



**PLANNING COMMISSION
MINUTES
MAY 2, 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, May 2, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Wayne Helton

STAFF PRESENT

Dustin Smith, Interim Development Director
Judi Forkner, Senior Planner
David Black, Building Official
J.C. Green, Fire Marshal
Bryon Fortner, Public Works Director
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. Roberts, to approve the minutes from the April 4, 2019 meeting and workshop. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – KENT REED REQUESTS REZONING FROM LDR (R-1) LOW DENSITY RESIDENTIAL TO AC (C-4) ARTERIAL COMMERCIAL – WEST MAIN STREET (CITY).

Staff Recommendation

Mr. Smith stated that warehousing and offices are proposed on the portion of this parcel which is currently zoned LDR (R-1) Low Density Residential. The owner is requesting the AC (C-4) Arterial Commercial zoning be continued from the front of the parcel, which already carries this designation, to the undeveloped back portion of this parcel. The project will have access via West Main Street. Given this information, staff recommend approval.

Action Taken

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

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR SMITH PROPERTY – 3728 DOUGLAS DAM ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that the proposed subdivision creates three lots, located in the Planning Region off Douglas Dam Road. The plat requires revisions, and staff unsuccessfully attempted to contact the applicant in order to obtain them. While the updates are minor, staff could not recommend approval without the corrections being made.

Action Taken

Mr. Snider made a motion to deny the subdivision plat, with Mr. Williams offering the second. The motion passed 2 to 1, with Mr. Snider and Mr. Williams voting in the affirmative, and Mr. Roberts voting in the negative.

SITE PLAN – ADCI REQUESTS SITE PLAN APPROVAL FOR WILDERNESS EMPLOYEE HOUSING – TAX MAP 37, PARCEL 57.00, GISTS CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes an employee housing complex for Wilderness resorts. The housing will primarily be for J-1 and other forms of international exchange visitor workers. The plan proposes 2 buildings, containing a total of 138 units. While the site plan does not meet City

regulations regarding parking, a variance has been requested due to the dormitory nature of the facility. Most workers with these types of visas do not have vehicles, so the developers have provided bike pads with capacity to accommodate the development. Mr. Black explained that the units proposed are not typical apartment units, but rather are dormitory style housing. Mr. Smith also stated that given the City's Certificate of Zoning Compliance process, future uses of a more traditional apartment style would need to comply with the City's parking regulations. Subject to the Board of Zoning Appeals granting a parking variance, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the Board of Zoning Appeals granting a variance to the Sevierville Zoning Ordinance parking standards. Mr. Williams seconded the motion, which passed unanimously.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR EASTGATE RETAIL AND APARTMENTS – 729 EASTGATE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes 16 units along with a retail building, to be located on Eastgate Road. Staff received a letter from the engineer addressing stormwater and drainage concerns. Staff recommended approval, subject to the site following the stormwater and drainage plan provided by the letter.

Action Taken

Mr. Snider made a motion to approve the site plan, subject to the design of the site following the stormwater & drainage letter submitted to the City by the engineer. Mr. Williams seconded the motion, which passed unanimously.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR TURNER ORTHODONTICS – 1150 FOX MEADOWS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this project proposes an orthodontic office building in Fox Meadows Business Park, which is located on Fox Meadows Boulevard. The site plan meets City regulations and staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the site plan. Mr. Snider seconded the motion, which passed unanimously.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OGLE’S REPAIR – 714 EASTGATE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes a retail store and warehouse, noting the size of the building is large for the parcel. The unknown use of the building gave staff some concern, given its potential to be used for something other than a warehouse. However, the site plan meets regulations, and staff recommended approval with the understanding that a Certificate of Occupancy will not be issued on any building use other than what is proposed on the plan. Staff also received a letter from the engineer addressing the stormwater and drainage concerns on the site, and staff requested these be noted for formal approval.

Action Taken

Mr. Snider made a motion to approve the site plan for a warehouse and retail building as presented, subject to the design of the site following the stormwater & drainage letter submitted to the City by the engineer. Mr. Roberts seconded the motion, which passed unanimously.

SITE PLAN – FULGHUM MACINDOE & ASSOCIATES INC REQUESTS SITE PLAN APPROVAL FOR AUBREY’S AND FAST FOOD RESTAURANT – 938 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes an Aubrey’s restaurant and a fast food restaurant, explaining that these would be two separate buildings. The site is located near the Veterans Boulevard extension and Dolly Parton Parkway. While the Dolly Parton Parkway access point has already been constructed, a right-in and right-out access will be granted via Veterans Boulevard. The site plan meets City regulations. Staff recommended approval, subject to the proposed subdivision plat going to record.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the subdivision plat going to record. Mr. Snider seconded the motion, which passed unanimously.

CONCEPT PLAN – WILDERNESS DEVELOPMENT CORPORATION REQUESTS
CONCEPT PLAN APPROVAL FOR SOAKY MOUNTAIN WILDERNESS – TAX MAP 37,
PARCEL 57.05, GISTS CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith told the commission that this conceptual site plan proposes an outdoor waterpark development at the corner of Gists Creek Road and Old Knoxville Highway. The developer has submitted their Tennessee Department of Environment and Conservation permit application. The developer is seeking conceptual approval and will follow with complete site plan if approved.

Action Taken

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

STAFF REPORTS

Mr. Smith explained to the commission that traffic studies have been conducted on East Hardin Lane due to the surrounding residents' concern over the road's ability to handle the addition of Creekside Gardens and Riverside Village apartment developments. At the time of site plan approval for these projects, the Planning Commission requested staff to investigate traffic impact in the area. Mr. Fortner provided the recommendation of the Public Works and Engineering Department to the Commission. He stated that the road has non-typical peak hours, given the current resident demographic. Travel times of the residents of the new developments are anticipated to have a more traditional peak, which should keep issues in check. Staff will continue to monitor the situation and recommended only road striping at this time.

Additionally, Mr. Smith stated that the Planning Region Boundary was officially reduced by resolution, at the Local Government Planning Advisory Committee (LGPAC) meeting on April 24, 2019. The map showing the new boundary has been published on the City website.

Staff received a request to update the Zoning Ordinance to expand upper floor housing from beyond just the TC – Town Center zone. Mr. Smith explained change to the ordinance would include allowing this type housing in the NC (C-2) Neighborhood Commercial, IC (C-3) Intermediate Commercial, and AC (C-4) Arterial Commercial zones. Additional parking standards would be required, and staff recommended making it a use “permitted on review.” The commission agreed to the concept and requested staff write up the changes to be presented for a vote.

ADJOURNMENT

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

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary