SEVIERVILLE PLANNING COMMISSION

10/3/2019

Sevierville Civic Center 5:00 P.M.
A. Call to Order
B. Approval of Minutes – 9/5/2019
C. Old Business
D. New Business
   1. Rezoning – Doug Scott requests rezoning from R-1, Rural Residential to C-1, Rural Commercial – 558 East Dumplin Valley Road (Planning Region).
   2. Subdivision – Civil & Environmental Consultants, Inc. requests subdivision approval for Center Street PUD – Tax Map 048E, Group A, Parcel 3.02, Center Street (City).
   3. Site Plan – Danny Zigelnik requests site plan approval for a warehouse – Tax Map 008, Parcel 110.12, West Dumplin Valley Road (City).
   4. Site Plan – Land Air Total Communications requests site plan approval for communications warehouse and storage – 144 Knife Works Lane (City).
   6. Road Relocation – Norvell & Poe Engineers LLC requests preliminary approval for road relocation – Lonesome Valley Road (City).
E. Staff Report – Transient Rental Units
F. Adjournment
A. Call to Order
B. Approval of Minutes – 9/5/2019
C. Old Business
D. New Business
   1. Rezoning – Doug Scott requests rezoning from R-1, Rural Residential to C-1, Rural Commercial – 558 East Dumplin Valley Road (Planning Region).
      Staff can recommend approval. Please see staff report for full comments and details.
   2. Subdivision – Civil & Environmental Consultants, Inc. requests preliminary subdivision approval for Center Street PUD – Tax Map 048E, Group A, Parcel 3.02, Center Street (City).
      This is a preliminary subdivision plan for 10 lots for single family homes on Center Street. A previous site plan had been approved for this lot for a multifamily dwelling, but the developer has since decided to transition into some moderately priced single-family dwellings. A final plat will be presented once all necessary improvements have been completed. Staff would recommend preliminary approval.
   3. Site Plan – Danny Zigelnik requests site plan approval for a warehouse – Tax Map 008, Parcel 110.12, West Dumplin Valley Road (City).
      This is a site plan for a proposed metal working warehouse with a retail and office area on West Dumplin Valley Road. There is an existing detention basin on this site that also serves the hotel development on the adjacent lot. Calculations have been submitted verifying the pond will also handle runoff from this development. The site plan meets regulations and staff can recommend approval.
   4. Site Plan – Land Air Total Communications requests site plan approval for communications warehouse and storage – 144 Knife Works Lane (City).
      This is a site plan for a proposed building expansion located in Two Rivers Business Park on Knife Works Lane for Land Air Total Communications. Due to the size of the expansion it does require Planning Commission approval. The current configuration is two lots and a subdivision plan combining those lots has
been presented but will need to go to record. Staff would recommend approval subject to the plat going to record.

5. Concept Plan – W. Scott Williams and Associates requests concept plan approval for Stoney Ridge RV Resort - 1254 East Ridge Road (City). This is a proposed conceptual plan for an RV Resort located in between Ridge Road, East Ridge Road, and Collier Drive. The proposed access point is located on Collier Drive. The concept being presented is approximately 37 acres in size and includes 183 RV sites, 6 camping sites, 19 cabins, with facilities and recreation areas. Upon conceptual approval a final design will be submitted for approval in the coming months. Staff would recommend conceptual approval.

6. Road Relocation – Norvell & Poe Engineers LLC requests preliminary approval for road relocation – Lonesome Valley Road (City). This is a proposed road and utility relocation plan for Lonesome Valley Road. This is stemming from the concerns surrounding the ability for the current configuration and width of Lonesome Valley Road to handle the size and load the recently approved RV development would produce. Upon completion of the improvements a final plat will be submitted showing the new property and right-of-way configuration. At that time quit claim deeds will be prepared for the abandonment of the current Lonesome Valley Road right-of-way. The design is adequate and in keeping with City standards, staff would recommend preliminary approval.

7. Right-of-Way Abandonment – W.C. Whaley, Inc requests abandonment of unused street right-of-way – Red Cedar Ridge Road (City). Staff would recommend approval. Please see staff report for full comments and details.

E. Staff Report – Transient Rental Units

Discussion on allowing Transient Rental Units in the Town Center District.

