



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 5, 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, September 5, 2019 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Vincent Snider, Secretary

**STAFF PRESENT**

Dustin Smith, Development Director  
Charles Valentine, Building Inspector  
JC Green, Fire Marshal  
Jim Ellison, City Surveyor  
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. Williams, to approve the minutes from the August 1, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **REZONING – JIMBO CONNER REQUESTS REZONING FROM AC/C-4, ARTERIAL COMMERCIAL TO IC/C-3, INTERMEDIATE COMMERCIAL – 815 MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that while this property is zoned AC/C-4, Arterial Commercial, properties to the south and north hold the IC/C-3, Intermediate Commercial designation. The applicant is requesting the downzoning to better accommodate his development plans. Mr. Smith explained that the area is more conducive to the IC/C-3 zoning, noting that while the property is zoned Arterial Commercial, the property does not front on an arterial street. Given the contiguous IC/C-3 properties and the IC/C-3 zone better fitting typical development pattern of Middle Creek Road, staff recommended approval.

#### **Action Taken**

Mr. Arwood made a motion to approve the rezoning request, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **SUBDIVISION – W C WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR BALL PROPERTY – 835 HARDIN LANE (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Smith stated that when the original subdivision plat was approved by the Sevierville Planning Commission, the property on Hardin Lane was in Sevierville's Planning Region. Due to the region's boundary reduction made by the City earlier in 2019, the property is no longer holds this designation. City and Sevier County Planning staff considered who should approve this revision, agreeing that the it should go before the originally approving body. The plat, as currently presented, proposes a revision to lot line location and lot sizes for the 5-lot subdivision. The plat meets regulations, and staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve the subdivision request. The motion received a second from Mr. Roberts and passed unanimously.

**SUBDIVISION – W C WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR VETERANS BUSINESS PARK WEST – TAX MAP 62, PARCEL 33.02, VETERANS BOULEVARD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this subdivision plat proposes 4 lots on Veterans Boulevard and is related to the Pickens Way Apartments site plan approved at the August Planning Commission meeting. The property is zoned AC/C-4, Arterial Commercial in the front, and IC/C-3, Intermediate Commercial to the rear. The plat is in keeping with Veterans Boulevard Corridor Management Plan, and the proposed road, Fox Landing Court, will be developed as a public road. Staff recommended approval of the plan, subject to the posting of the bond for road improvements.

**Action Taken**

Mr. Williams made a motion to approve the subdivision request subject to receiving the bond for the Fox Landing Court road improvements. The motion received a second from Mr. Arwood and passed unanimously.

**SUBDIVISION – 360 SURVEYING & MAPPING REQUEST SUBDIVISION APPROVAL FOR MOOSE MEADOWS PUD – TAX MAP 72K, GROUP D, PARCEL 002.00, RAINBOW RIDGE WAY (PLANNING REGION).**

**Staff Recommendation**

Mr. Smith explained that this Planned Unit Development final plat proposes creating 27 lots, access by private streets. The PUD is in the Planning Region and the developer has been informed that the site is subject to building permitting under Sevier County regulations. Additionally, the structures must fall into the presented lot configuration. Staff recommended approval.

**Action Taken**

Mr. Roberts made a motion to approve the subdivision request. The motion received a second from Mr. Arwood and passed unanimously.

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUEST SITE PLAN APPROVAL FOR A RESTAURANT AND RETAIL RENOVATION – 133 BRUCE STREET (CITY).**

**Staff Recommendation**

Mr. Smith indicated that this site plan proposes remodeling an existing structure at 133 Bruce Street in downtown Sevierville. The layout proposes 3 separate tenant spaces with a patio area in the front. The

plan takes into consideration the current streetscape development, meets regulations, and 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 with all voting in favor of the motion, except for Mr. Williams who abstained.

**SITE PLAN – SEVIER COUNTY EMERGENCY COMMUNICATIONS REQUESTS SITE PLAN APPROVAL FOR AN EMERGENCY COMMUNICATIONS TOWER – 245 BRUCE STREET (CITY).**

**Staff Recommendation**

Mr. Smith explained that the proposed communications tower will be located at the Sevier County Communications Center. The company insuring the tower has deemed it to be overloaded, necessitating an alternative solution. Without a remedy in place, the tower would be condemned. The original site plan detailed a 160’ tower, but after discussion with City staff, the height has been reduced to 120’. A variance to the primary use requirement, set forth in Section 3.4.9.2.v.d of the Sevierville Zoning Ordinance, would be required. Staff recommended approval, subject to this variance being granted.

**Action Taken**

Mr. Roberts made a motion to approve the site plan, receiving a second from Mr. Arwood. The motion passed unanimously.

**MASTER SIGN PLAN – CITY OF SEVIERVILLE REQUESTS MASTER SIGN PLAN APPROVAL FOR CITY MUNICIPAL COMPLEX – GARY WADE BOULEVARD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this Master Sign Plan is a portion of Phase I of the City wayfinding project, concerning Municipal Complex signage. In addition to the overall plan, he presented individual designs for the each of signs, noting that the design for the Chamber of Commerce’s sign has yet to be finalized. Staff requested approval.

**Action Taken**

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

**ADJOURNMENT**

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

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary