SEVIERVILLE PLANNING COMMISSION

7/7/2020

5:00 P.M. – Sevierville Civic Center
Planning Commission
AGENDA
7/7/2020

A. Call to Order
B. Approval of Minutes – 6/4/2020
C. Old Business
D. New Business
  1. Election of Officers.
  2. Site Plan – Cantrell Engineering & Surveying PLLC requests site plan approval for Children’s Hospital/Firestone – 502 Winfield Dunn Parkway (City).
  3. Site Plan – Norvell & Poe Engineers request site plan approval for Convenience Store & Pizza Restaurant – 636 Middle Creek Road (City).
  4. Site Plan – W C Whaley, Inc requests site plan approval for Mobile-Modular Homes Sales – 2510 Winfield Dunn Parkway (City).
E. Staff Report – FY 2020 Annual Report
   Long Range Plan Outline
F. Adjournment
Planning Commission
AGENDA
7/7/2020

A. Call to Order
B. Approval of Minutes – 6/4/2020
C. Old Business
D. New Business
   1. Election of officers.
      Annual election of Chairman, Vice Chairman, and Secretary.
   2. Site Plan – Cantrell Engineering & Surveying PLLC requests site plan approval for Children’s Hospital/Firestone – 502 Winfield Dunn Parkway (City).
      This is a proposed site plan for a Children’s Hospital and a Firestone Auto Care center. The proposed location is a redevelopment of the old Ryan’s site on Winfield Dunn Parkway. The separated uses of the site will each have their own leased area while providing some shared parking and access. There still needs to be some minor clarifications in relation to parking and some minor changes to the landscaping plan. Following the resolution of the aforementioned changes staff can recommend approval.
   3. Site Plan – Norvell & Poe Engineers request site plan approval for Convenience Store & Pizza Restaurant – 636 Middle Creek Road (City).
      This is a proposed site plan for a pizza restaurant and convenience store to be located on Middle Creek Road. The proposed design incorporates both uses into one building. The site currently has two other structures on the rear of the property that are autonomous to this proposed use other than sharing a driveway entrance. The zoning designations of Arterial Commercial and Low-Density Residential split at the midpoint of the parcel, with the proposed use residing within the Arterial Commercial portion. There may be some minor changes to the landscaping plan as far as materials and buffers go, but staff can recommend approval.
   4. Site Plan – W C Whaley, Inc requests site plan approval for Mobile-Modular Homes Sales – 2510 Winfield Dunn Parkway (City).
      This is a proposed site plan for modular home sales by Meadows Homes who currently has an existing location on Dolly Parton Parkway. Staff is still waiting on a final revision that addresses staff comments per review. Those items include landscaping, ADA accessibility, and the addition of a hydrant. Staff believes these
issues will be addressed prior to the meeting. So long as they are addressed, staff can recommend approval.

E. Staff Report – FY 2020 Annual Report
   Long Range Plan Outline

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, June 4, 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

**MEMBERS ABSENT**
Austin Williams

**STAFF PRESENT**
Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
Jim Ellison, City Surveyor

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 May 7, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
NEW BUSINESS

5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS

Staff Recommendation
Mr. Smith stated that the Public Works Department prepared the Five-Year Paving and Five-Year Sidewalk plans as presented. The plans serve as a schedule of improvements to be made to streets and sidewalks during the next five fiscal years. Staff recommended approval.

Action Taken
Mr. Snider made a motion to approve the plans, with Mr. Helton offering a second. The motion passed unanimously.

REZONING – JENNINGS A. LESTER REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-1, RURAL COMMERCIAL – 722 E. DUMPLIN VALLEY ROAD (PLANNING REGION)

Staff Recommendation
Mr. Smith advised that this Planning Region rezoning request, which was denied by the Planning Commission earlier in the year, has been resubmitted to include more acreage to the previous request. He reminded the commissioners that the denial was based on the lack of adjacent commercial zoning. He also reminded the commission that parcel has frontage on Interstate 40. Due to this frontage and the general area’s trend to commercial use, staff could recommend approval only if buffering options like bushes or fencing were considered.

Action Taken
Mr. Helton made a motion to deny the rezoning request, which received a second from Mr. Arwood. The motion passed 4 to 1, with Mr. Arwood, Mr. Fox, Mr. Helton, and Mr. Snider voting in the affirmative, and Mr. Roberts voting in the negative, and was certified to the County Commission.

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

Staff Recommendation
Mr. Smith explained that this is the final site plan for a distribution facility, which had previously been granted conceptual approval. The proposed facility, located in the industrial park off Snyder Road, will be approximately 259,000 on a 42.5-acre site. The plan meets regulations and staff recommended approval.
Action Taken

Mr. Snider made a motion to approve the final site plan, which received a second by Mr. Arwood. The motion passed unanimously.

SITE PLAN – TROTTER & DE FOE ARCHITECT LLC REQUESTS FINAL SITE PLAN APPROVAL FOR THE WOMEN’S CARE CENTER – 800 PARK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes converting an existing single-family dwelling into a new facility for the Women’s Care Center. Buffering will be added to the south-east portion of the property which borders a residential use. The plan includes parking to the rear of the structure. The owners are working with the adjoining property owner regarding the Center’s access onto Park Road. The neighbor is operated a garage, and staff has concerns of sightline issues caused by cars being parked in the Right-of-Way. Staff will continue to follow-up on this issue and make sure it is resolved. Mr. Smith stated that it should not impede this site’s approval. The plan meets regulations and staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the final site plan. The motion received a second by Mr. Helton and passed unanimously.

STAFF REPORT

Mr. Smith informed the commission that the City has applied for and been awarded a transportation grant, with the goal of improving functionality. The grant will allow for a review of curb cuts, aesthetics, and consideration of multi-modal access tied into existing streets. The Tennessee Department of Transportation will provide up to $125,000 for this project, with the City matching 10% of the funding for the grant.

Mr. Smith also stated that staff would like to begin working on a new Long-Range Plan for the City. The previous plan was created several decades prior and expires this year. The commissioners had questions regarding the process of developing the plan, and discussed with staff the community involvement, and what would be covered by the plan.

The Historic Zoning District had officially received the Certificate Local Government classification earlier that day, Mr. Smith advised the commission.
ADJOURNMENT

There being no further business, the meeting adjourned at 5:19 PM.

__________________________________________  ______________________________________
Lyle Overbay, Chairman  Vincent Snider, Secretary

__________________________________________
Brooke Fradd, Recording Secretary
### Code Enforcement

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### Planning & Development

- Annexations: 2
- Board of Zoning Appeals Cases: 6
- Grading Permits: 6
- Land Disturbance Permits: 6
- Rezoning Requests – City: 3
- Rezoning Requests – Planning Region: 3
- Site Plans: 21
- Subdivisions – Major: 9
- Subdivisions – Minor: 26
- Zoning Ordinance Text Amendments: 3
FY 2021 Objectives

1. Continue to coordinate monthly review of development proposals with other City departments, including Public Works, Fire, and Water and Sewer.
2. Continue to provide advice and information to citizens, developers, and local and state officials related to the development process, land use regulations, stormwater controls and other related matters in a helpful and timely manner.
3. Continue to research and prepare short reports and special studies throughout the program year as may be requested by the planning commission and administration.
4. Continue to provide for educational publications and training for planning commissioners and staff on a quarterly basis.
5. Continue to coordinate with other local governments on multi-jurisdictional planning efforts such as, the county/city growth plan, hazard mitigation plan, and stormwater management plan.
6. Continue to conduct plans reviews in accordance with the adopted codes of the International Code Council for all commercial buildings.
7. Continue to conduct appropriate building inspections to ensure safe structures for all residential, commercial, industrial, and accessory structures.
8. Provide pre-construction consultation with designers and developers in conjunction with other City departments.
9. Provide timely responses to complaints and requests for inspection.
10. Continued patrolling of City streets for unpermitted work and zoning violations.
11. Maintain a high-quality ISO rating for residents.

FY 2021 Non-Routine Projects and Goals

1. Continue to support the efforts of the Sevierville Commons Association in the “Main Street” approach to revitalization of downtown in conjunction with and following completion of the streetscapes project.
2. Work with the City Administrator to seek developments which enhance citizen and visitor options.
3. Develop a solution for economic analytic display and data visualization.
5. Begin looking at changes and updates to Subdivision Regulations.
6. Continue updates to the Zoning Ordinance as determined by the Planning Commission and staff.
Comprehensive Plan 2030 Outline

Prepared by:

The City of Sevierville Development Department
Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
Contents

1. Information Gathering and Analysis of Existing Conditions

2. Community Engagement

3. Goals, Objectives, and Policies

4. Land Use (existing and future)

5. Final Adoption

6. Proposed Initial Survey
Information Gathering and Analysis of Existing Conditions

1. History
   a. City of Sevierville History including Major Milestones
   b. History of Planning in the City of Sevierville
   c. Major Goals, Objectives, and Policies accomplished by the 1996 Citizen Policy Plan
   d. Major Goals, Objectives, and Policies accomplished by the 2004 Citizen Policy Plan

2. Natural Resources and Current City of Sevierville Services
   a. Description of the topographical layout of the City along with any important natural features (ridges, bodies of water)
   b. Existing water, sewer, electrical, alternative energy, transit, beautification efforts, and recreational opportunities

3. Demographic analysis of previous growth, existing conditions, and future projections to 2030 including a comparative analysis of City of Sevierville, Sevier County, State of Tennessee, and National
   a. Population Growth (changes and projections)
   b. Age (distribution and median)
   c. Gender
   d. Race
   e. Education
   f. Households (total number, average size, family and nonfamily groups)
   g. Housing (types of housing units, number of owners occupied and rented units, median values, vacancies)
   h. Income Levels and Employment (income, poverty, unemployment, occupation, location of work)
   i. Commercial Growth (sales figures, traffic increases, type and number of businesses, and hospitality tax revenue growth)
   j. Residential Mapping of Growth (location-based type and number)
   k. Commercial Mapping of Growth (location-based type and number)
Community Engagement

1. Stakeholders to be engaged
   a. Citizens
   b. Business Owners and Workforce
   c. Local Schools and Healthcare Institutions
   d. City Employees and Board Members
   e. Service Providers

2. Contact and Information Dissemination
   a. City Website
   b. Facebook
   c. Email Directory
   d. Direct Mailings

3. Initial Survey (proposal attached)

4. The Sevierville Planning Staff and Planning Commission will have an introductory meeting explaining the typical long-range planning process. Planning Staff will provide the Planning Commission with the results of the historical and existing condition analysis as well as survey results.

5. Responses to survey will be analyzed by Staff and Planning Commission to perform a SWOT (strengths, weaknesses, opportunities, and threats) analysis of current conditions.
   a. If possible, the Planning Commission will break down topics to begin establishing public committees. Each Commissioner will select the committee they wish to chair.
   b. If there is not enough data or more specific questions are needed to develop satisfactory topics, an additional survey will be completed using the same method.

6. Community Committees will be created by the Planning Commission for each topic. The Committees will be chaired by a member of the Planning Commission with a member of the Sevierville Planning Staff available to answer questions and provide information.
a. A schedule will be created for approximately four (4) to six (6) committee workshops lasting 1-1 ½ hours in the attendance preference provided on the initial survey.
   i. If possible, given the recent pandemic, an introductory ‘Kick-Off’ luncheon should be held where staff will provide an overview of the history, goals, and growth rate analysis with the public. Then a final ‘Wrap-Up’ dinner should be held in appreciation of participation where staff will provide the major points each committee has come up with.

b. Each committee shall create a list of goals to address issues and community values along with policies and specific actions or projects to meet each goal.

c. Between meetings, the Chairman and Planning staff will review committee information and present the status of each committee at every other Planning Commission meeting or more often if each committee has met prior to the meeting. These status updates should be open for public comment.
Goals, Objectives, and Policies

1. Each Committee should have come up with 3-6 Goals related to the topic.
   a. Goals are considered broad, long-term outcomes we wish to achieve.
   b. These Goals should address the main issues and concerns of each topic.
   c. Goal example: *Promote accessibility and mobility by increasing and improving multi-modal transportation choices, and the connectivity across and between modes, for people and freight.*

2. Committees should have then come up with 2-5 Objectives to reach each goal.
   a. Objectives are considered a more specific subset of goals which provide measurable strategies.
   b. Objective example: *Support an integrated transportation system with efficient connections between modes.*

3. Committees should have then come up with 2-7 Policies to obtain each objective.
   a. Policies are operational actions that will be used to achieve objectives and therefore reach the overall goals.
   b. Policy example: *Support multi-modal improvements to address a system gap or deficiency at significant points such as major intersections and moveable bridges that serve vehicular traffic and other modes.*

4. These Goals, Objectives, and Policies should be clearly outlined in the Comprehensive Plan.
Land Use (existing and future)

1. Current Zoning Map shows the existing land use. This map should not change with the development of a Comprehensive Plan.

2. The creation of a Future Land Use Map to show the potential rezoning capability of different areas which will maintain compatibility with the elements of the comprehensive plan and density requirements is highly recommended to be an element in the Comprehensive Plan.
   a. The Future Land Use Map should consider areas that would be difficult to develop due to flood plains, agricultural preservation, and historical or archeological land.
   b. The Future Land Use Map should also consider the existing residential, commercial, and industrial uses as well as the general development trends within the City.
   c. The Future Land Use Map should identify areas where development is to be encouraged (this includes areas with existing utilities and facilities such as roads, sewer and water, and emergency services).
   d. For example: RS-R – Rural and Single-Family Residential FLU would equate to properties only being able to be rezoned to AR: Agricultural Residential and LDR: Low Density Residential. UR – Urban Residential FLU would equate to properties only being able to be rezoned to MDR: Medium Density Residential and HDR: High Density Residential.
   e. By establishing a Future Land Use Map, areas that the community believes should remain as residential would be protected from rezoning to commercial. It may also protect low intensity commercial from being rezoned to high intensity commercial or industrial.

3. In general, a Future Land Use Map would be created by looking at the location and condition of current zoning. Then, a Future Land Use designation would be assigned to allow for rezoning to only specific districts. Applicants may still apply for a Comprehensive Plan Amendment. This allows stakeholders to preemptively guide future development while also providing developers an option to amend the zone for specific uses benefit the City and community.
Final Adoption

1. Planning staff will present a draft of the Comprehensive Plan to the Planning Commission for approval. Planning Commission may request revisions or approval.

2. With Planning Commission approval, planning staff will present the Final Draft of the Comprehensive Plan to the Board of Mayor and Alderman. The Board may request revision or approval. Any revisions will then be brought back to the Planning Commission for reapproval.

3. If both the Planning Commission and Board of Mayor and Alderman approve the Final Draft of the Comprehensive Plan, the plan will be adopted and used to steer City development until 2030.
Proposed Initial Survey

1. What is your age range?
   a. Under 18
   b. 18-30
   c. 31-50
   d. 51-65
   e. 65+

2. What is your gender?
   a. Male
   b. Female
   c. Other: __________

3. Do you live in the City?
   a. Yes
   b. No

4. If no to the above, what jurisdiction do you live in?
   a. Sevier County
   b. Gatlinburg
   c. Pigeon Forge
   d. Knox County
   e. City of Knoxville
   f. Other: __________

5. If yes to the above, please answer questions #6 - #8:

6. Do you:
   a. Own
   b. Rent
   c. Other: __________

7. How long have you lived in Sevierville?
   a. Less than one (1) year
   b. 1-5 years
   c. 6-10 years
   d. 11-20 years
   e. 20+ years

8. Where did you move from? ________________

9. Why did you move to Sevierville? ________________

10. Where do you work?
    a. Inside the City
    b. Outside the City
    c. Student
    d. Retired
    e. Unemployed
11. If you work Inside the City, what industry?
   a. Administrative or Support Services
   b. Agriculture, Forest, Fishing, and Hunting
   c. Arts, Entertainment, or Recreation
   d. Auto Sales, Lease, Tire, or Repair Services (including cars, mobile homes, recreational vehicles, and all-terrain vehicles)
   e. Computer or Software Services
   f. Construction or Building Services
   g. Education
   h. Finance or Insurance
   i. Government
   j. Health Care or Social Assistance
   k. Hotel, Lodging, and Accommodations
   l. Industrial or Manufacturing
   m. Information or Data Processing
   n. Legal Services
   o. Marketing
   p. Media or Journalism
   q. Military
   r. Real Estate, Rental, or Leasing
   s. Religious Services
   t. Restaurant or Food Industry
   u. Retail
   v. Scientific or Technical Services
   w. Transportation (including goods or people)
   x. Utilities
   y. Wholesale
   z. Other: __________

12. What type of development do you feel the City needs more or less of?

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<th>More</th>
<th>Less</th>
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<td>□</td>
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<tr>
<td>□</td>
<td>□  Multi-Family (Apartments, Attached Housing)</td>
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<tr>
<td>□</td>
<td>□  Mixed Use (Residential and Commercial)</td>
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<tr>
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13. Please select your ideal Commercial development style below:

a. Most surface parking abutting streets with most businesses in rear of lot, but with some storefronts along the street breaking up the line of surface parking, some landscaping and some pedestrian walkways from parking to stores.

b. Most surface parking shielded from streets with additional parking (if needed) in a parking deck with storefronts abutting the street, greater landscaping and greater pedestrian walkways connecting parking to stores along with walkable areas between businesses.

c. Surface parking abutting streets with businesses in the rear of lot, minimal landscaping and minimal pedestrian walkways from parking to stores.
14. Please select your ideal Residential development style below:

a. Several access points to main road without dead ends and the most interconnected streets, maximum vehicular and pedestrian movement options.

b. Singular entrance from main road with several dead end streets, reduced vehicular and pedestrian movement options.

c. Two entrances from main road with fewer dead end streets and more interconnected streets, greater vehicular and pedestrian movement options.
15. What issues do you feel affect the quality of life in Sevierville? Please number in order of importance with 1 being most important.
   ☐ Air and Water Pollution
   ☐ Criminal and Drug Activity
   ☐ Education Opportunities
   ☐ Employment Opportunities
   ☐ Health Care and Social Service Access
   ☐ Housing
   ☐ Image and Aesthetics
   ☐ Light Pollution
   ☐ Recreational Options
   ☐ Sanitation and Utilities
   ☐ Tourism
   ☐ Traffic and Transportation
   ☐ Other: ____________

16. Are there any distressed areas of the City that need rehabilitation or a complete overhaul? If so, please explain the location and the changes you would like to see.

17. What is your biggest concern about the future of Sevierville?

18. Are there aspects of our local culture you would like to see incorporated into the design of buildings, homes, or roadways?

19. Would you be willing to attend a workshop and/or serve on a committee?

20. If yes to the above would you prefer these meetings:
   a. In person
   b. Electronically/Online

21. If you have other comments regarding the future of Sevierville, please leave them below.