SEVIERVILLE PLANNING COMMISSION

9/5/2019

Sevierville Civic Center 5:00 P.M.
A. Call to Order
B. Approval of Minutes – 8/1/2019
C. Old Business
D. New Business
   1. Rezoning – Jimbo Conner requests rezoning from AC/C-4, Arterial Commercial to IC/C-3, Intermediate Commercial – 815 Middle Creek Road (City).
   2. Subdivision – W C Whaley. Inc requests subdivision approval for Ball property – 835 Hardin Lane (City).
   5. Site Plan – Civil & Environmental Consultants, Inc. request site plan approval for a restaurant and retail renovation – 133 Bruce Street (City).
   6. Site Plan – Sevier County Emergency Communications requests site plan approval for an emergency communications tower – 245 Bruce Street (City).
   7. Master Sign Plan – City of Sevierville requests master sign plan approval for the City Municipal Complex – Gary Wade Boulevard (City).
E. Staff Report
F. Adjournment
A. Call to Order  
B. Approval of Minutes – 8/1/2019  
C. Old Business  
D. New Business  
   1. Rezoning – Jimbo Conner requests rezoning from AC/C-4, Arterial Commercial to IC/C-3, Intermediate Commercial – 815 Middle Creek Road (City).  
      Staff would recommend approval. Please see staff report for full details and recommendation.  
   2. Subdivision – W C Whaley. Inc requests subdivision approval for Ball property – 835 Hardin Lane (City).  
      This is a revision to lot line location and lot sizes for a previously approved five lot subdivision plat located on Hardin Lane. When originally approved this area was within our Planning Region but has since been removed. Due to the fact the original plat was approved by the Planning Commission it has been determined in discussions with the Sevier County Planning staff that it makes sense the revision should also be approved in the same manner. Staff recommends approval.  
      This is a proposed four lot subdivision plat located on Veterans Boulevard. The rear parcel has an approved site plan for apartment units and the front are to be future commercial development. A single access point has been established for all lots and easements put in place for access. The plan is in keeping with the Veterans Boulevard Corridor Management Plan. The proposed road, Fox Landing Court, is set to become a public road and a bond will be posted for those improvements. Staff would recommend approval subject to receipt of the bond.  
      This is a Planned Unit Development final plat creating 27 additional lots for a cabin development located in the Planning Region. The utilities are currently in place and the streets will remain private. We are only approving the lot layout, all
permitting for structures will come from Sevier County. Staff would recommend approval.

5. Site Plan – Civil & Environmental Consultants, Inc. request site plan approval for a restaurant and retail renovation – 133 Bruce Street (City).

This is proposed site plan for the renovation of 133 Bruce Street in downtown Sevierville. The proposed layout is to create three separate tenant spaces with patio area in the front. The site plan meets regulations and staff would recommend approval.

6. Site Plan – Sevier County Emergency Communications requests site plan approval for an emergency communications tower – 245 Bruce Street (City).

This is for a proposed communications tower to be located at the Sevier County Communications Center. There have been ongoing discussions regarding the height of the structure of which an agreement has finally been reached. The original proposal was for a 160’ tower and what is being presented on this agenda is for 120’. Staff believes this is a more reasonable and aesthetic height while still allowing the necessary equipment to be placed on the tower. A variance will be required. Staff would recommend approval subject to approval of the variance.

7. Master Sign Plan – City of Sevierville requests master sign plan approval for the City Municipal Complex – Gary Wade Boulevard (City).

This is a portion of Phase I of the City-wide wayfinding project. This portion of the phase deals with the Municipal Complex signage. Attached in the packet is the overall plan and the design of each individual sign. Staff would request 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 Thursday, August 1, 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  
Daryl Roberts  
Austin Williams

**MEMBERS ABSENT**
None

**STAFF PRESENT**
Dustin Smith, Development Director  
Charles Valentine, Building Inspector  
Jim Ellison, City Surveyor

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 July 9, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

SITE PLAN – W. SCOTT WILLAMS AND ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR PICKENS WAY APARTMENTS – TAX MAP 62, PARCEL 33.02, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes 192 apartment units off Veterans Boulevard. The project previously received approval from the commission on their submitted concept plan. The development will have 3 out-lots for commercial development. The site plan for those lots should be ready for consideration by the commission at the next meeting, and it should not affect the site layout of the apartment development. A shared access easement is in place, and one access will serve the 3 out-lots in addition to the apartments. The submitted site plan for the apartments meets 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.

SITE PLAN – PRIME TOWER DEVELOPMENT, LLC REQUESTS SITE PLAN APPROVAL FOR TELECOMMUNICATIONS MONOPOLE – 1337 OLD KNOXVILLE HIGHWAY (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this plan appeared before the Board of Zoning appeals during the June meeting, at which the developer withdrew the variance requests. Working with staff, the developer presented alternative solutions to the issues which would have required variances. The current plan proposes lowering the height of the tower to bring it into compliance with City regulations. A lease lot of record has been recorded, effectively creating a separate lot for the tower. With both matters addressed, the site plan no longer requires variances. It meets regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve site plan. Mr. Williams seconded the motion which passed unanimously.
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).

Staff Recommendation

Mr. Smith stated that this site plan proposes a development including Publix as the anchor tenant and five other associated tenants. The overall plan also establishes 4 other out-parcels, but individual site plans will be presented as those lots develop. The applicant has worked with TDOT regarding their highway access points. Additionally, City staff has had discussions with the developer regarding the intersection where the development converges with the adjoining developed area, near the Winfield Dunn Parkway traffic signal. Staff recommended approval.

Action Taken

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

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).

Staff Recommendation

Mr. Smith explained that this master sign plan is associated with the site plan for which the commission just granted approval. The City’s master sign plan regulations are intended to help deep property developments with signage on their major arterial road frontage. The plan proposes two monument signs at each entrance, with outparcels having their own sign to specific to each development. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the master sign plan. Mr. Williams seconded the motion, which passed unanimously.
SITE PLAN – WILDERNESS DEVELOPMENT CORPORATION REQUESTS SITE PLAN APPROVAL FOR SOAKY MOUNTAIN WILDERNESS – TAX MAP 37, PARCEL 57.05, GISTS CREEK ROAD AT OLD KNOXVILLE HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this project received concept plan approval from the commission earlier in the year for the 50-acre outdoor water park and parking area. This site plan proposes multiple water slides, a water coaster, and other standard water park features. He also informed the commission that a traffic study is being conducted to improve the timing for the traffic signal located at the Gists Creek Road and Old Knoxville Highway intersection. The site will also contain an access road for maintenance and delivery vehicles, connected to Old Knoxville Highway. This entrance will need additional traffic control measures and improvements to the highway. The designer completed all requested changes and revisions, 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 REPORT

Mr. Smith informed the commission that a proposal of changes to the Sevierville Zoning Ordinance regarding upper floor housing is not ready at this time but will be forthcoming.

Mr. Roberts inquired about training opportunities and continuing education, which Mr. Smith said he will pass along as he becomes aware of them.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:10 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary
**Applicant:** Jimbo Conner  

**Owners:** Jimbo Conner  

**Staff:** Dustin Smith  

**Tax ID Number:** Tax Map 062, Lots 4,5,6 Parcel 017.00  

**Current Zone:** AC (C-4) (Arterial Commercial District)  

**Requested Zone:** IC (C-3) (Intermediate Commercial District)  

**Number of Lots:** 3  

**Current Use:** Mostly Vacant, Single Family Home, From the Heart Flowers and Gifts  

**Proposed Use:** Commercial, Office, Horse Training Facility  

**Notification:** Letters sent to property owners within 200’  

**Exhibits:** Map

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**Request**  
Rezoning of 23.78 acres +/- from AC (C-4) (Arterial Commercial) to IC (C-3) (Intermediate Commercial)

**Background**  
The property proposed for rezoning lays along the westside of Middle Creek Road with 690’ +/- of total frontage and ranges in depth from Middle Creek Road to Middle Creek, which splits these lots from three other lots that Front Veterans Boulevard. The property to the west of the area proposed for rezoning is zoned TCL (C-5) and property to the east of the property is zoned AC (C-4). The properties to the south and north are zoned IC (C-3). City water lays along the westside Middle Creek Road. City sewer lays along the eastside of Middle Creek Road at the rear of this property with a 15’ sewer easement.

**Staff Comments**  
The applicant would hope to see this property develop for commercial or office use on the portions which front Middle Creek Road, while developing the rear of the property as a horse training facility. The rear of the property is located within the 100 year flood hazard area and any permanent structure located within this area would be required to have a finished floor elevation one foot above the base flood elevation.

**Public Comments**  
None to date.

**Staff Recommendation**  
Given that there is contiguous Intermediate Commercial zoned property on both the northern and southern sides of this property, it is a downzoning, it is currently zoned Arterial Commercial and does not front on an arterial street, and IC (C-3) would allow for lot sizes more conducive to the typical development pattern of the Middle Creek Road area, staff would recommend approval.
Proposed Rezoning Arterial Commercial (C-4/AC) to Intermediate Commercial (C-3/IC)

Legend
- City Zoning
- Proposed Rezoning
- Parcels
- Road Centerlines

1 inch = 325 feet
Proposed Rezoning Arterial Commercial (C-4/AC)
to Intermediate Commercial (C-3/IC)
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. KMA must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

Project: City of Sevierville
Address: 120 Gary Wade Blvd, Sevierville, TN 37862
Project Number: 1811.02
Date: 07-19-2019
Project Manager: Jordan Millorino
Sign Type: 01 - Campus Gateway Identification
Issued for: Construction Documents

