



**PLANNING COMMISSION
MINUTES
JULY 9, 2019**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, July 9, 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
Austin Williams

MEMBERS ABSENT

Daryl Roberts

STAFF PRESENT

Dustin Smith, Development 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. Arwood, and seconded by Mr. Snider, to approve the minutes from the June 6, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS

Staff requested this item be deferred until the August 1, 2019 meeting.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR COLESON CREEK APARTMENTS – 1408 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is a revision to a previously approved development (formerly Old Newport Highway Apartments.) The new plan proposes maintaining the same number of units but presents a better site design, in staff's opinion. The extent of the changes requires Planning Commission approval, but the site plan meets all requirements. Staff recommended approval.

Mr. Stanley Creswell Jr., a resident living near the development, addressed the commission with concerns regarding potential drainage issues. He stated that the area currently has problems with runoff and he fears the development would compound the issue. He also expressed a desire for the developer to install a fence between the apartments and existing homes.

Mr. Smith explained that the plan proposes trees and shrubs as a buffer. The City can request, but cannot require, the developer to install a fence rather than the landscaping. He also clarified that the stormwater measures, as provided in the plan, go above and beyond City requirements. The plans should not make the existing problem worse and could quite possibly make it better.

Action Taken

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

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR RVC OUTDOORS RESORT – TAX MAP 72, PARCELS 111.01, 98.00 (PORTION OF), AND 111.00 (PORTION OF), LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith noted that this plan is located on the Lonesome Valley Road site recently annexed by the City and zoned VA/V-1 – Visitor Accommodation. The site plan proposes 202 recreational vehicle pads. Given that the location is in the floodway, the applicant has provided a no-rise certificate which shows the development will cause no increase in flood elevations. Drainage calculations proving water quality have been provided. Staff has received an electronic copy of the bond for Lonesome Valley Road improvements necessary to facilitate the development, but they are still waiting on the original.

Mr. Randy Vernon, a resident of neighboring River Place Way, addressed the commission. He explained his concerns regarding the development, including the number of units proposed. He also stated that the proposed road improvements would be helpful, but frequent guest turnover could cause

road congestion all the way to the Apple Valley Road traffic light at the Parkway. He stated that alternate ingress and egress routes would be appreciated.

Mr. Smith explained that the VA district requires the most stringent pad separation distance, 20 feet in comparison with the 10 feet required in other zones. While the number of pads may seem high, the site area is large and can meet separation regulations. He also stated that the City runs a sophisticated traffic system, which can run analysis on the area to help in pro-active measures for any anticipated increase in traffic volume.

Mr. Gary Norvell spoke on behalf of the applicant Norvell & Poe Engineers, LLC to explain the RV staging area, and its ability to accommodate up to six vehicles at a time. Mr. Matt Uselton of RVC Outdoor Destinations addressed the Commission, stating that traffic patterns were considered in the design, resulting in the plan for improvements.

Action Taken

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

SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR CATE ROAD RESTAURANT AND RETAIL – 1304 PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes demolishing the existing theater then adding retail and a drive-thru restaurant to the location. The applicant has addressed stormwater issues, and the plan meets all City requirements. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Williams. The motion passed unanimously.

SITE PLAN – HIGHLAND ENGINEERING REQUESTS SITE PLAN APPROVAL FOR ALLENSVILLE STORAGE, PHASE III – TAX MAP 49, PARCEL 26.18, ALLENSVILLE SQUARE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan provides for Phase III of Allensville Storage, which includes outdoor covered storage to be tied into previous phases. The plan meets City regulations, and staff recommended approval

Action Taken

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

RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY INC REQUESTS ABANDONMENT OF UNUSED STREET RIGHT-OF-WAY – SCENIC COURT (CITY).

Staff Recommendation

Mr. Smith explained that this Right-of-Way is unused and unimproved for a previously planned subdivision. The owner of the properties along Scenic Court is proposing a replat of these properties into one parcel, which will have public road frontage on Vista Circle. This results in the ROW no longer being needed as a means of access. Staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the Right-of-Way abandonment, which received a second from Mr. Snider. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY INC REQUESTS ABANDONMENT OF UNUSED STREET RIGHT-OF-WAY – VISTA COURT (CITY).

Staff Recommendation

Mr. Smith stated that, like the previous agenda item to abandon Scenic Court, this request to abandon Vista Court involves an unused and unimproved ROW. The lots have been grouped together by the tax assessor into one parcel number for tax purposes, and the owner is proposing to replat the lots into a single parcel.

Action Taken

Mr. Snider made a motion to approve the Right-of-Way abandonment. The motion was seconded by Mr. Williams, passed unanimously, and is certified to the Board of Mayor and Aldermen.

PETITION – DOGWOOD TRACE PROPERTY OWNERS PRESENT CONCERNS REGARDING GATEVIEW RIDGE APARTMENTS

Mr. Ethan Hubbard, a resident of Dogwood Trace, presented a petition to the commission on behalf of his subdivision. The residents expressed concern regarding the impact the Gateview Ridge

Apartments would have on their neighborhood. These concerns included road safety, stating that the area isn't large enough to support the additional traffic resulting from the additional housing development. The subdivision requested consideration for safety measures to be put in place to minimize this impact. Mr. Hubbard also asked if a buffer could be placed between the homes and the apartment complex, to address sound concerns.

Mr. Smith stated that Joseph Dodgen, the City's Traffic Operations Manager, has placed data collectors in the area and analysis will begin in the coming weeks. He also explained that while the City can request the developers install a buffer, there is no such regulation on projects located in the same zoning classification. Members of the Planning Commission requested that staff facilitate a conversation with the Gateview Ridge developer to present these concerns.

STAFF REPORT

Mr. Smith presented the Development Department's FY2019 Annual Report, which included a count of Building Permits issued, Planning Projects reviewed, in addition to objectives and goals for FY2020. Mayor Fox requested this data be combined with the two previous fiscal years for comparison. He also expressed a need for single-family structures in the City, in addition to the multi-family units currently in the works.

Chairman Overbay expressed concern regarding the Villas at Pigeon River apartments currently being constructed. He stated that his understanding of the site plan allowed for commercial structures in the front of the development, with apartments located in the back. Mr. Smith explained that a portion of the apartments encroached on the AC/C-4 Arterial Commercial zone. To address this, staff met with the developer who agreed to making these units more transient in nature and to add a commercial façade.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:02 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary