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, September 5, 2019 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**
Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

**MEMBERS ABSENT**
Vincent Snider, Secretary

**STAFF PRESENT**
Dustin Smith, Development Director
Charles Valentine, Building Inspector
JC Green, Fire Marshal
Jim Ellison, City Surveyor
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. Williams, to approve the minutes from the August 1, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None
NEW BUSINESS

REZONING – JIMBO CONNER REQUESTS REZONING FROM AC/C-4, ARTERIAL COMMERCIAL TO IC/C-3, INTERMEDIATE COMMERCIAL – 815 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that while this property is zoned AC/C-4, Arterial Commercial, properties to the south and north hold the IC/C-3, Intermediate Commercial designation. The applicant is requesting the downzoning to better accommodate his development plans. Mr. Smith explained that the area is more conducive to the IC/C-3 zoning, noting that while the property is zoned Arterial Commercial, the property does not front on an arterial street. Given the contiguous IC/C-3 properties and the IC/C-3 zone better fitting typical development pattern of Middle Creek Road, staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the rezoning request, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

SUBDIVISION – W C WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR BALL PROPERTY – 835 HARDIN LANE (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that when the original subdivision plat was approved by the Sevierville Planning Commission, the property on Hardin Lane was in Sevierville’s Planning Region. Due to the region’s boundary reduction made by the City earlier in 2019, the property is no longer holds this designation. City and Sevier County Planning staff considered who should approve this revision, agreeing that the it should go before the originally approving body. The plat, as currently presented, proposes a revision to lot line location and lot sizes for the 5-lot subdivision. The plat meets regulations, and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the subdivision request. The motion received a second from Mr. Roberts and passed unanimously.
SUBDIVISION – W C WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR VETERANS BUSINESS PARK WEST – TAX MAP 62, PARCEL 33.02, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat proposes 4 lots on Veterans Boulevard and is related to the Pickens Way Apartments site plan approved at the August Planning Commission meeting. The property is zoned AC/C-4, Arterial Commercial in the front, and IC/C-3, Intermediate Commercial to the rear. The plat is in keeping with Veterans Boulevard Corridor Management Plan, and the proposed road, Fox Landing Court, will be developed as a public road. Staff recommended approval of the plan, subject to the posting of the bond for road improvements.

Action Taken

Mr. Williams made a motion to approve the subdivision request subject to receiving the bond for the Fox Landing Court road improvements. The motion received a second from Mr. Arwood and passed unanimously.

SUBDIVISION – 360 SURVEYING & MAPPING REQUEST SUBDIVISION APPROVAL FOR MOOSE MEADOWS PUD – TAX MAP 72K, GROUP D, PARCEL 002.00, RAINBOW RIDGE WAY (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this Planned Unit Development final plat proposes creating 27 lots, access by private streets. The PUD is in the Planning Region and the developer has been informed that the site is subject to building permitting under Sevier County regulations. Additionally, the structures must fall into the presented lot configuration. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision request. The motion received a second from Mr. Arwood and passed unanimously.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUEST SITE PLAN APPROVAL FOR A RESTAURANT AND RETAIL RENOVATION – 133 BRUCE STREET (CITY).

Staff Recommendation

Mr. Smith indicated that this site plan proposes remodeling an existing structure at 133 Bruce Street in downtown Sevierville. The layout proposes 3 separate tenant spaces with a patio area in the front. The
plan takes into consideration the current streetscape development, meets regulations, and 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 with all voting in favor of the motion, except for Mr. Williams who abstained.

**SITE PLAN – SEVIER COUNTY EMERGENCY COMMUNICATIONS REQUESTS SITE PLAN APPROVAL FOR AN EMERGENCY COMMUNICATIONS TOWER – 245 BRUCE STREET (CITY).**

**Staff Recommendation**

Mr. Smith explained that the proposed communications tower will be located at the Sevier County Communications Center. The company insuring the tower has deemed it to be overloaded, necessitating an alternative solution. Without a remedy in place, the tower would be condemned. The original site plan detailed a 160’ tower, but after discussion with City staff, the height has been reduced to 120’. A variance to the primary use requirement, set forth in Section 3.4.9.2.v.d of the Sevierville Zoning Ordinance, would be required. Staff recommended approval, subject to this variance being granted.

**Action Taken**

Mr. Roberts made a motion to approve the site plan, receiving a second from Mr. Arwood. The motion passed unanimously.

**MASTER SIGN PLAN – CITY OF SEVIERVILLE REQUESTS MASTER SIGN PLAN APPROVAL FOR CITY MUNICIPAL COMPLEX – GARY WADE BOULEVARD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this Master Sign Plan is a portion of Phase I of the City wayfinding project, concerning Municipal Complex signage. In addition to the overall plan, he presented individual designs for the each of signs, noting that the design for the Chamber of Commerce’s sign has yet to be finalized. Staff requested approval.

**Action Taken**

Mr. Roberts made a motion to approve the master sign plan. Mr. Williams seconded the motion, which passed unanimously.
ADJOURNMENT

There being no further business, the meeting adjourned at 5:24 PM.

__________________________________________  _______________________________________
Lyle Overbay, Chairman                  Vincent Snider, Secretary

__________________________________________
Brooke Fradd, Recording Secretary
**Development Department**  
**Staff Report to Planning Commission**  
**Rezoning Request - Planning Region**  
558 East Dumplin Valley Road

| **Applicant:** | Doug Scott |
| **Owner:** | Mary King |
| **Staff:** | Dustin Smith |
| **Tax ID Number:** | Tax Map 9, Parcel 007.00 |
| **Current Zone:** | County R-1 (Rural Residential) District |
| **Requested Zone:** | County C-1 (Rural Commercial) District |
| **Number of Lots:** | One |
| **Current Use:** | Dirt racetrack |
| **Proposed Use:** | Mini-Storage |
| **Notification:** | County will provide notice in accordance with Sevier County Planning Department policies and procedures. |
| **Exhibits:** | Application and Map |

### Request
Rezoning of 14.7 acres +/- from County R-1 (Rural Residential) to County C-1 (Rural Commercial)

### Background
The property proposed for rezoning lays on the southside of East Dumplin Valley Road. The property has 725’ +/- frontage on East Dumplin Valley. The property to the west is zoned County R-1 and is the site of primarily single-family homes agricultural in nature. The property to the north is zoned County A-1 and C-1, which contains an agricultural use and an RV park. The property to the east side is Road is a large parcel zoned County C-1 and is currently being used for agricultural purposes.

### Staff Comments
There is some variety in uses in the area being requested for rezoning. East Dumplin Valley Road is a major collector that can support the traffic volume the proposed use would generate. Staff is unsure at this time if the racetrack will remain in addition to the proposed mini storage. Nonetheless, mini storage units would be a less intense use than a racetrack.

### Public Comments
None to date.

### Staff Recommendation
The fact that there is adjoining commercial zoning, a mix of uses, the amount of frontage on a major collector, and the less intense use; staff can recommend approval.
Rezoning Request Application
Sevier County Planning and Zoning Department
227 Cedar Street ~ Sevierville, TN. 37862
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name _______________________________ Phone # ________________
Doug Scott 865-360-1602

Address 3834 Settlers Trail KODAK TN 37764
Street City State Zip

----------------- Property Information -----------------

Property Owner _______________________________ Phone # __________________
SAME

Address ________________________________
SAME
Street City State Zip

Civil District _______ Tax ID _______ Map _______ Group _______ Parcel _______
9 7.08

Property Address 558 E. DUMPLIN VALLEY KODAK TN 37764
Street City State Zip

----------------- Rezoning Request -----------------

Current Zoning District _______ Current Use ______________
R1 Race Track

Proposed Zoning District
Agricultural Residential Commercial Industrial
☐ A-1 ☐ R-1 ☐ R-2 ☐ R-2M ☐ C-1 ☐ C-2 ☐ I-1

Proposed Use ______________
MINI- STORAGE

I, the undersigned being the owner of property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and present that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

Doug Scott ____________________________ 9/25/19
Property Owner Date

PC ______ CC ________ For Office Use Only Zoning Map # ___ RR# ______
Sev. 12 - 16 ____________
10- 5

$100.00 Fee Paid
Reviewed by: ________ Planning Commission
Recommended: For ________ Against ________
County Commission Action: Approved ________ Denied ________
RESOLUTION NO.________

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING OF TAX MAP 09 PARCEL 7.00 R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL.

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

WHEREAS, the Sevierville Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Map of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feel that rezoning of this property is in the best interest of the community.

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning of Tax Map 09 Parcel 7.00 from R-1, Rural Residential District to C-1, Rural Commercial. Said territory being more clearly defined by the attached map that is made a part of this resolution:

Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevierville Planning Commission Recommendation: FOR_____AGAINST_____

Public Hearing Held: ________________________________

_________________________________  ______________________________
Sevier County Mayor                                Date
REZONING REQUEST
558 E Dumplin Valley Rd
Map 9
Parcel 7.00

1 inch = 400 feet

Proposed R-1 to C-1

14.8 Ac

City of Sevierville

Sevier County Zoning
A-1 AGRICULTURAL
C-1 RURAL COMMERCIAL
C-2 GENERAL COMMERCIAL
I-1 INDUSTRIAL
R-1 RURAL RESIDENTIAL
R-2 HIGH DENSITY RESIDENTIAL
R-3 MEDIUM RESIDENTIAL
NATIONAL PARK

2019

GIS
Created by: S.L. Whaley

Sevier County
TENNESSEE

Legend
Map 9 Parcel 7.00
Parcel
Addresses
Road
County Boundary
Stream
River, Lakes & Ponds
100 Year Flood Zone
Sevierville City Limits
1. NO TITLE REPORT WAS ISSUED TO THIS SURVEYOR. A TITLE REPORT MAY UNCOVER ADDITIONAL EASEMENTS.
2. BEARINGS ARE BASED ON LARGE MAP 11 PAGE 171 (TN GRID NORTH).

PROPOSED USE:

PERIPHERY: 25'

SITE DATA:
6 CAMPING SITES

ARC=109.90'
RAD=200.00'

SAM KING

PROPOSED HYDRANT LOCATIONS (TYP)
RAD=250.00'
ARC=81.46'

IPS

FENCE POST

E. RIDGE RD.

ALL INTERNAL 1-WAY ROADS TO BE MIN. 14' WIDE

ALL INTERNAL 2-WAY ROADS TO BE

CONC.SWALE

EMH

SA

ROCK

SA

SA

OF THE WESTERN RIGHT-OF-WAY OF VETERANS BLVD.

OF COLLIER DRIVE TO THE POINT OF INTERSECTION

Sewer lateral and cleanout

Culvert

Deed Book 5092 Deed Page 474

100' WIDE TVA POWERLINE

NOTE BOOK 15 PAGE 68

IPF BENT

SA

SA

SA

SA

ALL PARKING TO BE 9'x20' WITH 26' ASPHALT DRIVE AISLE

316

311

309

312
Request to Abandon Portion of Right-of-Way
Red Cedar Ridge Road

Applicant: W. C. Whaley, Engineering and Surveying

Owner of Adjoining Parcels: Multiple – see background and comments

Tax ID Numbers of Affected Properties: Multiple – see background and comments

Zoning Classification: LDR, (Low Density Residential)

Notification: Appropriate notice will be provided prior to a public hearing by the Board of Mayor and Aldermen.

Exhibits: Application and Map

Staff: Dustin Smith

Request
Abandonment of a portion of Red Cedar Ridge Road that serves Oak Haven Resort.

Background
The portion of right-of-way (r-o-w) proposed for abandonment lays within Oak Haven Resort. Sometime during the economic downturn Oak Haven placed a gate at the southern most portion being requested for abandonment due to theft and vandalism. At the time, the City allowed the gate to stay up so long as Oak Haven obtained agreements with the HOA and anyone else who used the road for access back out to Old Knoxville Highway. There are several lots which use Red Cedar Ridge Road for access to their properties who are not part of Oak Haven Resort. In 2011 a previous abandonment request of this portion of Red Cedar Ridge Road was approved by the Planning Commission subject to the proper documents and agreements being put in place prior to any quit claim deeds being performed. It did not proceed any further at that point in time and was not presented to the Board of Mayor and Alderman for approval.

Staff Comments
Staff felt it necessary to gain new approval from the Planning Commission before presenting the request to the Board of Mayor and Alderman due to the amount of time that has passed since the last approval in 2011. The access agreements have been established for the additional properties who are not part of Oak Haven and staff has copies on file. The City has also not maintained this portion of Red Cedar Ridge Road since the gate was put in place.

Public Comments
None to date.

Staff Recommendation
Staff can recommend approval of the requested r-o-w abandonment.