SEVIERVILLE PLANNING COMMISSION

2/13/2020

Sevierville Civic Center 5:00 P.M.
A. Call to Order
B. Approval of Minutes – 1/7/2020
C. Old Business
D. New Business
   1. Master Sign Plan – Wilderness Development Corporation requests master sign
      plan approval – 175 Gists Creek Road (City).
   2. Public Art – Deadhorse, Inc requests mural approval – 129 Bruce Street (City).
   3. Public Art – Sevier County Bank requests mural approval – 111 East Main Street
      (City).
E. Staff Report
F. Adjournment
Planning Commission
AGENDA NOTES
2/13/2020

A. Call to Order
B. Approval of Minutes – 1/7/2020
C. Old Business
D. New Business
   1. Master Sign Plan – Wilderness Development Corporation requests master sign plan approval – 175 Gists Creek Road (City).
      This is the overall master sign plan for the Wilderness area, specifically the water park and employee housing. The plan consists of a major destination arrival sign, minor destination arrival sign, monument sign, notification signs, directional signage, and a mural. Discussion will need to be had on the mural, which is proposed to reside on the back side of a digital wall and visible from the Gists Creek Road side of the development, on whether or not it is considered commercial messaging in its current proposed design.
   2. Public Art – Deadhorse, Inc requests mural approval – 129 Bruce Street (City).
      This is a proposed mural to be located on the building at 129 Bruce Street. The rendering, dimensions, and maintenance plan are included for review.
   3. Public Art – Sevier County Bank requests mural approval – 111 East Main Street (City).
      This is a proposed mural to be located on the storage building for Sevier County Bank. The rendering, dimensions, and maintenance plan are included for review.
E. Staff Report
F. Adjournment
The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, January 7, 2020 at 5:04 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
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. Helton, to approve the minutes from the December 5, 2019 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR EAST TENNESSEE CHILDREN’S HOSPITAL – 1115 BLANTON DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that a front yard setback variance of 10 feet associated with this site plan was granted by the Board of Zoning Appeals at their January meeting. The existing office at this site is not large enough, and a temporary trailer is currently being used to augment the office space. This proposed site plan would allow for building expansion, upon which time the trailer would be removed. With the variance, this site plan meets regulations. Staff recommended approval, subject to the associated subdivision plat going to record.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the recording of the subdivision plat. The motion received a second from Mr. Arwood and passed with a unanimous vote.

SITE PLAN – NORVELL & POE, ENGINEERS REQUESTS SITE PLAN APPROVAL FOR HAIR SALON – 538 BELLE AVENUE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that in prior months, they approved an amendment to the Zoning Ordinance pertaining to hair salons in the Historic Residential/Office District. These changes were approved on 3rd and final reading by the Board of Mayor and Aldermen on January 6, 2020, and will be effective Saturday, January 11, 2020. Given these updates, the proposed site plan meets City regulations. The HRO Citizen Advisory Committee met to consider the site plan. With only 4 members in attendance, they did not have a quorum to officially vote on the site plan. However, the members found no issue with the plan as presented. Acting as an advisory committee, their action is not required for Planning Commission site plan approval, and committee members agreed to vote to ratify the plan at their next meeting. During the previous meetings with the committee, they addressed concerns about adequate parking. Allowances for such on-site parking have been made, to ensure that street parking does not need to be used.

Action Taken

Mr. Arwood made a motion to approve the site plan, which received a second from Mr. Snider. The motion passed unanimously.
SUBDIVISION – THE LAND SURVEYOR’S, INC. REQUESTS FINAL SUBDIVISION APPROVAL FOR TINO PROPERTY AND DENTON FAMILY PARTNERSHIP – TAX MAP 38, PART OF PARCEL 29.02 AND TAX MAP 49, PART OF PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat is associated with the Smoky Mountain Gateway development and would create four out-lots. The plat also reflects the moved easement for the Tennessee Department of Environment and Conservation’s drainage ditch, which was relocated from the middle of the property. Due to the multiple layers of owners and lease holders associated with this development, the City was unable to secure greenway and greenbelt access easements. City staff will continue working with the developers to obtain these easements. Staff recommended subdivision plat approval.

Action Taken

Mr. Williams made a motion to approve the subdivision plat. Mr. Roberts offered a second to the motion, which passed unanimously.

SUBDIVISION – W.C. WHALEY, INC. REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR SAVANNAH MEADOWS – TAX MAP 49, PARCEL 11.03, MAGGIE MACK LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commissioners that a concept plan had previously been approved in 2019 for this subdivision, to be located off Maggie Mack Lane. The plat creates 17 total lots, with a detention pond being located on one of the lots. The subdivision plat meets City regulations, and staff recommended preliminary approval.

Action Taken

Mr. Snider made a motion to approve the site plan, which was seconded by Mr. Roberts. The motion passed unanimously.


Staff Recommendation

Mr. Smith explained that the portion of the Right-of-Way proposed for abandonment dead ends on 3 parcels, under common ownership. The lots are to be combined upon the abandonment of this portion
of the Right-of-Way. Easements for utilities and a truck turn around have been provided for. Staff recommended approval.

**Action Taken**

Mr. Roberts made a motion to approve the Right-of-Way abandonment. The motion received a second from Mr. Arwood. 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 PORTION OF STREET RIGHT-OF-WAY –SNYDER ROAD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this request for a Right-of-Way abandonment is due to the relocation of Snyder Road. The Right-of-Way was originally purchased by the County but has since been deeded to the City. Abandoning the proposed area would give the parcels frontage on the realigned roadway. Staff recommended approval.

**Action Taken**

Mr. Snider made a motion to approve the Right-of-Way abandonment, with Mr. Arwood providing a second. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**STAFF REPORT**

None

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:18 PM.

______________________________  ______________________________
Lyle Overbay, Chairman                     Vincent Snider, Secretary

______________________________
Brooke Fradd, Recording Secretary
The sign facing Old Knoxville Highway will be individual letters standing above a solid base. They will be staggered, using the hillside elevation to set them apart. The top of “Soaky” will be no higher than the surface of the park directly behind the sign. Overall size of lettering comes to 424 square feet, with base/retaining wall is 589 square feet.
Three dimensional logo with stone structure featuring a waterfall coming from the top of the structure, behind the logo. The water will go into a catch basin under the logo and flow into a secondary catch basin.

The logo will be mounted to back wall of the structure to give the logo a floating appearance. Uplights from the front of the space will provide lighting.

Outside points of logo are 25’ wide by 20’ tall. The actual square footage of the shape is approximately 350 sq. feet.
Roadside: Old Knoxville Highway Employee Entrance

Roadside Signage: Old Knoxville & Gists Creek

Replacement of existing sign
Employee Housing: Roadside and Safety

Employee Housing
Visiting Hours
8:00 AM-10:00 PM

This is an Alcohol & Tobacco Free Facility.
Premises protected by 24-Hour Video Surveillance
Private Property
No Soliciting

Base to be determined
Main Entrance: Entrance and Walkway

M18: Boomer Sculpture
   Photo Op

G96: Advertising/Bench

6’ x 4’ advertising space

8’ Commercially Purchased Park Bench

M17: Entrance Arch

SOAKY MOUNTAIN
Ride: Soaky Surge

**M9: 50’ x 20’ Video Board**

Painted “Soaky Mountain” on pool deck

**W3: Wayfinding**
Ride: Soaky Surge

**M9: 50’ x 20’ Video Board Back**

Facing Gilst Creek and to be visible off site

Determination on whether the wave is commercial messaging is needed

**ELEVATION 11**

Vinyl on ACM

G20 & 36: Height

**SOAKY SURGE**

R20 & 5: Rules
## SEVIERVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT
120 GARY WADE BOULEVARD
SEVIERVILLE, TN 37862
(865) 453-5504 www.seviervilletn.org

**DEVELOPMENT REVIEW PROCESS AND APPLICANT GUIDELINES, CITY ZONING MAP, CITY ZONING TEXT, AND CITY/PLANNING REGION SUBDIVISION REGULATIONS AVAILABLE ONLINE**

