SEVIERVILLE PLANNING COMMISSION

5/7/2020

5:00 P.M. – Held Electronically
A. Call to Order
B. Approval of Minutes – 4/2/2020
C. Old Business
D. New Business
   1. Site Plan – Cantrell Engineering & Surveying requests site plan approval for Hickory Hill Townhomes – 1137 Ernest McMahan Road (City).
   2. Site Plan – Cannon & Cannon, Inc requests site plan approval for Mapco – Tax Map 049, Parcel 29.01, Winfield Dunn Parkway (City).
E. Staff Report
F. Adjournment
Planning Commission
AGENDA NOTES
5/7/2020

A. Call to Order
B. Approval of Minutes – 4/2/2020
C. Old Business
D. New Business
   1. Site Plan – Cantrell Engineering & Surveying requests site plan approval for Hickory Hill Townhomes – 1137 Ernest McMahan Road (City).

      This is a proposed site plan for Phase 1 of a 44-unit townhome development located on Ernest McMahan Road. The first phase will consist of 14 units. There are still some outstanding issues staff is waiting to receive revisions on. These revisions include addressing drainage, site distance on the driveway entrances, and landscaping. Staff expects to receive these revisions at the beginning of next week and cannot make a recommendation until those issues have been addressed.

   2. Site Plan – Cannon & Cannon, Inc requests site plan approval for Mapco – Tax Map 049, Parcel 29.01, Winfield Dunn Parkway (City).

      This is a proposed site plan for a Mapco gas station and convenience center to be located on the southern most outparcel of the Smoky Mountain Gateway development. All access points are from internal development roads as were previously discussed in the overall development plan. The site plan meets regulations and staff can recommend approval.

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 Thursday, April 2, 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  
Daryl Roberts  
Austin Williams

**MEMBERS ABSENT**
None

**STAFF PRESENT**
Dustin Smith, Development Director

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. Snider, to approve the minutes from the March 5, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

SUBDIVISION – BARGE DESIGN REQUESTS FINAL SUBDIVISION APPROVAL – TAX MAP 005, PARCEL 65.02, SNYDER ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this proposed subdivision is for a parcel in the Industrial Park area north of Interstate 40. The plat also establishes a Right-of-Way, allowing for the City to take over the newly constructed road once it meets City standards. The subdivision plat meets City regulations and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the subdivision plat, with Mr. Arwood offering a second. The motion passed unanimously.

CONCEPTUAL PLAN – BARGE DESIGN REQUESTS CONCEPTUAL PLAN APPROVAL FOR KODAK DISTRIBUTION FACILITY – TAX MAP 005, PARCEL 65.02, SNYDER ROAD (CITY).

Staff Recommendation

Mr. Smith advised the commission that this site plan proposes a 259,000 square foot distribution facility located on the parcel created from the previous agenda item. The applicant has requested conceptual approval, which is needed to allow a grading permit to be issued, so that site work can begin. A full site plan will follow in the coming months. Prior to the permit being issued, TDEC Notice of Coverage is also required. Staff recommended conceptual approval.

Action Taken

Mr. Arwood made a motion to approve the concept plan. Mr. Williams seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 PM.

__________________________________________  ______________________________________
Lyle Overbay, Chairman                                Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary

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