A. Call to Order
B. Approval of Minutes – 8/6/2020
C. Old Business
   1. Election of Officers.
D. New Business
   1. Rezoning – Temple Enterprises, LLC requests rezoning from AC/C-4, Arterial Commercial to MDR/R-1, Medium Density Residential – 121 Temple Lane (City).
   2. Site Plan – Denis Ryan requests site plan approval for Sevier County Animal Clinic – 803 Mize Lane (City).
   3. Site Plan – 360 Survey & Mapping requests site plan approval for Hickory Hill Townhomes – 1137 Ernest McMahan Road (City).
   4. Site Plan - Civil & Environmental Consultants, Inc. requests site plan approval for Venture Contracting Transfer Station – 1119 Glennhill Lane (City).
   5. Site Plan - Civil & Environmental Consultants, Inc. requests site plan approval for EZ Log Structures sale center – 1751 Winfield Dunn Parkway (City).
   6. Site Plan – Norvell & Poe, Engineers request site plan approval for Clabough's Car Wash – Tax Map 610, Group A, Parcel 22.01, Parkway (City).
   7. Road Relocation – W C Whaley, Inc requests a road relocation with new Church of God Home for Children access onto Parkway – 440 Parkway (City).
E. Staff Report
F. Adjournment
Planning Commission
AGENDA
9/3/2020

A. Call to Order
B. Approval of Minutes – 8/6/2020
C. Old Business
   1. Election of Officers.
D. New Business
   1. Rezoning – Temple Enterprises, LLC requests rezoning from AC/C-4, Arterial Commercial to MDR/R-1, Medium Density Residential – 121 Temple Lane (City).
      Please see attached staff report for full comments and details. Staff recommends approval.
   2. Site Plan – Denis Ryan requests site plan approval for Sevier County Animal Clinic – 803 Mize Lane (City).
      This is a proposed site plan to construct a new building for Sevier County Animal Clinic. A right-of-way abandonment was recently completed for the area on which the proposed structure will be built. At this time staff is still waiting on a final revision showing landscaping and the required parking calculations. Staff expects to receive these revisions prior to Thursday’s meeting and will recommend approval so long as those revisions have been submitted.
   3. Site Plan – 360 Survey & Mapping requests site plan approval for Hickory Hill Townhomes – 1137 Ernest McMahan Road (City).
      This is a proposed site plan for Phase I of a townhome development located on Ernest McMahan Road. Phase I will consist of 14 units. The Planning Commission has previously seen an alternative design on which concerns were raised ultimately leading to the designer withdrawing the plan for future resubmittal. The site layout has been improved as well as all other concerns, including site distance for the ingress and egress points addressed. Staff recommends approval.
   4. Site Plan - Civil & Environmental Consultants, Inc. requests site plan approval for Venture Contracting Transfer Station – 1119 Glennhill Lane (City).
      This is a proposed site plan for a 10,000 square foot transfer station to be located at the top of the hill off Glennhill Lane. The proposed access for the facility will be off Wilson Road. The purpose of the transfer station will primarily be used for
the transfer and break down of construction waste. There are some concerns with the ability of Wilson Road to handle the type and amount of traffic the facility will place on the roadway. Staff is in discussion with the owner and designer on possible solutions. TDEC permits will also need to be obtained prior to operation. Staff will recommend approval so long as there is a resolution to the roadway concerns and subject to the obtainment of TDEC permits.

5. Site Plan - Civil & Environmental Consultants, Inc. requests site plan approval for EZ Log Structures sale center – 1751 Winfield Dunn Parkway (City).

This is a proposed site plan for a modular home sales and display area, EZ Log Structures. The site location is the corner of Winfield Dunn Parkway and Badger Road. There is an existing lot currently on the site which will be improved per the site plan. In discussions with TDOT they will allow the pavement area shown on the plan which falls within their ROW to remain, but the existing entrance must be relocated further south from Badger Road. Staff recommends approval.

6. Site Plan – Norvell & Poe, Engineers request site plan approval for Clabough's Car Wash – Tax Map 61O, Group A, Parcel 22.01, Parkway (City).

This is a proposed site plan for a car wash to be located on the Parkway at Cate Road directly adjacent to the retail and restaurant center which is currently under construction. The two sites will share access points and no additional access points will be added to either the Parkway or Cate Road. There are some minor landscaping changes needed and a grease/grit trap needs to be added to the site. These are minor additions staff fully expects to have resolved prior to Thursday’s meeting and upon resolution staff will recommend approval.

7. Road Relocation – W C Whaley, Inc requests a road relocation with new Church of God Home for Children access onto Parkway – 440 Parkway (City).

This is a proposed plan to relocate Connie Huston Drive, which is currently a private street providing access from the Parkway to the Church of God Children’s Home and the soccer fields. The plan is also proposing to subdivide and create a lot with frontage on the Parkway. Part of the agreement to relocate the road and create the lot required the removal of the existing curb cuts with the exception of the road entrance and the northernmost access. The current plan does not accurately depict that agreement. A recommendation of approval would be contingent upon those existing curb cuts being removed.


This is a proposed amendment to the Master Sign Plan for Smoky Mountain Gateway. The amendment specifically deals with the Mapco site. The original approved plan had one monument sign fronting on Winfield Dunn Parkway. The proposed amendment is to allow for a pole sign to front on Winfield Dunn Parkway and a monument sign on the internal development road. Staff is comfortable allowing for two signs given the development configuration so long
as the overall total square footage of both signs does not surpass the allowed square footage of 180 square feet for a main monument sign. This requirement of the proposal is met with the monument sign proposed at 67.67 square feet and the pole sign at 94.11 square feet. However, given this concession staff would request both signs be constructed as monument signs.

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, August 6, 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
Bob Parker, Parks & Recreation Director
Kristina Rodreick, Senior Planner
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 July 7, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**
None
ELECTION OF OFFICERS

Staff requested this item be deferred.

NEW BUSINESS

REZONING – BOBBY W. RIGGS REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-2, GENERAL COMMERCIAL – 380 RAINBOW ROAD (PLANNING REGION)

Staff Recommendation

Mr. Smith explained that this site is just outside the City limits, in the Planning Region, A heliport operated out of this location as a nonconforming use but ceased used approximately two years ago. Given the amount of time which has passed, resuming operation requires conformity to the zoning requirements. The property is currently zoned County R-1, Rural Residential, and is surrounded by other residential and agricultural properties. The site does not meet County site plan regulations, due to its proximity to residential uses. In consideration of these factors, staff could not recommend approval.

Action Taken

Mr. Helton made a motion to deny this rezoning request, which received a second by Mr. Snider. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR JENSEN PROPERTY – PHEASANT RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this proposed subdivision would create 5 lots out of 1 existing lot. The proposed lots will each be over one acre. The property lies near the Sevierville Golf Club, just off Old Knoxville Highway. The subdivision meets regulations and staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the subdivision plat. The motion received a second by Mr. Helton and passed unanimously.
SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR SAVANNAH MEADOWS – 219 MAGGIE MACK LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that they granted preliminary approval for this subdivision last year and explained that this submittal is for final approval. The plat creates 17 lots, including a lot used as a permanent detention area. The road topping has not yet been applied to the subdivision’s street, Brooklyn Springs Court. A bond in the amount of $22,000 must be provided for this work prior to staff recording the subdivision plat.

Mr. Smith also explained that lots 13-16 do not meet the 80-foot width requirement, as outlined in the Subdivision Regulations. A variance to these regulations can be made at the discretion of the commission. He stated that the developer has presented sample house layouts which will fit on the lot as designed. Staff has explained to the developer that approval of the subdivision as it is currently presented would preclude future variances from being granted for these lots.

Action Taken

Mr. Arwood made a motion to approve the subdivision, subject to the $22,000 bond being received by the City and the understanding that no future variances will be granted because of the variance from the subdivision regulations for lots 13-16. Mr. Snider offered a second to the motion, which passed with a unanimous vote.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING – 545 HIGH STREET (CITY).

Staff Recommendation

Mr. Smith informed the commission that that Citizen Advisory Committee to the Historic Residential/Office District approved the site plan at their meeting earlier in the week. The designer presented two options for the handicap accessibility to the committee, and they chose the option which keeps the access on the site, rather than connecting it to the sidewalk. The selected option is as presented on the site plan submitted to the Planning Commission.

The property sits on the corner of High Street and Eastgate Road, currently having an access point on each road. The site plan proposes eliminating the entrance off Eastgate Road. The HRO committee also recommended the existing brick from the front of the building be extended 2 feet around the corner of the northern side of the building. The plan meets City requirements and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, with Mr. Arwood providing a second. The motion passed with a unanimous vote.
PLAYGROUND PROJECT – STAFF REQUESTS APPROVAL FOR A NEW PARKS & RECREATION PLAYGROUND PROJECT (CITY).

Staff Recommendation

Mr. Parker explained that request is for improvements to the playground located just behind the community center. Approval would allow staff to pursue a grant from BlueCross BlueShield of Tennessee Foundation, which would fully fund construction of BlueCross Healthy Place totaling $750,000. The new facility would require just over 13,000 square feet, around one-third of the available space on-site.

Action Taken

Mr. Snider made a motion to approve the playground project, an improvement to public property. The motion received a second from Mr. Helton and passed with a unanimous vote.

STAFF REPORT

Mr. Smith reminded the commission of the online training opportunities he sent them via email, acknowledging the members who will be participating. He promised to send future opportunities as they become available.

Mayor Fox recognized Vice Chairman Arwood for his service to the Planning Commission and informed the group that Mr. Arwood would be stepping down from his role. Mr. Smith thanked the vice-chair for 26 years of service to the City of Sevierville.

ADJOURNMENT

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

_____________________________       _______________________________
Lyle Overbay, Chairman                  Vincent Snider, Secretary

_____________________________
Brooke Fradd, Recording Secretary
**Applicant:** James Temple of Temple Enterprises, LLC  

**Owner:** Marie Temple, Andrew Temple, Temple Enterprises, LLC  

**Staff:** Dustin Smith and Kristina Rodreick  

**Tax ID Number:** Tax Map 61, Parcels 014.00, 014.01, 015.00, and a portion of 019.00  

**Current Zone:** City Arterial Commercial (AC)  

**Requested Zone:** City Medium Density Residential (MDR)  

**Number of Lots:** 4  

**Current Use:** Residential and Vacant  

**Proposed Use:** Residential Development  

**Notification:** City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.  

**Exhibits:** Application and Map.  

---  

**Request**  
Rezoning of 8.9 acres +/- from City AC (Arterial Commercial) to City MDR (Medium Density Residential)  

**Background**  
Most of the properties proposed for rezoning lie on the east side of Hardin Ln with a small portion proposed on the west side of Hardin Ln. The properties have approximately 646’ +/- of combined frontage on Hardin Ln. All properties are within the City of Sevierville city limits and each full parcel is zoned AC (Arterial Commercial). The small portion on the west side of Hardin Ln is part of a larger parcel with split zoning of LDR (Low Density Residential) and AC (Arterial Commercial). Only the portion currently zoned AC (Arterial Commercial) along with the full parcels on the east side of Hardin Ln are proposed to be rezoned to MDR (Medium Density Residential).  

The properties abutting the proposed rezoning area are as follows:  

- **West and South** – LDR (Low Density Residential) used as a single-family residential development.  
- **South and East** – AC (Arterial Commercial) used as commercial development and vacant land.  
- **North** – MDR (Medium Density Residential) used as single and multi-family residential development.  

**Staff Comments**  
The immediate surrounding area is predominantly used for single family, multi-family, and commercial use. Hardin Ln is a local road on which there is currently no commercial use and which could not handle an influx of any commercial development under its current standard.  

**Public Comments**  
None to date.
Staff Recommendation

The surrounding area is used for residential and commercial purposes. Due to existing adjacent MDR (Medium Density Residential) zoning and with Hardin Ln classified as a local road, staff recommends approval to rezone these properties from AC (Arterial Commercial) to MDR (Medium Density Residential).
Proposed Rezoning - Arterial Commercial (AC/C-4) to Medium Density Residential (MDR/R-2)

Legend
- City Zoning
- Proposed Rezoning
- Parcels
- Road Centerlines

1 inch = 250 feet
Proposed Rezoning - Arterial Commercial (AC/C-4) to Medium Density Residential (MDR/R-2)
LAYOUT NOTES:

GENERAL NOTES:

PARKING CALCULATIONS:

- [ ]
- [ ]
- [ ]

EZ LOG STRUCTURES
CHARLES BLALOCK & SONS, INC.
P.O. BOX 4750
SEVIERVILLE, TENNESSEE

www.cecinc.com
229 Prince Street · Sevierville, TN  37862
Ph: 865.774.7771 · Fax: 865.774.7767
Notes:
All signs shall meet the sign requirements.
Signs shall be a minimum of 5' from an |D| another.
Signs shall be a minimum of 5' from any property
and shall meet the site triangle requirements.

Outparcel monument exact location and sizes to be determined upon development.
#7548 Smoky Mountain Gateway Winfield Dunn Parkway Sevierville TN 37876

<table>
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<tr>
<th>#</th>
<th>Wall + Canopy Signs per frontage- Winfield Dunn Pwy Rte 66 (East)</th>
<th>Wall + Canopy + Product Signs per frontage- South Elevation</th>
<th>Pylon Sign</th>
<th>Wall + Canopy + Product Signs per frontage- North Elevation</th>
<th>Monument</th>
<th>Directional</th>
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**Signage Allowable SQ FT**
- Actual SQ FT
- Max Height Allowed
Smoky Mountain Gateway
Winfield Dunn Parkway
Sevierville TN 37876

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SITE LAYOUT | ARCHITECTURAL PLANVIEW

A Main Identity
B Monuments
C Building Branding
D Auto Products
E Directionals
Main Identity & Pricer Branding:

Logo: See Detail
Mapco: Pantone 363C
Face: White #7328
Unleaded Face: White #7328 w/ Cardinal Red #3630-53 on 1st surface. Copy weeded out.
Diesel Face: White #7328 w/ Holly Greens #3M 3630-76 on 1st surface. Copy weeded out.
Cabinet: Retainer & Dividers: Gloss Black
LEDs: Principal White
Steel: Gloss Black

Sign to be on concrete piers 6" above grade, painted to match pole color. Adjust pole height accordingly to stay under Max Foundation Requirements to be provided to MAPCO CM for GC coordination.

All Price signs to have remote control access and hardwire backup at base.

8" Sq. X .31" steel poles
Steel Plate w/gussets

Pricers to be provided by Sunshine Electronic Displays

Mapco MID
7'-1" H X 8'-1½" W
57.55 Sq. Ft.
Digital Pricer
4'-6" H X 8'-1½" W
36.56 Sq. Ft.

Total Proposed: 94.11 Sq. Ft.
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Main Identity & Pricer Branding

Main Identity:
- Logo: Digitally printed to match Pantone 138C
- Digitally printed to match Pantone 376C
- Digitally printed to match Pantone 7409C
- Digitally printed to match Pantone 363C
- Sun is weeded out of vinyl or 100% white

Mapco:
- Pantone 363C
- Pan formed/€C clear polycarbonate face w/ embossed copy

Vinyl applied to back surface.

Background painted dihue.

Width: 8'-1½" Trim Size: 7'-11¾" VO 6'-11" Trim Size: 6'-7¾" VO

Embossed Wordmark
Embossed Logo

Photo cell

Pan formed ¾" clear polycarbonate face w/ embossed copy

Signbox 3 LED's

Trunk 2 letters

Embossed Mark

Pan Face

Pan formed/€C clear polycarbonate face w/ embossed copy

Vinyl applied to front surface.

Background painted dihue.
Digital pricers to be supplied by Sunshine.

Hinged digits/Control access

LED Backlit Label Panel - Label Font: Helvetica Neue Bold Cond. White

Cardinal Red 3M 3630-53
Holly Green 3M 3630-76

Digital pricers to be supplied by Sunshine.

Control access

Hinged digits/
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MONUMENT | OVERVIEW

All sign lights to be on photocell power sensors with manual overrides in store located near canopy light power.

Permitted sf: 67.67 SQ FT
Lowest permitted: 67.67 SQ FT

"View Same on Plan" Plate

Digital Pricer by Sunshine cabinet on a 2'-0" pedestal.

67.67 SQ FT
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210A Progress Drive, Montgomerville PA 18936

C1-4

New 24” set of MAPCO channel letters on aluminum raceway.

C2
New SF 5’ x 5’ SUN cabinet.

C3
New 8” H “ICE” non-illuminated letter set.

C4
New 8” H “Propane” non-illuminated letter set.
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Single faced Illuminated Logo Box

LEDs: Principal White
Aluminum Cabinet & Frame: Painted Mattews Brushed
Face: Clear/White and Surface

Width: 3 1/4"
Height: 2"
Depth: 5'-0"
Colors and textures are for representative purposes only.

C3-4

New 8"H "ICE" ¼" thk non-illuminated letter set

New 8"H "Propane" ¼" thk non-illuminated letter set

Letter sets mounted on panned ACM 1" Thk, mounted with top and bottom angle and painted to match

Pantone 363C.
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D1 EXTERIOR BRANDING | AUTO PRODUCTS | CANOPY DETAIL

MAPCO SIGNAGE

MAPCO Green ACM finish

Alternate ACM finish or Behind with Aluminum

Underside of canopy to be finished with aluminum

Reveal in ACM with indirect green LED lighting

Gray or Silver Metallic ACM Finish

Qty (3) Illuminated Icon and Wordmark to be installed on canopy.
ET1

**Quanity Needed**: 2

**4`50` Post Sign**
- Extruded Aluminum Cabinet with Retainers
- Flat digitally printed faces
- LED illuminated
- 4"X4" post shown

**ET2**

**Quantity Needed**: 2

**4`50` Post Sign**
- Extruded Aluminum Cabinet with Retainers
- Flat digitally printed faces
- LED illuminated
- 4"X4" post shown

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