### APPLICATION FOR PLANNING AND ZONING SERVICES
Submit plans and other related material no later than twenty (20) days prior to the first Thursday of the month via electronic submittal portal [SEVIERVILLE.WETRANSFER.COM](http://SEVIERVILLE.WETRANSFER.COM)

<table>
<thead>
<tr>
<th>√ PROJECT TYPE OR REQUEST</th>
<th>√ PROJECT TYPE OR REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE PLAN</td>
<td>ANNEXATION</td>
</tr>
<tr>
<td>SUBDIVISION PLAT ___PRELIM ___FINAL</td>
<td>SIGN REVIEW (MONUMENT AND NONPROFIT OFF-PREMISES SIGNS)</td>
</tr>
<tr>
<td>REZONING (STATE PROPOSED USE BELOW)</td>
<td>BOARD OF ZONING APPEALS (BZA)</td>
</tr>
<tr>
<td>√ OTHER (DESCRIBE REQUESTED SERVICE/ACTION BELOW IF NOT INCLUDED IN THE LIST ABOVE)</td>
<td></td>
</tr>
</tbody>
</table>

**LOCATION OF PROJECT** (STREET and/or MAP/PARCEL OF SITE PLAN, SUBDIVISION, REZONING REQUEST, ANNEXATION, SIGN REVIEW BZA REQUEST, OR OTHER REQUEST)

Side of 129 Bruce Stree

**PROPOSED USE** (REQUIRED FOR SITE PLAN REVIEW OR REZONING REQUEST) Mindy

**BZA REQUEST** (PROVIDE RELEVANT DETAILS AND INDICATE REQUESTED ACTION)

**APPLICANT**  √ OWNER  ___ AGENT FOR OWNER (AGENTS MUST PROVIDE OWNER CONTACT INFORMATION BELOW)

**MAILING ADDRESS** (INCLUDE ZIP CODE) PO BOX 5601 SEVIERVILLE TN 37864

**TELEPHONE** (DAYTIME with AREA CODE) 865-548-1111

**PROPERTY OWNER(S) and CONTACT INFORMATION** (IF DIFFERENT THAN THE APPLICANT)
Maintaining the Mural

In order for the mural to be permanent, there must be a maintenance plan. This contract should outline the responsibilities of all involved; property owner, commissioning agent, and any other third party/non profit responsible for funding any ongoing maintenance. Expected lifetime for mural should be defined by the Artist and recorded by SCA.

GUIDELINES:

Maintenance-

1) It is the responsibility of the artist to create and maintain the mural. The wall owner is to maintain the wall/building. SCA assumes the mural will be kept in good repair with periodic maintenance (as defined below) to be performed by the artist as needed.

   3 Months After Completion- Check the surface area for any Oxidation chain reactions of cracking, and lifting of the paint layers. Look for any direct water build-up areas that could cause deterioration and need to be fixed or properly channeled to prevent long term damage.

   6 Months After Completion- Inspect the Mural Artwork for any infractions of paint or surface area due to Oxidation or Moisture.

   Yearly Inspection- After the first year, a yearly inspection is required to keep on top any damage or deterioration. Oxidation and moisture should be checked visibly throughout the entire painted artwork. An UV inspection should be performed by sight to take notice of any cracking, color changing and fading.

2) Both the artist and property owner agree that should the mural be defaced and/or not repaired, maintained, preserved and/or conserved to the satisfaction of SCA in its sole discretion, the authority to repair, maintain, preserve, and/or conserve the mural, or alternatively, the authority to remove, alter, or destroy the mural.

3) If for any reason the mural is removed, altered, or destroyed by the property owner and/or artist, the property owner and/or artist are responsible for restoring the property to the original condition.

4) The wall owner will be responsible for upkeep of the wall/building.
   a. If vandalism/graffiti to the mural occurs, it is the responsibility of the artist to remove graffiti within 48 hours of notification. If the graffiti is not removed and the mural repaired by the artist, SCA can remove the graffiti vandalism using their standard removal techniques/materials.

5) For cleaning- SCA will use only low pressure washing with adequate distance to not cause direct damage or harm.
APPLICATION FOR PLANNING AND ZONING SERVICES

Submit plans and other related material no later than twenty (20) days prior to the first Thursday of the month via electronic submittal portal SEVIERVILLE.WETRANSFER.COM

<table>
<thead>
<tr>
<th>√</th>
<th>PROJECT TYPE OR REQUEST</th>
<th>√</th>
<th>PROJECT TYPE OR REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE PLAN</td>
<td></td>
<td>ANNEXATION</td>
<td></td>
</tr>
<tr>
<td>SUBDIVISION PLAT</td>
<td>PRELIM</td>
<td>FINAL</td>
<td>SIGN REVIEW (MONUMENT AND NONPROFIT OFF-PREMISES SIGNS)</td>
</tr>
<tr>
<td>REZONING (STATE PROPOSED USE BELOW)</td>
<td></td>
<td>BOARD OF ZONING APPEALS (BZA)</td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td>(DESCRIBE REQUESTED SERVICE/ACTION BELOW IF NOT INCLUDED IN THE LIST ABOVE)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LOCATION OF PROJECT (STREET and/or MAP/PARCEL OF SITE PLAN, SUBDIVISION, REZONING REQUEST, ANNEXATION, SIGN REVIEW BZA REQUEST, OR OTHER REQUEST)

Back of Sunny building at 111 East Main Street, Back of Brum St Cream

PROPOSED USE (REQUIRED FOR SITE PLAN REVIEW OR REZONING REQUEST)

Mural

BZA REQUEST (PROVIDE RELEVANT DETAILS AND INDICATE REQUESTED ACTION)

APPLICANT  OWNER  √  AGENT FOR OWNER (AGENTS MUST PROVIDE OWNER CONTACT INFORMATION BELOW)

MAILING ADDRESS (INCLUDE ZIP CODE)  PO Box 5601  Sevierville, TN  37864

TELEPHONE (DAYTIME with AREA CODE)  865-548-1119

PROPERTY OWNER(S) and CONTACT INFORMATION (IF DIFFERENT THAN THE APPLICANT)

Sears County Bank
(Andrew Ramsey  865-654-6707)
Maintaining the Mural

In order for the mural to be permanent, there must be a maintenance plan. This contract should outline the responsibilities of all involved; property owner, commissioning agent, and any other third party/non profit responsible for funding any ongoing maintenance. Expected lifetime for mural should be defined by the Artist and recorded by SCA.

GUIDELINES:

Maintenance-

1) It is the responsibility of the artist to create and maintain the mural. The wall owner is to maintain the wall/building. SCA assumes the mural will be kept in good repair with periodic maintenance (as defined below) to be performed by the artist as needed.

   **3 Months After Completion**- Check the surface area for any Oxidation chain reactions of cracking, and lifting of the paint layers. Look for any direct water build-up areas that could cause deterioration and need to be fixed or properly channeled to prevent long term damage.

   **6 Months After Completion**- Inspect the Mural Artwork for any infractions of paint or surface area due to Oxidation or Moisture.

   **Yearly Inspection**- After the first year, a yearly inspection is required to keep on top any damage or deterioration. Oxidation and moisture should be checked visibly throughout the entire painted artwork. An UV inspection should be performed by sight to take notice of any cracking, color changing and fading.

2) Both the artist and property owner agree that should the mural be defaced and/or not repaired, maintained, preserved and/or conserved to the satisfaction of SCA in its sole discretion, the authority to repair, maintain, preserve, and/or conserve the mural, or alternatively, the authority to remove, alter, or destroy the mural.

3) If for any reason the mural is removed, altered, or destroyed by the property owner and/or artist, the property owner and/or artist are responsible for restoring the property to the original condition.

4) The wall owner will be responsible for upkeep of the wall/building.
   a. If vandalism/graffiti to the mural occurs, it is the responsibility of the artist to remove graffiti within 48 hours of notification. If the graffiti is not removed and the mural repaired by the artist, SCA can remove the graffiti vandalism using their standard removal techniques/materials.

5) For cleaning- SCA will use only low pressure washing with adequate distance to not cause direct damage or harm.