



**PLANNING COMMISSION
MINUTES
NOVEMBER 7, 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, November 7, 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
David Black, Building Official
JC Green, Fire Marshal
Joseph Dodgen, Traffic Operations Manager
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. Helton, to approve the minutes from the October 3, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – WALLACE SURVEYING REQUESTS SUBDIVISION APPROVAL FOR RIVERDALE PHASE II – 408 RIVERDALE DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that the subdivision plat proposes combining two lots into one, and resubdividing into five lots in the Riverdale Phase II development. The plat meets City subdivision regulations; however, it violates the homeowners' association covenants and restrictions. Prior to the meeting, staff received comments from Riverdale residents expressing opposition. While the City does not enforce HOA restrictions, staff did not feel comfortable making a positive recommendation due to the outstanding concerns.

Chairman Overbay acknowledged Tim Wallace, who referenced an amendment to the HOA covenants and restrictions for Phase II, which was presented to staff just prior to the meeting. Mr. Wallace explained that the amendment allowed changes to the restrictions of Phase II, and the resubdivision is in compliance with the new regulations. Andrew Farmer, and Jim Ripley, each addressed the commission on behalf of the developer, explaining the legal work they had done on this matter.

The chairman then acknowledged Butch Stott, who addressed the commission representing the HOA board. He indicated that water and sewer lines in the community currently appear to be at capacity. He also requested time for HOA counsel to review the amendment to the Phase II restrictions. Jeff Murrell, resident of Riverdale, also spoke to water and sewer concerns, reiterating the current problems with the sewer exceeding capacity. He shared Mr. Stott's concerns that the additional lots would exacerbate the issue.

Given the new legal documents, the commission discussed their desire to allow more time to consider the subdivision plat. This would allow staff time to review the presented amendment to the Phase II restrictions, as well as meeting with the Water and Sewer Department about the area's capacity.

Action Taken

Mr. Arwood made a motion to defer the item to the December meeting. The motion received a second from Mr. Snider and passed unanimously.

SITE PLAN – NORVEL & POE ENGINEERS LLC SITE PLAN APPROVAL FOR RVC OUTDOOR RESORT REVISION – TAX MAP 72, PARCELS 110.01, 98 (PORTION OF), 111.00, LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is a revision to the previously approved campground resort on Lonesome Valley Road, for which the commission approved the road relocation at the October

meeting. The developer has acquired additional land and the revised plan proposes moving camp sites out of the floodway. The revision also adds an additional 40 sites. The revised plan meets regulations, and staff recommended approval.

Action Taken

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

SITE PLAN – NORVEL & POE ENGINEERS LLC SITE PLAN APPROVAL FOR MIDDLE CREEK HORSE ARENA – 815 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this location had recently been approved for rezoning from AC/C-4, Arterial Commercial to IC/C-3, Intermediate Commercial. The site plan proposes a private horse training facility, allowing for the portion of the site which fronts Middle Creek Road to still be developed. An associate subdivision plat separating the lots has been proposed. The site plan meets City regulations. Pending the recording of the subdivision plat, staff recommended approval.

Action Taken

Mr. Snider 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.

ZONING ORDINANCE AMENDMENT – AMEND USE CHART AND ESTABLISH ADDITIONAL USE CLASSIFICATIONS FOR THE HRO DISTRICT.

Staff Recommendation

Mr. Smith stated that while currently the City’s Zoning Ordinance allows for personal service uses only on arterial and collector streets, the Historic Residential/Office Citizen Advisory Committee has met multiple occasions to consider changing these regulations. After much discussion, the committee recommended allowing such businesses of lower impact to be located on all streets, while continuing to limit these uses at medium and higher density to arterial and commercial streets. The amendment establishes use criteria differentiating levels of intensity based on impact to the neighborhood and establishes those uses with additional criteria as permitted on review. Both the committee and staff recommend approval.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance Amendment, which received a second from Mr. Snider. The motion passed with a unanimous vote.

STAFF REPORT – HISTORIC PRESERVATION DISTRICT

Mr. Smith explained that persons interested in the development of Downtown Sevierville have requested the City pursue establishing a Historic Preservation Overlay District and a Historic Zoning Commission to protect the character of the area. The proposed commission would serve as a review board for development of the district. The establishment of this district and commission would open opportunities for grants and tax credits to assist with revitalization.

Action Taken

Mr. Snider made a motion for staff to proceed with the district and commission creation. The motion received a second from Mr. Roberts and passed with a unanimous vote.

STAFF REPORT – TRANSIENT RENTAL UNITS IN THE TOWN CENTER DISTRICT

Mr. Smith also provided an update on the requested changes to the Zoning Ordinance pertaining to Transient Rental Units in the TC, Town Center District. City Administration has requested these changes be discussed at the upcoming BMA meeting before being presented for formal consideration.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary