Planning Commission
AGENDA
3/5/2020

A. Call to Order
B. Approval of Minutes – 2/13/2020
C. Old Business
D. New Business
   3. Rezoning – Jennings A. Lester requests rezoning from County R-1, Rural Residential to County C-1, Rural Commercial – 722 East Dumplin Valley Road (Planning Region.)
   5. Subdivision - Cantrell Engineering & Surveying PLLC requests final subdivision approval – 811 Middle Creek Road (City).
E. Staff Report
F. Adjournment
A. Call to Order
B. Approval of Minutes – 2/13/2020
C. Old Business
D. New Business
      Staff can recommend approval. Please see staff report for full comments and recommendation.
      This is the zoning classification requested to go along with the annexation on the previous agenda item. The remainder of the parcel being requested for annexation is currently zoned Medium Density Residential. Staff would recommend approval.
   3. Rezoning – Jennings A. Lester requests rezoning from County R-1, Rural Residential to County C-1, Rural Commercial – 722 East Dumplin Valley Road (Planning Region.)
      This is a request to rezone a +/- 1.54-acre tract in the Planning Region on East Dumplin Valley Road on the edge of the County Limits from County R-1 to County C-1. The proposed use is campsites for campers and/or motor homes. The surrounding property to the south and east is zoned County R-1 and the property to the north and east is zoned County A-1. The uses on the surrounding properties consist of single family residential and agricultural. Given the small acreage of the request, it being a single parcel surrounded by non like zoning classifications, and the non-compatible nature of the surrounding uses this would be considered spot zoning and staff cannot recommend approval.
      Staff can recommend approval. Please see staff report for full comments and recommendation.
5. Subdivision - Cantrell Engineering & Surveying PLLC requests final subdivision approval – 811 Middle Creek Road (City).

This is a proposed subdivision plat on the property east of Middle Creek opposite the rezoning request in the previous agenda item. A rezoning to Intermediate Commercial and a site plan for a horse arena were recently approved for this area. The proposed plat cleans up the lot lines leaving a larger tract on the rear of the property and creating two additional tracts that have frontage on Middle Creek Road. Due to the amount of lots being affected Planning Commission approval is needed. Staff can recommend approval.

E. Staff Report
   1. Historic Zoning Commission Update
F. Adjournment
The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, February 13, 2020 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
- Austin Williams

**MEMBERS ABSENT**
- Daryl Roberts

**STAFF PRESENT**
- Dustin Smith, Development Director
- David Black, Building Official
- 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 January 7, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None
NEW BUSINESS

MASTER SIGN PLAN – WILDERNESS DEVELOPMENT CORPORATION REQUESTS MASTER SIGN PLAN APPROVAL – 175 GISTS CREEK ROAD (CITY).

Staff Recommendation
Mr. Smith stated that the master sign plan includes signage seen from public vantage points which would require City permitting. The plan consists of main signs on Old Knoxville Highway and Gists Creek Road, an employee entrance sign on Old Knoxville Highway, and replacing the Sevierville Convention Center, Sevierville Golf Club, and Wilderness at the Smokies directional signage. The plan also proposes a mural at the Soaky Mountain Wilderness Water Park. The park will have a wave pool, with a video board, and the developer would like to use the back of this board for a mural. The Commission discussed the content of the mural, a crashing wave to cover the entire 50-foot by 20-foot board area, which could be viewed by the general public. The commission deemed the wave concept to be commercial messaging for the water park. They recommended a redesign of the mural, to be approved in-house by the City staff.

Action Taken
Mr. Arwood made a motion to approve the master sign plan, subject to the mural redesign. The motion received a second from Mr. Williams and passed with a unanimous vote.

PUBLIC ART – DEADHORSE, INC REQUESTS MURAL APPROVAL – 129 BRUCE STREET (CITY).

Staff Recommendation
Mr. Smith explained that a maintenance plan for the proposed mural has been submitted and reviewed by staff. Mr. Williams stated that the Sevier Commons Association (SCA) has reviewed and approved the mural. Mayor Fox raised concerns regarding possible issues with the copyright of the “Red’s Café” name. Mr. Williams agreed to secure these rights before proceeding with the mural.

Action Taken
Mr. Snider made a motion, which received a second from Mr. Helton, to approve the mural, subject to the obtaining the rights to use the “Red’s Café” name. The motioned passed with all voting in favor, except Mr. Williams who abstained.
PUBLIC ART – SEVIER COUNTY BANK REQUESTS MURAL APPROVAL – 111 EAST MAIN STREET (CITY).

Staff Recommendation
Mr. Smith stated that this proposed mural would be located on the back of the Sevier County Bank storage building, visible from the downtown gazebo. A maintenance plan for the mural has been submitted and reviewed by the City staff. Due to the nature of the mural, SCA anticipates it becoming a photo opportunity for people visiting downtown. Mayor Fox recommending having an Americans with Disability Act compliant path to accommodate foot traffic to the mural.

Action Taken
Mr. Snider made a motion to approve the mural, which received a second from Mr. Helton. The motion passed with a unanimous vote.

STAFF REPORT
None

ADJOURNMENT
There being no further business, the meeting adjourned at 5:20 PM.

_________________________  ____________________________
Lyle Overbay, Chairman      Vincent Snider, Secretary

_________________________
Brooke Fradd, Recording Secretary
Development Department
Staff Report
Annexation
Property at
Ernest McMahan Road

<table>
<thead>
<tr>
<th><strong>Petitioners:</strong></th>
<th>Karen Ogle Whitlock and Nicole L. Whitlock</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff:</strong></td>
<td>Dustin Smith</td>
</tr>
<tr>
<td><strong>Tax ID Number(s):</strong></td>
<td>Map 062, Parcel 036.02</td>
</tr>
<tr>
<td><strong>Area and Number of Parcels:</strong></td>
<td>1.25 acres +/-; One parcel</td>
</tr>
<tr>
<td><strong>Current Use:</strong></td>
<td>Residential/Vacant Land</td>
</tr>
<tr>
<td><strong>Notification:</strong></td>
<td>Notification of the City’s intention to annex the referenced properties will be provided in accordance with applicable provisions of 6-51-101-123, Tennessee Code Annotated (TCA)</td>
</tr>
<tr>
<td><strong>Exhibits:</strong></td>
<td>Map, Petition, and Plan of Services attached</td>
</tr>
</tbody>
</table>

**Request**
To annex the remainder of parcel 062 036.02 into the City of Sevierville

**Background**
A petition requesting annexation of the remainder of the parcel has been submitted by the property owners.

**Staff Comments**
The area of the parcel proposed for annexation is currently vacant and the remainder of the parcel currently houses to residential dwellings. It is staff’s understanding that a Planned Unit Condo Development is the proposed use of the property. All property within the City Limits surrounding this area is zoned Medium Density Residential. The portion of the property proposed for annexation is presently zoned County R-2, Medium Density Residential, as is the adjoining property in the County to the south. The requested zoning for the annexation area is Medium Density Residential (R-2/MDR). City water lies along Ernest McMahan and sewer lines are in close proximity to the north, east, and west but it will be up to the developer to extend sewer service to this property during development.

**Public Comments**
None received to date.

**Staff Recommendation**
Given that the parties subject to this annexation have requested and agreed to it, that City services and facilities can be made available to this property in accordance with the adopted policies and fees for such services, that the adjoining parcels are inside the City limits, and that this portion of the property is provided access from a City, staff can recommend approval.
RESOLUTION NO. R-2020-XXX

A RESOLUTION TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME WITHIN THE BOUNDARIES OF THE CITY OF SEVIERVILLE, TENNESSEE (PROPERTY ON ERNEST MCMAHAN ROAD, SEVIER COUNTY TAX MAP 62, PORTION OF PARCEL 36.02)

WHEREAS, the annexation of territory, as identified in this resolution is deemed reasonably necessary for the welfare of the residents and property owners of the affected area of annexation and of the City of Sevierville, Tennessee as a whole; and

WHEREAS, the owners of all the property in the affected area of annexation have petitioned the City requesting that their property be annexed.

NOW, THEREFORE, be it resolved by the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, that:

Section 1. The foregoing is hereby the finding of the Board of Mayor and Aldermen, and thus adopted.

Section 2. All proceedings as to public hearing and adoption of plan of services, as required by 6-51-101, et seq., Tennessee Code Annotated, have been or will be conducted prior to this resolution’s adoption, as evidenced by official minutes of this body which are incorporated herein by reference as if set forth verbatim. The plan of services is attached hereto and incorporated by reference herein.

Section 3. In accordance with 6-51-101, et seq., Tennessee Code Annotated, there is hereby annexed into the City of Sevierville, Tennessee, and incorporated within the corporate boundaries thereof, effective thirty (30) days from the date of adoption of this Resolution, Sevier County Tax Map 62, Parcel 36.02, territory adjoining the present corporate boundaries, which territory is shown on the map attached hereto and incorporated herein by reference.

Section 4. This resolution is hereby adopted on the ____ day of March 2020.

APPROVED: ________________________
Robbie Fox, Mayor

ATTEST:

__________________________________
Lynn K. McClurg, City Recorder
RESOLUTION NO. R-2020-XXX

RESOLUTION FOR A PLAN OF SERVICES
REGARDING THE ANNEXATION A PORTION OF PROPERTY ON ERNEST MCMAHAN ROAD (SEVIER COUNTY TAX MAP 062, REMAINING PORTION OF PARCEL 036.02)

WHEREAS, 6-51-102, Tennessee Code Annotated, as amended requires the passage of a plan of services for any annexation resolution adopted, and

WHEREAS, the City of Sevierville contemplates annexation of the area displayed on the attached map;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as identified above, the following plan of services:

A. Police
   1. Patrolling, radio responses to calls and other routine police services will be provided on the effective date of annexation.
   2. The street upon which property has frontage upon combination is a City street, and no additional traffic signals, traffic signs, street markings, or other traffic control devices are presently needed. Consideration of additional traffic control markings or items in the future would be considered as the need is established by appropriate study and in accordance with applicable traffic standards.

B. Fire
   1. Fire protection by the City of Sevierville Fire Department will begin on the effective date of annexation using existing personnel and equipment. The City of Sevierville has a Class 3 rating.

C. Water
   1. The City of Sevierville Department of Water and Sewer is the service provider for public water service in the annexation area. A waterline lays along Ernest McMahan Road.
   2. Any future connection to or upgrade of the City of Sevierville system would be the responsibility of the person(s) requesting the extension of such service in order to adequately provide for domestic use and fire protection purposes, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.
D. **Wastewater Disposal and Sanitary Sewer**
   1. The City of Sevierville Department of Water and Sewer is the service provider for sanitary service in the annexation area. A sewer line is in close proximity to the west of the property and to the north but will require extension by the owner/developer for service.
   2. Any future connection to or upgrade of the City’s sanitary sewer system would be the responsibility of the person(s) requesting such service, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

E. **Electrical Service**
   1. Electrical service can be provided to the area proposed for annexation, in accordance with established fees and policies of the Sevier County Electric System.

F. **Refuse Collection**
   1. Upon request, solid waste collection service can be made available, in accordance with established policies and fees of the City of Sevierville Department of Public Works.

G. **Streets**
   1. The street upon which property will have frontage on upon combination is a City street known as Ernest McMahan Road. As such, it presently receives routine maintenance, and any future improvements to the street will be made in accordance with established policies.

H. **Inspection Services**
   1. All City inspection services will begin following the effective date of annexation.

I. **Planning and Zoning**
   1. Planning services will be extended on the effective date annexation. The adjoining properties inside the corporate limits are zoned MDR/R-2, Medium Density Residential. The MDR/R-2 classification is proposed for the annexation area and will become effective upon the effective day of the annexation resolution.

J. **Street Lighting**
   1. City streetlights are in place along sections of Ernest McMahan Road. No additional streetlights are presently needed. Any future request for streetlighting would be reviewed in accordance with City policies and standards in place at that time.
K. **Recreation**

1. Any existing or future residents in the annexation area will be entitled to use all existing municipal recreational facilities, and will be eligible for City resident discounts on recreational charges, where applicable, and subject to compliance with guidelines established by the City of Sevierville Department of Parks and Recreation.

**Section 2.** This resolution is hereby adopted on the ____________ day of March 2020.

Approved: ___________________________________________

Robbie Fox, Mayor

Attest: ___________________________________________

Lynn K. McClurg, City Recorder
<table>
<thead>
<tr>
<th>MAP KEY #</th>
<th>LOCATION</th>
<th>SIGNATURE(S)</th>
<th>OWNER</th>
<th>FOR</th>
<th>AGAINST</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>Signatures of ALL PERSONS WHO SHARE TITLE in this parcel are required; and, if there are TENANTS on this parcel, the signature of all tenants age 18 or older are also required. Tenants should use back of this sheet to sign, and include address.</td>
<td></td>
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<tr>
<td></td>
<td>Map &amp; Parcel</td>
<td></td>
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</tr>
<tr>
<td>1</td>
<td>1428 chewing Hwy</td>
<td>Karen Whitlock</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sevierville, TN 37876</td>
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<tr>
<td>2</td>
<td>114 golden Rd</td>
<td>Nicole Whittaker</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sevierville, TN 37865</td>
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</tbody>
</table>
Rezoning Request Application
Sevier County Planning and Zoning Department
227 Cedar Street ~ Sevierville, TN. 37862
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name: JENNINGS A. LISTER Phone #: 540-226-4700
Address: 722 EAST DUMPLIN VALLEY RD. KODAK, TN. 37764

----------------Property Information----------------

Property Owner: JENNINGS & BARBARA Phone #: 540-226-4700
Address: 722 EAST DUMPLIN VALLEY RD. KODAK, TN. 37764

Civil District: 9 Tax ID: 10.00
Map: 9 Group: Parcel

Property Address: 722 EAST DUMPLIN VALLEY ROAD KODAK, TN. 37764

---------------- Rezoning Request ----------------

Current Zoning District: Current Use: HOME AND FARMING USE

Proposed Zoning District:
Agricultural Residential Commercial Industrial
☐ A-1 ☐ R-1 ☐ R-2 ☐ R-2M ☐ AC-1 ☐ C-1 ☐ C-2
☐ I-1

Proposed Use: CAMPSITES FOR CAMPERS AND OR MOTOR HOMES

I, the undersigned being the owner of property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and consent that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

Property Owner: JENNINGS A. LISTER
Date: 1-21-2020

2-11-20 PC 3-16-20 RCC
For Office Use Only Zoning Map #: 4 RR#
$100.00 Fee Paid [ ]

Reviewed by the Planning Commission
Recommended: For Against
County Commission Action: Approved Denied
REZONING REQUEST

722 E Dumplin Valley Rd
Part of Map 9
Parcel 10.00

1 inch = 250 feet

Proposed R-1 to C-1

1.70 Ac

Sevier County Zoning

Legend
- R-1 RURAL RESIDENTIAL
- R-2 HIGH DENSITY RESIDENTIAL
- R-3 MEDIUM RESIDENTIAL
- C-1 RURAL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- I-1 INDUSTRIAL
- National Park

GIS
Created by: S.L. Whaley
## Development Department
### Staff Report
#### Rezoning
#### Property at
Veterans Boulevard

<table>
<thead>
<tr>
<th><strong>Petitioners:</strong></th>
<th>Ron Ogle</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff:</strong></td>
<td>Dustin Smith</td>
</tr>
<tr>
<td><strong>Tax ID Number(s):</strong></td>
<td>Map 062, Parcel 017.00</td>
</tr>
<tr>
<td><strong>Area and Number of Parcels:</strong></td>
<td>26.8 acres +/-; Three parcels</td>
</tr>
<tr>
<td><strong>Current Use:</strong></td>
<td>Vacant Land</td>
</tr>
<tr>
<td><strong>Notification:</strong></td>
<td>Notification of the rezoning proposal was mailed out to all property owners within 200’ of the request.</td>
</tr>
<tr>
<td><strong>Exhibits:</strong></td>
<td>Map</td>
</tr>
</tbody>
</table>

### Request
To rezone three parcels east of Middle Creek with frontage on Veterans Boulevard from Tourist Commercial to Intermediate Commercial.

### Background
This property originally extended from Veterans Boulevard across Middle Creek to Middle Creek Road. The portion being requested for rezoning was previously split from one tract into its current three and rezoned to its current zoning of Tourist Commercial.

### Staff Comments
The south eastern most portion of the property being requested for rezoning is planned for a senior living facility. This type of facility is not an allowable use in the Tourist Commercial zone. Due to the size of the proposed development the remaining area located within the surrounding Tourist Commercial zone will also need to be rezoned to Intermediate Commercial. A Tourist Commercial zone requires a minimum of 25 acres. Property to the north is zoned Arterial Commercial, to the south and east is Intermediate Commercial, and to the west is Arterial Commercial with a small section of Intermediate Commercial fronting on Veterans.

### Public Comments
None received to date.

### Staff Recommendation
While staff is not necessarily sold that this is the highest and best use for the property, given that the surrounding properties are zoned Intermediate Commercial creating a contiguous expansion of the zone, the 25 acre Tourist Commercial requirement is being resolved, and this the Intermediate Commercial zone is a reduction in intensity of use staff can recommend approval.
Proposed Rezoning - Tourist Commercial (C-5/TCL) to Intermediate Commercial (C-3/IC)