Scale: 1" = 1'-0"
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Project: City of Sevierville
Address: Wayfinding
Project Number: 1811.02
Date: 07-18-2019
Project Manager: Jordan Millorino
Sign Type: 02 - Wall Mounted Building Identification
Issued for: Construction Documents
Phase: 1

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Wall Mounted Building Identification
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Project: City of Sevierville
Address: Wayfinding - 1811.02
Project Number: 07-19-2019
Date: 07-19-2019
Project Manager: Jordan Millorino
Sign Type: 16 - Chamber of Commerce Monument
Issued for: Construction Documents
Phase: 1
Project Number: 1811.02
Sheet: 24
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Project: City of Sevierville Wayfinding
Address: -
Project Number: 1811.02
Date: 07-18-2019
Project Manager: Jordan Milionis
Sign Type: 02.02 - Wall Mounted Building Identification
Issued for: Construction Documents
Phase: 1

CLIENT TO APPROVE MESSAGE LAYOUT & POSITION

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Scale: 1" = 1'-0"

Wall Mounted Building Identification - Small

Elevation

- Non-Illuminated Dimensional Letters
  - Stud Mount w/ Spacers Over #2447 White Acrylic
  - Painted MP4688 Rose Copper Metallic Face / Returns

- 1/2" #2447 White Acrylic Sheet

Existing Brick Structure
- Fabricator to Verify Dimensions

Sheet: 27
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Non-Illuminated Dimensional Letters
- Stud Mount w/ Spacers Over #2447 White Acrylic
- Painted MP40684 Rose Copper Metallic Face/Returns

1/2” #2447 White Acrylic Sheet

Existing Structure - Fabricator to Verify Dimensions

CLIENT TO APPROVE MESSAGE LAYOUT & POSITION
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Project: City of Sevierville Wayfinding
Address: 
Project Number: 1811.02
Date: 07-18-2019
Project Manager: Jordan Millorino
Sign Type: 05 - Building Identification Blade Sign
Issued for: Construction Documents
Phase: 1

Painted AKZO Sign 50110 - Light Green (PMS 5635)
Painted AKZO Sign 4114 - Medium Green (PMS 5477)
Painted AKZO Sign 50100 - Dark Green (PMS 5535)
Oracal Reflective White Vinyl / Transparent Copper Vinyl
Oracal Reflective White Vinyl
Direct Digital Print
Direct Burial Footer - Depth TBD by Fabricator

Painted AKZO Sign 50110 - Light Green (PMS 5635)
Painted AKZO Sign 4114 - Medium Green (PMS 5477)
Painted AKZO Sign 50100 - Dark Green (PMS 5535)
Oracal Reflective White Vinyl / Transparent Copper Vinyl
Oracal Reflective White Vinyl
Direct Digital Print
Direct Burial Footer - Depth TBD by Fabricator

Edges and Back Painted to Match: AKZO Sign 50100 - Dark Green (PMS 5535)
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. KMA must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

Project: City of Sevierville Wayfinding
Address: Wayfinding
Project Number: 1811.02
Date: 07-18-2019
Project Manager: Jordan Milliron
Sign Type: 13 - Municipal Complex Blade Sign
Issued for: Construction Documents
Sheet: 31
These drawings are made for the purpose of obtaining approval of the contractor and are not to be used for construction. The contractor shall verify and be responsible for all dimensions and conditions of the site. Contractor shall be familiar with the site and conditions it presents. KMA must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.
Alternate Monument

City of Sevierville
Municipal Campus

Municipal Meeting
Every 2nd & 4th Tuesday
7:00 PM

Halo-lit (Bright White LED) Dimensional Letters
- Stud Mount w/ Spacers Over #2447 White Acrylic
- Painted MP40684 Rose Copper Metallic Face / Returns
- 1/2" #2447 White Acrylic Sheet
- Layered Acrylic w/ Applied Translucent Films w/ Internal LED Illumination
- Front: 3M 3630-057 Olympic Blue
- Middle: 3M 3630-337 Process Blue
- Back: 3M 3630-157 Sultan Blue

Optic Intelligent M2 10mm or Equal

Natural Stone Finish Facade
- Boston Blend Ledgestone Thin Veneer Shown
- Fabricator to Specify Supplier for City Approval prior to Construction
- Client to Approve Final Stone Option

Front: 1/8" Alloy 5052-H32 Aluminum Sheet
- Painted AKZO Sign 50100 (PMS 5535) Dark Green

Back: 1/8" Alloy 5052-H32 Aluminum Sheet
- Painted AKZO Sign 50110 (PMS 5555) Light Green

Middle: 1/8" Alloy 5052-H32 Aluminum Sheet
- Painted AKZO Sign 4114 (PMS 5477) Medium Green