



**PLANNING COMMISSION
MINUTES
JUNE 6, 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, June 6, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Interim Development Director
Judi Forkner, Senior Planner
David Black, Building Official
J.C. Green, Fire Marshal

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

FIVE-YEAR PAVING AND FIVE-YEAR SIDEWALK PLANS

Staff Recommendation

Mr. Smith presented the Five-Year Paving Plan and Five-Year Sidewalk Plan. He explained they had been prepared by the Department of Public Works as a schedule of improvements to be made to streets and sidewalks during the coming five fiscal years and recommended the plans be approved.

Action Taken

Mr. Roberts made a motion to approve both plans, as presented. Mr. Helton seconded the motion, which passed unanimously.

REZONING – ROBERT PICKNEY REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY C-1 RURAL COMMERCIAL – 1235 JAYELL ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith noted the property being considered for rezoning is proposed to be used as a wedding chapel and event center. He explained there is no commercial zoning adjacent to this property and that the parcel is less than an acre in size. Mr. Smith said that due to those factors, it was determined to be spot zoning, and therefore, staff cannot recommend approval.

Action Taken

Mr. Arwood made a motion to recommend denial of the request. Mr. Williams seconded the motion, which passed unanimously. Chairman Overbay stated the recommendation would be certified to the Sevier County Commission.

REZONING – KAREN WHITLOCK REQUESTS REZONING FROM LDR/R-1, LOW DENSITY RESIDENTIAL TO AC/C-4, ARTERIAL COMMERCIAL – TAX MAP 050N, PARCELS 008.00 AND 011.01, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained the property has more that the required amount of frontage on an arterial street for property in the AC (C-4) District and adjoins a AC (C-4) District on the west end of the property. He noted there was a small 0.01-acre parcel separating the two parcels owned by the applicant/owner, but the owner of that property did not want to be included in the rezoning at this time. Mr. Smith said

given the orientation of the property toward an arterial street and location next to an AC zone, staff can recommend approval.

Action Taken

Mr. Snider made a motion to approve the request for rezoning. Mr. Helton seconded the motion, which passed unanimously. Chairman Overbay stated the recommendation would be certified to the Board of Mayor and Aldermen.

REZONING – THE RIVER PLACE REQUESTS REZONING FROM LDR/R-1, LOW DENSITY RESIDENTIAL TO AR, AGRICULTURE RESIDENTIAL – 329 RIVER PLACE (CITY).

Staff Recommendation

Mr. Smith noted that the current uses of the property as a wedding venue and as pasture, as well as the proposed addition of a flower farm open to the public, fell within the definition of agricultural tourism and agriculture. He said the property would be more appropriately zoned as AR, Agriculture Residential which allows the current uses and the proposed use. He recommended approval of the request.

Action Taken

Mr. Arwood made a motion to approve the request. Mr. Roberts seconded the motion which passed unanimously. Chairman Overbay stated the recommendation would be certified to the Board of Mayor and Aldermen.

SUBDIVISION – THE LAND SURVEYORS REQUESTS SUBDIVISION APPROVAL FOR THREE LOTS – TAX MAP 008, PARCELS 119.00, 119.01, 119.02, DOUGLAS DAM ROAD (PLANNING REGION)

Staff Recommendation

Mr. Smith stated this was the three-lot subdivision that was denied at the May meeting due to requested revisions having not been submitted. He said all revisions have now been submitted and staff can recommend approval.

Action Taken

Mr. Williams moved the plat be granted final approval. Mr. Snider seconded the motion, which passed unanimously.

SITE PLAN – SUGARLANDS DISTILLING COMPANY REQUESTS SITE PLAN APPROVAL FOR PHASE II EXPANSION– 178 KYKER FERRY ROAD (CITY).

Staff Recommendation

Mr. Smith explained this is Phase II of this development, Phase I having been the barrel house approved at a previous meeting. He noted the property is located in an IN (M-1), Industrial District and Phase II will consist of the distilling operation and will be combined with the barrel house. Mr. Smith said the site plan met applicable regulations and staff can recommend approval.

Action Taken

Mr. Arwood made a motion that the site plan be approved. Mr. Helton seconded the motion which passed unanimously.

SITE PLAN – W.C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR MEDICAL OFFICES– 2946 WINFIELD DUNN PARKWAY (CITY).

The Chairman announced this item is being withdrawn from the agenda, as requested by the owner's representative.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS SITE PLAN APPROVAL FOR CENTER STREET APARTMENTS – TAX MAP 048E, GROUP A PARCEL 003.02, CENTER STREET (CITY).

Staff Recommendation

Mr. Smith explained this project would have thirty-six dwelling units in an apartment building. He noted this was less than the maximum density allowed in the HDR (R-3) District, and that the site plan met development standards. Staff recommended approval of the site plan.

Action Taken

Mr. Roberts made a motion to approve the site plan. Mr. Arwood seconded the motion which passed unanimously.

SITE PLAN – W.C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR RIVER VALLEY TOWNHOUSES – 244 RIVER VALLEY CIRCLE (CITY).

Staff Recommendation

Mr. Smith explained this project will be on two lots with eighteen townhouses on one lot and fourteen

townhouses on the adjoining lot. Each building will have parking area which will have a cross access easement on the southside of the parking areas. The lots will also share and jointly maintain a stormwater detention pond, a portion of which lays on each lot. Mr. Smith said the plan had been revised as requested and meets regulations, and staff can recommend approval.

Action Taken

Mr. Roberts made a motion to approve the site plan. Mr. Helton seconded the motion which passed unanimously.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED CHANGES TO USE CHART AND DEFINITION OF TRANSIENT RENTAL UNIT.

Mr. Smith explained that the IC (C-3) District had previously permitted transient rentals units, but staff had found the use had been omitted from that district during recent reformatting changes/amendments to the zoning ordinance. He noted there were several areas in the City that were zoned as IC (C-3) and intended for transient rental developments, including Phase 3 of Saddleback Ridge. Mr. Smith also said a definition had not been included for transient rental units. Mr. Smith requested transient rental units be added as an allowable use in the IC (C-3) District and as a use on review in the AC (C-4) District, and that the proposed definition for a transient rental unit be added to the zoning ordinance.

Action Taken

Mr. Arwood made a motion to approve the amendments to the zoning ordinance as presented by staff. Mr. Roberts seconded the motion which passed unanimously.

STAFF REPORT – ZONING ORDINANCE AMENDMENT CONSIDERATION – UPPER FLOOR HOUSING IN COMMERCIAL ZONES

Mr. Smith reported that there have been some inquiries to his office regarding whether housing is or could be permitted above the ground floor of a commercial building. He explained that presently, it is permitted only in the TC (C-1) District. Mr. Smith presented a proposal for discussion which would add the IC (C-3) as a district within which upper floor housing would be permitted, and as Use on Review in the NC (C-2), AC (C-4) and TCL (C-5) Districts; and, a standard for placement within the AC (C-4) District, which would limit the housing to only one floor, require a like façade with the commercial use below, and not allow a direct exterior access.

Members discussed the general concept of this use, and requested staff conduct further research for a future discussion on this topic. Staff will distribute any additional materials to the members prior to such discussion.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:24 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary