



**PLANNING COMMISSION
MINUTES
NOVEMBER 1, 2018**

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 1, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Bryan Atchley, Mayor
Vincent Snider, Secretary

STAFF PRESENT

Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
David Black, Chief Building Inspector
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

Chairman Overbay declared a quorum present and announced the meeting would proceed. He recognized the meeting as Butch Stott's last before his retirement, thanking him for his service to the City.

APPROVAL OF MINUTES

A motion was made by Mr. Roberts, and seconded by Mr. Helton, to approve the minutes from the October 4, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

MASTER PLAN – STAFF REQUESTS APPROVAL OF THE PARKS AND RECREATION MASTER PLAN (CITY).

Staff Recommendation

Chairman Overbay commended the staff and advisory committee on the work put into developing the master plan. Mr. Parker explained that the Board of Mayor and Aldermen had already viewed the master plan in a workshop the previous month. Staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the master plan. The motion was seconded by Mr. Williams and passed unanimously. The motion was certified to the Board of Mayor and Aldermen.

REZONING – BILL MICHALUK REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – MAP 50, PARCEL 43.04 (PLANNING REGION).

Staff Recommendation

Ms. Forkner explained that a camping resort is the proposed development on this site, including yurts, treehouses, and tent sites for rental. While in the planning region, this parcel is adjacent to the City limits and includes river frontage. Surrounding properties in the planning region are also zoned for commercial use. She also noted that when the site plan is prepared, the designer will need to consider the flood hazard region of the property and an appropriate point of access onto Newport Highway. Staff recommended approval of this rezoning.

Action Taken

Mr. Arwood made a motion to approve the rezoning. The motion was seconded by Mr. Roberts and passed unanimously. The motion was certified to the Sevier County Commission.

REZONING – BRENNAN GARRETT REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO A-1, AGRICULTURAL 1744 NEW ERA ROAD (PLANNING REGION).

Staff Recommendation

Ms. Forkner stated that this proposed rezoning would be to allow a landscape business on the parcel. The property is currently surrounded by County R-1 zoned parcels, containing low density housing. Mr. Garrett reasoned that this is a downzone to A-1, attempting to find the best use for the property. He stated that the owner is not looking to do a commercial development, but rather a rural business as allowed by the A-1 zone. Ms. Forkner clarified for the commission the purpose for City approval for land located in the planning region. Mr. Smith stated that staff could recommend approval for this rezoning request only if adjacent property was added and increased the size of the A-1 zone.

Action Taken

Mr. Roberts made a motion to deny the rezoning, unless adjacent property owners were included in the rezoning. The motion was seconded by Mr. Arwood, which passed unanimously. The motion was certified to the Sevier County Commission.

SUBDIVISION – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS PRELIMINARY PLAT APPROVAL FOR SUBDIVISION OF MORGAN LANDING – MAP 62, PARCEL 98.01, SNAPP ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this subdivision is proposed to develop 22 housing units. The plan calls for duplexes on the front of the land and triplexes in the back of the property. The subdivision plat is preliminary, for financing purposes, to create individual lots to be sold separately. He also stated that staff's understanding is that the Sevier County Planning office will permit each building individually, not requiring a PUD plan submittal. The County office has also provided a letter stating that the preliminary plan appears to meet their requirements. Staff recommends approval.

Action Taken

Mr. Arwood made a motion to approve the preliminary subdivision plat and seconded by Mr. Helton. The motion passed unanimously.

STAFF REPORTS

Ms. Forkner expressed appreciation for the years Mr. Stott worked alongside the Planning Department, providing a valuable resource to the City. On behalf of the staff, she thanked him and congratulated him on his retirement.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:28 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary