, and the plan meets all City requirements. Staff recommended approval.

**Action Taken**

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Williams. The motion passed unanimously.

**SITE PLAN – HIGHLAND ENGINEERING REQUESTS SITE PLAN APPROVAL FOR ALLENSVILLE STORAGE, PHASE III – TAX MAP 49, PARCEL 26.18, ALLENSVILLE SQUARE ROAD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this plan provides for Phase III of Allensville Storage, which includes outdoor covered storage to be tied into previous phases. The plan meets City regulations, and staff recommended approval.
Action Taken

Mr. Snider made a motion to approve the site plan. Mr. Arwood seconded the motion, which passed unanimously.


Staff Recommendation

Mr. Smith explained that this Right-of-Way is unused and unimproved for a previously planned subdivision. The owner of the properties along Scenic Court is proposing a replat of these properties into one parcel, which will have public road frontage on Vista Circle. This results in the ROW no longer being needed as a means of access. Staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the Right-of-Way abandonment, which received a second from Mr. Snider. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.


Staff Recommendation

Mr. Smith stated that, like the previous agenda item to abandon Scenic Court, this request to abandon Vista Court involves an unused and unimproved ROW. The lots have been grouped together by the tax assessor into one parcel number for tax purposes, and the owner is proposing to replat the lots into a single parcel.

Action Taken

Mr. Snider made a motion to approve the Right-of-Way abandonment. The motion was seconded by Mr. Williams, passed unanimously, and is certified to the Board of Mayor and Aldermen.

PETITION – DOGWOOD TRACE PROPERTY OWNERS PRESENT CONCERNS REGARDING GATEVIEW RIDGE APARTMENTS

Mr. Ethan Hubbard, a resident of Dogwood Trace, presented a petition to the commission on behalf of his subdivision. The residents expressed concern regarding the impact the Gateview Ridge
Apartments would have on their neighborhood. These concerns included road safety, stating that the area isn’t large enough to support the additional traffic resulting from the additional housing development. The subdivision requested consideration for safety measures to be put in place to minimize this impact. Mr. Hubbard also asked if a buffer could be placed between the homes and the apartment complex, to address sound concerns.

Mr. Smith stated that Joseph Dodgen, the City’s Traffic Operations Manager, has placed data collectors in the area and analysis will begin in the coming weeks. He also explained that while the City can request the developers install a buffer, there is no such regulation on projects located in the same zoning classification. Members of the Planning Commission requested that staff facilitate a conversation with the Gateview Ridge developer to present these concerns.

**STAFF REPORT**

Mr. Smith presented the Development Department’s FY2019 Annual Report, which included a count of Building Permits issued, Planning Projects reviewed, in addition to objectives and goals for FY2020. Mayor Fox requested this data be combined with the two previous fiscal years for comparison. He also expressed a need for single-family structures in the City, in addition to the multi-family units currently in the works.

Chairman Overbay expressed concern regarding the Villas at Pigeon River apartments currently being constructed. He stated that his understanding of the site plan allowed for commercial structures in the front of the development, with apartments located in the back. Mr. Smith explained that a portion of the apartments encroached on the AC/C-4 Arterial Commercial zone. To address this, staff met with the developer who agreed to making these units more transient in nature and to add a commercial façade.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:02 PM.

__________________________    ________________________
Lyle Overbay, Chairman        Vincent Snider, Secretary

_____________________________
Brooke Fradd, Recording Secretary
Requires Min. 3 Work Days Notice Before You Excavate To Obtain Location of Participants' Underground Facilities Before You Dig in Tennessee or 1-800-351-1111 DIAL C402

NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G101.
3. WATER PARK CONCRETE SHALL SUBSTANTIALLY CONFORM TO CONSTRUCTION DOCUMENT, BUT MAY VARY (RADIUS, WIDTH, ETC)
Notes:
All signs shall meet site triangle requirements
Signs shall be a minimum of 5 feet from property lines
Signs shall be a minimum separation of 75 feet from one another
Outparcel monument exact location and sizes to be determined upon development
Sheeting above.

Can be dark gray to match the

Tent signs are white, pan-formed

Acrylic with color per tenants logos.

Goods matching the building facade.

Acrylic mounted to metal sheet

Is extremely illuminated cut-out

Smoky Mountain Gateway Lettering

Details on building.

Stone base with corner steel

Overall size 13W x 19H.

247 sq. ft. per code.

Job name

Pylon sign #1, Traffic light

Pylon, square, 375 sq ft.

Write name on.

Date

17 Jun 2019

Not to scale

Scale

Ottoway Studios

10X65 472, 1211

Phone & Fax: 801-495-1639

P.O. Box 4729

Located in Logan

Copyright 2019. Other studios. The design remains the same.

Note: Colors may have external factors which may not be present in the actual production.

Designer: Tarr

Contractor: RRC

Enable: 2528

Client: Home Goods

Five Below
Tenant Sign Sizes:
- 96" x 24"
- 96" x 36"

Sheeting above:
- Caber is dark gray to match the acrylic with color per tenant's logo.
- Tenant signs are white, pan-tomed.

Smoky Mountain Gateway Retaining Wall:
- Goods matching the building facade.
- Acrylic mounted to metal sheel.
- Extremely illuminated cut-out.

Details on building:
- Stone base with CorTen steel.
- Overall size 13'W x 17'H.
- 247 sq. ft. per code.