



**PLANNING COMMISSION
MINUTES
MARCH 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, March 7, 2019 at 5:04 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

Pamela Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
David Black, Building Official
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. Williams, and seconded by Mr. Arwood, to approve the minutes from the February 7, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – ANTHONY ELMORE REQUESTS REZONING FROM COUNTY C-1 RURAL COMMERCIAL TO COUNTY R-2 HIGH DENSITY RESIDENTIAL – TAX MAP 12, PARCELS 199.01 & 201.01, BRYAN ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that a multi-family housing development is proposed for this site, containing 56 dwelling units in several multi-story buildings. The parcels' current zoning designation, County C-1, Rural Commercial zone, restricts maximum building height to 35 feet. The applicant is requesting the County R-2 High Density Residential zone be placed on the property, which allows a maximum building height of 48 feet, appropriate for the proposed buildings. Staff can recommend approval, if Bellsouth adds the 0.11-acre site surrounded by the development to the rezoning request.

Action Taken

Mr. Arwood made a motion to approve the rezoning request, with the addition of the 0.11-acre parcel. Mr. Roberts provided the second. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION – WALLACE SURVEYING REQUESTS SUBDIVISION APPROVAL FOR LITTLE PIGEON ESTATES – TAX AMP 072J, GROUP A, PARCEL 011.00, RIVER VIEW CIRCLE (CITY).

Staff Recommendation

Mr. Smith stated that this site is currently one lot, containing two structures in a Low Density Residential (LDR/R-1) zone. When building permits were issued for the two dwellings in 2006, the City's Planned Unit Development regulations allowed for building configurations such as this. Shortly thereafter, the regulations were updated to prevent future such instances. The proposed lot configurations do not meet the City's Subdivision Regulations regarding setbacks, size and width of the lots, and minimum lot size. Given the amount of variance from City regulations, and that the developer knowingly built the residences in such a manner, staff cannot recommend approval.

Action Taken

Mr. Arwood made a motion to deny the subdivision variance. The motion received a second from Mr. Snider, with all voting in favor of the motion, except for Mr. Roberts who abstained.

STAFF REPORTS

Ms. Caskie reminded the commission that the Sign Ordinance, as discussed at the March 7, 2019 workshop, would be presented for a vote at the April meeting. She also stated that the Subdivision Regulations need to be rewritten to promote better neighborhood developments going forward. Mr. Smith acknowledged this meeting as Ms. Caskie's last as Development Director for the City and thanked her for all she has done for the community and her service to the City.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:19 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary