



**PLANNING COMMISSION  
MINUTES  
FEBRUARY 7, 2019**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, February 7, 2019 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Judi Forkner, Senior Planner  
Dustin Smith, Planner  
David Black, Building Official  
Jim Ellison, City Surveyor  
J.C. Green, Fire Marshal  
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 January 3, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **ANNEXATION – NORVELL & POE ENGINEERS LLC REQUESTS ANNEXATION – MAP 72, PARCELS 111.00, 111.03, AND 111.04, LONESOME VALLEY ROAD.**

#### **Staff Recommendation**

Mr. Smith explained that staff received a petition requesting annexation of these three parcels from the property owner. The property lies between Sevierville city limits and the City of Pigeon Forge boundary. Utility services are available at the location and connection will occur at the cost of the developer. Staff can recommend approval.

#### **Action Taken**

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

### **ZONING – NORVELL & POE ENGINEERS LLC REQUESTS ZONING OF VA (V-1), VISITOR ACCOMODATION – MAP 72, PARCELS 111.00, 111.03, AND 111.04, LONESOME VALLEY ROAD.**

#### **Staff Recommendation**

Mr. Smith stated that the eastern and western property boundaries of these parcels are adjacent to parcels zoned City VA (V-1), Visitor Accommodation District. The property proposed for annexation is currently zoned County R-1, Rural Residential. The intended use of these parcels is a campground, which is in keeping with the area. Staff can recommend approval.

#### **Action Taken**

Mr. Arwood made a motion to approve the requested zoning, with a second by Mr. Williams. motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **REZONING – CUSTOM CRAFTED CONSTRUCTION REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY C-1 RURAL COMMERCIAL – 1881 COUNTRY MEADOWS DRIVE (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Smith explained that this site will still be included in the planning region after the boundary reduction. Ms. Forkner stated that the parcel abuts the north and east portion of the City limits. A construction office is currently operated on site, which is a non-conforming use. The applicant would like to convert part of the existing building to retail, potentially changing the hours of operation and

traffic to the business. Staff cannot recommend approval, given the County C-1 District allows uses which may have hours of operation and activity levels incompatible with adjoining residential uses.

### **Action Taken**

Mr. Snider made a motion to deny the rezoning request, with Mr. Arwood providing a second. The motion and passed unanimously and is certified to the County Commission.

### **SITE PLAN – W.C. WHALEY REQUESTS SITE PLAN APPROVAL FOR HICOLOR GRAPHICS – 408 DOUGLAS DAM ROAD (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this parcel falls between Winfield Dunn Parkway and Douglas Dam Road. Staff has been working with the designer for optimal dumpster placement. The site plan proposes one access point located off Douglas Dam Road, preventing another ingress/egress point on Winfield Dunn Parkway. Staff can recommend approval.

### **Action Taken**

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

### **STAFF REPORTS**

Mr. Smith advised of an error made regarding sign allowance for Allensville Storage. Staff mistakenly believed this location to be a 35 M.P.H. zone, which would allow for 25 square feet of signage. Instead, the location is in a 30 M.P.H. zone, limiting the size of the sign to 20 square feet. The 5 feet difference exceeds the 10% allowance within staff's authority to grant a variance. Mr. Smith asked if the commission approved of the allowance without a formal variance granted. Planning Commission members raised no concern with the request.

Mr. Smith also stated that the staff would like to hold a workshop to discuss the proposed changes to Chapter 6.0, Signs of the Sevierville Zoning Ordinance. Mr. Arwood requested a draft copy of the changes prior to the workshop. The commission agreed to hold the workshop on February 28, 2019 at 3:00 PM.

Ms. Forkner informed the commission that the proposed reduction of the Planning Region Boundary passed the Board of Mayor and Aldermen and would be voted on at the state level in April.

Mr. Roberts asked if there were any upcoming educational opportunities for the commission. Ms. Forkner stated the Tennessee chapter of the American Planning Association will be holding their spring conference in Pigeon Forge, Tennessee. Further information regarding registration will be forthcoming.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:23 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary