



**PLANNING COMMISSION
MINUTES
OCTOBER 3, 2019**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, October 3, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Vincent Snider, Secretary

STAFF PRESENT

Dustin Smith, Development Director
David Black, Building Official
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. Roberts, and seconded by Mr. Williams, to approve the minutes from the September 5, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – DOUG SCOTT REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – 558 EAST DUMPLIN VALLEY ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that the property proposed for rezoning is located on the south side of East Dumplin Valley Road, in the City's Planning Region. The location is currently home to a racetrack. The request for rezoning to County C-1, Rural Commercial would allow for the proposed mini-storage use. A variety of uses are present in the area, including a County C-1 zoned RV park. Given the adjoining commercial zoning, the area's mix of uses, and the frontage on a major collector road, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the rezoning request, which received a second from Mr. Helton. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR CENTER STREET PUD – TAX MAP 48E, GROUP A, PARCEL 3.02 (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this parcel had previously been approved as a 36-unit, 2 story multi-family dwelling. Instead of the approved plan, the developer would like to construct single-family dwellings on the site, and requests preliminary approval for the PUD. Once necessary site improvements have been made, a final plat will be submitted for approval. The preliminary plat meets regulations, and staff recommended approval.

Action Taken

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

SITE PLAN – DANNY ZIGELNIK REQUEST SITE PLAN APPROVAL FOR A WAREHOUSE – TAX MAP 8, PARCEL 110.12, WEST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a metal-working warehouse with a retail and office area. The site is located on West Dumplin Valley and would share a detention basin with the hotel located on the adjacent lot. Drainage calculations submitted verify that the pond can support the additional runoff produced by this development. The plan meets regulations, and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

SITE PLAN – LAND AIR TOTAL COMMUNICATIONS REQUESTS SITE PLAN APPROVAL FOR A COMMUNICATIONS WAREHOUSE AND STORAGE – 144 KNIFE WORKS LANE (CITY).

Staff Recommendation

Mr. Smith described the proposed building expansion in the Two Rivers Business Park, doubling the existing warehouse size. A subdivision plat combining two lots into one has been submitted, allowing the expansion to meet City regulations. Staff recommended approval, subject to the subdivision plat going to record.

Action Taken

Mr. Williams made a motion to approve the site plan, subject to the subdivision plat going to record. The motion received a second from Mr. Roberts and passed unanimously.

CONCEPT PLAN – W. SCOTT WILLIAMS AND ASSOCIATEES REQUESTS CONCEPT PLAN APPROVAL FOR STONEY RIDGE RV RESORT – 1254 EAST RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the concept plan as submitted proposes a 37-acre RV resort to be located between Ridge Road, East Ridge Road, and Collier Drive. City regulations require conceptual approval prior to a land disturbance permit being issued for projects containing 25 acres or more. The concept plan proposes 183 RV sites, 6 camping sites, and 19 cabins, in addition to facilities and recreation areas. Staff recommended conceptual approval.

Action Taken

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

ROAD RELOCATION – NORVELL & POE ENGINEERS REQUESTS PRELIMINARY APPROVAL FOR ROAD RELOCATION – LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith explained this road and utility relocation plan for Lonesome Valley Road was submitted in conjunction with a previously approved RV development. At the time of site plan approval, concerns were raised regarding the ability for the road's current configuration to accommodate the size and load additions the RV development would add. The City took a \$200,000 bond to ensure completion of the road improvements.

Chairman Overbay acknowledged Randy Vernon, member of the River Place Way homeowners' association board. He expressed concern over the right-of-access to the lower lot of the clubhouse. Mark Grasyon, with the Massey Group then addressed the commission assuring them that the proposed plan does not impede access to the clubhouse. Nor are there any existing easements related to a gravel parking lot, which is a part of the RV development. Mr. Smith confirmed that staff has found no easements on record for this access point.

The proposed plan widens, relocates, and adds a sidewalk to the development from Lonesome Valley Road to Apple Valley Road. Staff believes this to be an adequate solution to address the concerns and recommended approval.

Action Taken

Mr. Williams made a motion to approve the preliminary road relocation request. Mr. Roberts offered the second, and the motion passed unanimously.

RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY, INC REQUESTS ABANDONMENT OF STREET RIGHT-OF-WAY – RED CEDAR RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this Right-of-Way abandonment request is for a portion of Red Cedar Ridge Road, serving Oak Haven Resort. In 2008, the resort placed a gate at the southern most portion of the ROW, currently being requested for abandonment. The City allowed the gate to remain with the understanding that Oak Haven representatives obtain agreements with the homeowners' association

and anyone else using the road for access to Old Knoxville Highway. A request for abandonment in 2011 was approved, subject to proper agreements being in place, but did not proceed further.

Access agreements have since been established and are on file with City staff. The City has not maintained this portion of Red Cedar Ridge Road since the installation of the gate. Given the amount of time since the original approval, staff felt it necessary to gain new approval from the Planning Commission prior to its presentation to the Board of Mayor and Alderman. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the Right-of-Way abandonment. Mr. Helton offered the second. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

Mr. Smith reminded the commission that transient rental units are not allowed in the TC – Town Center zone. The Sevier Commons Association has requested the Zoning Ordinance be amended to allow for such use.

Action Taken

Mr. Roberts made a motion for staff to prepare a Zoning Ordinance amendment to include Transient Rental uses in the TC zone. The motion received a second from Mr. Helton and passed with a unanimous vote.

PUBLIC COMMENT

Stephen Houser of 538 Belle Avenue addressed the commission. He wants to open a salon, which currently not an allowable use at his location. He requested that the use be reconsidered and allowed within the HRO district, where his property is located.

Mr. Smith stated that the use is allowed in the Historical Residential/Office district, but only on streets with arterial or collector classifications. Belle Avenue holds a local road designation. Mr. Smith and the commission agreed that the Historical Residential/Office Citizen Advisory Committee should meet to discuss the issue and offer their recommendation.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary