



**PLANNING COMMISSION
MINUTES
APRIL 4, 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, April 4, 2019 at 4:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Wayne Helton
Daryl Roberts

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Austin Williams

STAFF PRESENT

Dustin Smith, Interim Development Director
Judi Forkner, Senior Planner
David Black, Building Official
J.C. Green, Fire Marshal
Jim Ellison, City Surveyor
Charles Valentine, Building Inspector
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. Snider, and seconded by Mr. Helton, to approve the minutes from the March 7, 2019 meeting and workshop. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ANNEXATION – NORVELL AND POE ENGINEERS, LLC REQUESTS ANNEXATION – 1250 MIDDLE CREEK ROAD.

Staff Recommendation

Mr. Smith reminded the commission that the site plan for phase I of The Ridge Outdoor Resort was approved several months prior, and the annexation and plan of services would facilitate phase II and III. City services and facilities can be made available for this development. Given that this portion of the property is accessed from a City street, as a part of an overall project, staff recommended approval of the annexation.

Action Taken

Mr. Roberts made a motion to approve the requested annexation and plan of services. Mr. Snider provided the second. The motion passed unanimously and was certified to the Board of Mayor and Aldermen.

ZONING – NORVELL AND POE ENGINEERS, LLC REQUESTS ZONING OF AC (C-4) ARTERIAL COMMERCIAL – 1250 MIDDLE CREEK ROAD.

Staff Recommendation

Mr. Smith explained that the remainder of the parcel related to this project lies within the City limits and is currently zoned AC (C-4) Arterial Commercial. The applicant has requested the portion proposed for annexation be given the same zoning designation. The project proposes adding camp sites, yurts, and tiny homes for short term rentals. Staff recommend approval, given that this zone would be a continuation of an existing zone in that area.

Action Taken

Mr. Roberts made a motion to approve the zoning request, with Mr. Snider providing the second. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

SITE PLAN – NORVELL AND POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR THE RIDGE OUTDOOR RESORT, PHASE II –1250 MIDDLE CREEK ROAD.

Staff Recommendation

Mr. Smith stated that this site plan is related to the previous annexation and zoning agenda items. Staff has requested that the construction of this project not begin immediately, allowing for the Board of

Mayor and Aldermen to take action on these items. If approved, staff would recommend construction on the sites located within the County begin after the annexation effective date.

Action Taken

Mr. Snider made a motion to approve the site plan, subject to the annexation becoming effective. Mr. Roberts seconded the motion, which passed unanimously.

SUBDIVISION – WALLACE SURVEYING REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 62, PARCEL 88.00, FLATWOOD ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this project, proposing a 10 lot subdivision on the corner of Snapp Road and Flatwood Road, will still be located in the Planning Region following the boundary reduction. While staff would prefer an internal road to be used, shared driveway easements have been acquired, reducing the points of access onto Snapp Road. The designer has worked with staff and reduced the proposed number of lots to reconfigure the subdivision design. While staff was not comfortable making a recommendation of approval due to the fact a better design is possible, they also could not recommend denial.

Action Taken

Mr. Snider made a motion to approve the subdivision plat, with Mr. Helton offering the second. The motion passed unanimously.

SUBDIVISION – W.C. WHALEY, INC REQUESTS CONCEPT SUBDIVISION PLAT APPROVAL – 219 MAGGIE MACK LANE (CITY).

Staff Recommendation

Mr. Smith explained that this plat is a request for concept approval for a 17-lot subdivision off Maggie Mack Lane. A preliminary plat will follow next month, if conceptual approval is granted. The preliminary plat will detail the necessary site improvements. Staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the concept subdivision plat, which received a second from Mr. Roberts. The motion passed unanimously.

SITE PLAN – WALLACE SURVEYING REQUESTS SITE PLAN APPROVAL FOR OFFICE BUILDINGS – 1317 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan consists of two office buildings to be located off Dolly Parton Parkway. Staff is still working with the designer regarding the placement of the fire hydrant on the site. TDOT entrance approval is also needed for the site. Subject to these issues being resolved, staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to TDOT entrance approval and resolution of fire hydrant placement. Mr. Roberts seconded the motion, which passed unanimously.

SITE PLAN – BILL DENTON REQUESTS SITE PLAN APPROVAL FOR DUCK DONUTS – 1815 PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes a Duck Donuts in the location of a former chiropractic office on the Parkway. Previously, the building sat across the property line into the State ROW. TDOT has since quit claimed the portion the building lies within back to the owner, but staff would like to see a subdivision plat go to record indicating this action. The designer needs to work with TDOT to reconfigure the entrance access. Staff recommended approval, subject to these issues being resolved.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the subdivision plat being recorded and the entrance receiving TDOT approval. Mr. Snider offered the second, and the motion passed unanimously.

SITE PLAN – NORVELL AND POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR NEW ERA APARTMENTS – TAX MAP 72, PARCEL 45.03, NEW ERA ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes 168 units of multi-family housing located off New Era Road. Staff is looking to add funds to the capital budget for road improvements in the area and plans to work on signal phasing at the New Era Road and Parkway intersection. The plan meets requirements and staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the site plan, with Mr. Helton offering the second. The motion passed with all voting in favor of the motion, except for Mr. Roberts who abstained.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED CHANGES TO CHAPTER 6.0, SIGNS.

Staff Recommendation

Mr. Smith told the commission that he and Mr. Black worked on the amendment to address any concerns raised during the March 7, 2019 Planning Commission workshop. Staff believes the new chapter is simplified, easier to understand, and in keeping with how the City wants to progress with sign development. Staff also confirmed that they had not received any concerns or objections from the absent commissioners.

Action Taken

Mr. Snider made a motion to approve the proposed changes to the Sevierville Zoning Ordinance, Chapter 6.0, Signs. Mr. Roberts offered the second, the motion passed unanimously and was certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE HEIGHT RESTRICTION REVISIONS TO THE TCL (C-5) TOURIST COMMERCIAL ZONE.

Staff Recommendation

Mr. Smith explained that staff has had conversations with potential amusement developments concerned about the restrictive nature of the height limitations for non-building structures in the TCL (C-5) Tourist Commercial District. The amendment contains language to prohibit the construction of a single spire to the proposed height. In addition, staff included necessary measures to insure life safety standards are met. These structures would be permitted on review only and limited to the TCL (C-5) zone, for any structure over 44 feet. Elevations would be submitted with the site plan application, for such a review. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the proposed height restriction changes to the TCL (C-5) Tourist Commercial zone in the Sevierville Zoning Ordinance. Mr. Snider offering the second, the motion passed unanimously and was certified to the Board of Mayor and Aldermen.

CONCEPT PLAN – W. SCOTT WILLIAMS AND ASSOCIATES REQUESTS CONCEPT PLAN APPROVAL FOR PICKENS WAY APARTMENTS – TAX MAP 62, PARCEL 33.02, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith told the commission that this conceptual site plan is for a complex with 96 multi-family dwelling units, located on the rear portion of a parcel on Veterans Boulevard. Preliminary and final plat approval would still need to be granted, creating the road to this rear parcel as well as subdividing off three parcels that front on Veterans. The road created for this apartment complex will serve as the access point for the three parcels being created through access easements. Staff recommended conceptual approval.

Action Taken

Mr. Roberts made a motion to approve the concept plan, with Mr. Helton offering the second. The motion passed unanimously.

STAFF REPORTS

Mr. Smith explained to the commission that the Allensville Storage development had previously received approval for the phase I site plan. Phase II has been submitted, doesn't require any utility extensions, and the stormwater design is covered under the original site plan. Given the scope of the phase II plan, staff requested permission to approve it in-house. Mr. Roberts abstained from the discussion. On behalf of the other commissioners, Chairman Overbay granted staff the authority for an in-house review of the site plan.

Mr. Smith told the group that the Planning Region Boundary Reduction will be presented to the Local Government Planning Advisory Committee (LGPAC) in Nashville on April 24, 2019. Additionally, he informed them that the City had posted a job opening for a planner, with an application deadline of April 5, 2019.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:20 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary