SEVIERVILLE PLANNING COMMISSION

1/7/2020

Sevierville Civic Center 5:00 P.M.
Planning Commission
AGENDA
1/7/2020

A. Call to Order
B. Approval of Minutes – 12/5/2019
C. Old Business
D. New Business
   1. Site Plan – Civil & Environmental Consultants, Inc. request site plan approval for East Tennessee Children’s Hospital – 1115 Blanton Drive (City).
   2. Site Plan – Norvell & Poe, Engineers request site plan approval for Hair Salon – 538 Belle Avenue (City).
   3. Subdivision – The Land Surveyor’s, Inc. requests final subdivision approval for Tino Property and Denton Family Partnership – Tax Map 38 Part of Parcel 29.02 and Tax Map 49 Part of Parcel 29.01 (City)
   4. Subdivision – WC Whaley, Inc. requests preliminary subdivision approval for Savannah Meadows – Tax Map 49 Parcel 11.03 (City)
   5. Right-of-Way Abandonment – WC Whaley, Inc. requests abandonment of portion of street right-of-way – Mize Lane (City)
   6. Right-of-Way Abandonment – WC Whaley, Inc. requests abandonment of portion of street right-of-way – Snyder Road (City)
E. Staff Report
F. Adjournment
Planning Commission
AGENDA NOTES
1/7/2020

A. Call to Order
B. Approval of Minutes – 12/5/2019
C. Old Business
D. New Business
   1. Site Plan – Civil & Environmental Consultants, Inc. request site plan approval for East Tennessee Children’s Hospital – 1115 Blanton Drive (City).
      This is a proposed site plan for an addition to the East Tennessee Children’s Hospital on Blanton Drive. They are currently operating office space out of a temporary trailer through an agreement with the City which set a time frame on how long the temporary structure could remain before expansion was required. This expansion is a result of that time frame expiring. The current building does reside within the front setback and staff has no records of how the building was constructed in such a way. Under the proposed expansion a front yard setback variance would be required. A subdivision plat would also need to go to record. Staff’s recommendation would be pending the decision on a variance.
   2. Site Plan – Norvell & Poe, Engineers request site plan approval for Hair Salon – 538 Belle Avenue (City).
      This is a site plan for a Hair Salon to be located in the HRO district. Language amending the zoning ordinance to allow this size of personal service use was recently presented and approved. Final approval of this language will take place at the Board of Mayor and Aldermen meeting on Monday, January 6th. The site plan meets all the requirements of the amended regulations. So long as the regulations pass at Monday’s meeting staff can recommend approval.
   3. Subdivision – The Land Surveyor’s, Inc. requests final subdivision approval for Tino Property and Denton Family Partnership – Tax Map 38 Part of Parcel 29.02 and Tax Map 49 Part of Parcel 29.01 (City)
      This is a proposed subdivision plat creating the four out lots for the Smoky Mountain Gateway development on Winfield Dunn Parkway. Staff is waiting on a revision showing easements that were not on the original submittal. Aside from the easements, the plat meets regulations. So long as the revision is submitted prior to the meeting, staff can recommend approval.
   4. Subdivision – WC Whaley, Inc. requests preliminary subdivision approval for Savannah Meadows – Tax Map 49 Parcel 11.03 (City)
This is a proposed preliminary subdivision plat located off Maggie Mack Lane creating 17 lots in which one will contain the detention pond. A conceptual plan for this subdivision has been previously approved. The plat meets the requirements of a preliminary subdivision and staff can recommend preliminary approval. A final plat will be submitted for approval upon completion of all improvements.

5. Right-of-Way Abandonment – WC Whaley, Inc. requests abandonment of portion of street right-of-way – Mize Lane (City)

This request is a proposed abandonment of a portion of Mize Lane. The three parcels that surround the area proposed for abandonment are all under one ownership and are to be combined upon successful abandonment of this portion of the right-of-way. Easements are being platted for the existing utilities in the area with possible plans for future relocation depending on the development of the area. Easements have also been provided for a turn around. The reason for the request is to either expand the existing animal clinic or construct a new one. Given the property surrounding the abandonment is all under the same ownership and the easements provided, staff would recommend approval.

6. Right-of-Way Abandonment – WC Whaley, Inc. requests abandonment of portion of street right-of-way – Snyder Road (City)

This request is a proposed abandonment of a portion of right-of-way due to the recent relocation of Snyder Road. The relocation created this area of additional land on the southern side of Snyder Road. The incorporation of the abandonment area would allow the parcels to front on the realigned roadway. 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 Boulevard, Sevierville, Tennessee on Thursday, December 5, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT
Lyle Overbay, Chairman

STAFF PRESENT
Dustin Smith, Development Director
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

Vice-Chairman Arwood declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES
A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the minutes from the November 7, 2019 meeting. The motion passed with a unanimous vote.
OLD BUSINESS

SUBDIVISION – WALLACE SURVEYING REQUESTS SUBDIVISION APPROVAL FOR RIVERDALE PHASE II – 409 RIVERDALE DRIVE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this subdivision plat was deferred at the November meeting, to allow staff more time to research concerns addressed by members of the Riverdale Homeowners Association. The issues included violation of the subdivision regulations and concerns that the area sewer capacity would be exceeded by the new lots created by this plat.

Vice Chairman Arwood recognized Jim Ripley and Tim Wallace, who spoke on behalf of the applicant. Mr. Ripley stated that the recent changes to the Riverdale Phase II made this a legal subdivision. Additionally, the commission does not typically address issues with HOA covenants and restrictions. Mr. Wallace explained that the subdivision only increases density by 2 lots, taking 3 lots into 5.

Prior to this meeting, staff consulted the Water and Sewer department regarding the pump station serving this development. Adequate sewer is available for the area, and, given this information, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision, which received a second by Mr. Helton. The motion passed with all voting in favor of the motion, except for Mr. Snider who abstained.

NEW BUSINESS

ANNEXATION – WILDERNESS AT THE SMOKIES REQUESTS ANNEXATION – TAX MAP 037, PARCELS 58.00 AND 59.00, GISTS CREEK ROAD AND DUNN HOLLOW ROAD.

Staff Recommendation

Mr. Smith explained that the two parcels proposed for annexation are owned by Wilderness Development Corporation. The owner has requested annexation by petition, in accordance with State statutes. These parcels are adjacent to the Soaky Mountain Water Park development, and these parcels would be included for future maintenance buildings and/or development expansion. City services and facilities to this property are available in accordance with the adopted policies and fees for such services. Given this information, staff recommended approval.
Action Taken

Mr. Snider made a motion to approve the annexation. The motion received a second from Mr. Roberts, passed unanimously, and is certified to the Board of Mayor and Aldermen.

ZONING – WILDERNESS AT THE SMOKIES REQUESTS ZONING OF TCL/C-5, TOURIST COMMERCIAL – TAX MAP 037, PARCELS 58.00 AND 59.00, GISTS CREEK ROAD AND DUNN HOLLOW ROAD.

Staff Recommendation

Mr. Smith stating that this zoning designation is in conjunction with the annexation request previously heard by the commission. The adjacent property owned by the Wilderness Development Corporation holds the TCL/C-5 Tourist Commercial designation. Staff recommended approval, given that this zone would be a continuation of an existing zone in that area.

Action Taken

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

SITE PLAN – W. SCOTT WILLIAMS AND ASSOCIATES REQUEST SITE PLAN APPROVAL FOR STONEY RIDGE RV RESORT – 1254 EAST RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commissioners this development previously received approval as a concept plan to allow a grading permit to be issued. The site plan proposes 242 RV pads, tiny homes, glamping tents, and other amenities. He stated that the resort’s main entrance would be accessed on Collier Drive, but a smaller emergency/maintenance access road would be located on East Ridge Road. A subdivision plat is needed to establish the lot configuration in the proposed site plan. Staff recommended approval, subject to the subdivision plat going to record.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the recording of the subdivision plat. The motion received a second from Mr. Helton and passed with a unanimous vote.
SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR QUICK JET EXPRESS CAR WASH – 1217 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this proposed car wash would be located between the Y-12 Credit Union and Burger King on Dolly Parton Parkway. Ingress/egress discussions with TDOT have taken place, and despite its proximity to the Y-12 entrance on Dolly Parton Parkway staff anticipates TDOT approval of the plan. The car wash access on Dolly Parton Parkway was the original means on ingress/egress to the overall development and will be shared with future back-lot developments. The plan meets City regulations, and staff recommended approval subject to TDOT entrance permitting approval.

Action Taken

Mr. Roberts made a motion to approve the site plan subject to TDOT approval, which received a second from Mr. Williams. The motion passed unanimously.

ZONING ORDINANCE AMENDMENT – ESTABLISH A HISTORIC ZONING COMMISSION AND DOWNTOWN COMMERCIAL HISTORIC OVERLAY DISTRICT.

Staff Recommendation

Mr. Smith reminded the commission of the recommendation to establish a Historic Zoning Commission and a Downtown Historic Commercial Overlay District. These Zoning Ordinance amendments would allow additional development criteria in order to purpose preserve, protect, and increase awareness of the historic nature of Sevierville’s Downtown area.

He also stated that the proposed district boundary map has been updated to include properties mentioned in previous discussions. The Board of Mayor and Aldermen also discussed the changes at a workshop, and if approved, would hear three readings of the amendments. At this time staff has heard no opposition to the proposed amendment and recommended approval.

Action Taken

Mr. Snider made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Williams. The motion passed with a unanimous vote and is certified to the Board of Mayor and Aldermen.
ZONING ORDINANCE AMENDMENT – AMEND USE CHART TO ALLOW OVERNIGHT RENTALS IN THE TC, TOWN CENTER DISTRICT.

Staff Recommendation

Mr. Smith explained that both the Board of Mayor and Aldermen and this commission have discussed updating the Sevierville Zoning Ordinance use chart to allow Transient Rental Units in the TC, Town Center district. This amendment would also update Section 5.2, relating to parking conditions in the TC district, by including “lodging” as a use requiring that adequate parking is demonstrated by the applicant. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the Zoning Ordinance amendment. The motion received a second from Mr. Snider, passed unanimously, and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

Given the recent subdivision concerns, Mr. Smith asked the commission their opinion regarding adding a disclaimer to all recorded plats. The disclaimer would act as a reminder that the Planning Commission is not bound by the restrictive covenants of subdivision HOAs. The commission stated that they preferred not to add any language to our existing certificate, fearing it would further complicate the issue.

Mr. Roberts requested to move the regularly scheduled January 2, 2020 meeting to the following week. The meeting was set for Tuesday, January 7, 2020 at 5:00 P.M.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:26 PM.

Lyle Overbay, Chairman ____________________________________________

Vincent Snider, Secretary ____________________________________________

Brooke Fradd, Recording Secretary ____________________________________