



**PLANNING COMMISSION
MINUTES
AUGUST 1, 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, August 1, 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, Development Director
Charles Valentine, Building Inspector
Jim Ellison, City Surveyor

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 July 9, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

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

Staff Recommendation

Mr. Smith explained that this site plan proposes 192 apartment units off Veterans Boulevard. The project previously received approval from the commission on their submitted concept plan. The development will have 3 out-lots for commercial development. The site plan for those lots should be ready for consideration by the commission at the next meeting, and it should not affect the site layout of the apartment development. A shared access easement is in place, and one access will serve the 3 out-lots in addition to the apartments. The submitted site plan for the apartments meets 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.

SITE PLAN – PRIME TOWER DEVELOPMENT, LLC REQUESTS SITE PLAN APPROVAL FOR TELECOMMUNICATIONS MONOPOLE – 1337 OLD KNOXVILLE HIGHWAY (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this plan appeared before the Board of Zoning appeals during the June meeting, at which the developer withdrew the variance requests. Working with staff, the developer presented alternative solutions to the issues which would have required variances. The current plan proposes lowering the height of the tower to bring it into compliance with City regulations. A lease lot of record has been recorded, effectively creating a separate lot for the tower. With both matters addressed, the site plan no longer requires variances. It meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – HORNE PROPERTIES – SMOKY MOUNTAINS, LLC REQUESTS SITE PLAN APPROVAL FOR SMOKY MOUNTAIN GATEWAY – TAX MAP 49, PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a development including Publix as the anchor tenant and five other associated tenants. The overall plan also establishes 4 other out-parcels, but individual site plans will be presented as those lots develop. The applicant has worked with TDOT regarding their highway access points. Additionally, City staff has had discussions with the developer regarding the intersection where the development converges with the adjoining developed area, near the Winfield Dunn Parkway traffic signal. Staff recommended approval.

Action Taken

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

MASTER SIGN PLAN – HORNE PROPERTIES – SMOKY MOUNTAINS, LLC REQUESTS MASTER SIGN PLAN APPROVAL FOR SMOKY MOUNTAIN GATEWAY – TAX MAP 49, PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this master sign plan is associated with the site plan for which the commission just granted approval. The City's master sign plan regulations are intended to help deep property developments with signage on their major arterial road frontage. The plan proposes two monument signs at each entrance, with outparcels having their own sign to specific to each development. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the master sign plan. Mr. Williams seconded the motion, which passed unanimously.

SITE PLAN – WILDERNESS DEVELOPMENT CORPORATION REQUESTS SITE PLAN APPROVAL FOR SOAKY MOUNTAIN WILDERNESS – TAX MAP 37, PARCEL 57.05, GISTS CREEK ROAD AT OLD KNOXVILLE HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this project received concept plan approval from the commission earlier in the year for the 50-acre outdoor water park and parking area. This site plan proposes multiple water slides, a water coaster, and other standard water park features. He also informed the commission that a traffic study is being conducted to improve the timing for the traffic signal located at the Gists Creek Road and Old Knoxville Highway intersection. The site will also contain an access road for maintenance and delivery vehicles, connected to Old Knoxville Highway. This entrance will need additional traffic control measures and improvements to the highway. The designer completed all requested changes and revisions, and staff recommended approval.

Action Taken

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

STAFF REPORT

Mr. Smith informed the commission that a proposal of changes to the Sevierville Zoning Ordinance regarding upper floor housing is not ready at this time but will be forthcoming.

Mr. Roberts inquired about training opportunities and continuing education, which Mr. Smith said he will pass along as he becomes aware of them.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:10 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary