



**PLANNING COMMISSION
MINUTES
NOVEMBER 5, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, November 5, 2020 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
Matt Henderson, Fire Chief
Bob Moncrief, Project Manager
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

Vice Chairman Williams declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

A motion was made by Mr. Helton, and seconded by Mr. Fox, to approve the minutes from the October 1, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – ROMANS ENGINEERING REQUESTS SUBDIVISION PLAT APPROVAL FOR SUMMER ADDITION – 403 OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat would create three lots from one existing lot. The lot currently has an existing house and shed which are represented on the plat. Each of the three new lots will be approximately 0.30 acres. The plat meets City subdivision regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the subdivision plat. The motion received a second by Mr. Messer and passed unanimously.

SITE PLAN – CITADEL CONSTRUCTION MANAGEMENT LLC REQUESTS SITE PLAN APPROVAL FOR ISAIAH HOUSE – 327 PRINCE STREET (CITY).

Staff Recommendation

Mr. Smith reminded the commission that the Board of Zoning Appeals granted a side setback variance for this lot, due to the narrow lot size. The site plan proposes a two-story structure, but the variance will allow the single-story setbacks to be used. The Historic Residential/Office Citizen Advisory Committee unanimously approved the site plan at their October meeting.

In response to questions from the commission, Mr. Smith addressed the garbage collection plan. He explained that the HRO District requires collection by can rather than dumpster both for aesthetic purposes and given the general small lot size of the zone. The site plan meets regulations, given the variance granted, and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan. Mr. Fox offered a second, and the motion passed with a unanimous vote.

SITE PLAN – CANTRELL ENGINEERING & SURVEYING PLLC REQUESTS SITE PLAN APPROVAL FOR FAST PACE URGENT CARE – TAX MAP 12, PARCEL 183.04, WINFIELD DUNN PARKWAY (CITY).

Mr. Smith explained that this site plan proposes an urgent care facility on an out-lot of the Food City shopping center in Kodak. The site will not have an access point onto Winfield Dunn Parkway, but

rather will use an internal development road. Additionally, stormwater and drainage will tie into the overall site development. The site plan meets regulations and staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the site plan. Mr. Stott offered a second, and the motion passed with a unanimous vote.

SITE PLAN – MAURICE MALLIA REQUESTS SITE PLAN APPROVAL FOR TEMPERATURE CONTROLLED SELF-STORAGE – TAX MAP 0080, GROUP A, PARCEL 37.00 WEST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a three-story temperature controlled self-storage facility, to be located across from the flea market on West Dumplin Valley Road. Staff requested minor revisions to the landscaping plan and the addition of a fire hydrant. Those items have been addressed on the most recently submitted plan, and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, with Mr. Williams providing a second. The motion passed with a unanimous vote.

SITE PLAN – CITY OF SEVIERVILLE REQUESTS SITE PLAN APPROVAL FOR DOWNTOWN FIRE STATION – 122 PRINCE STREET (CITY).

Staff Recommendation

Mr. Smith explained that the site plan proposes rebuilding the Downtown Fire Station in its original location. The plan proposes a two-story structure with three garage bays, and will have access off both Prince Street and Church Street.

Regarding the parking on the plan, Mr. Stott questioned how many employees would be scheduled for each shift. Chief Henderson explained that the plan includes parking spaces in the front for visitors and staff parking is accommodated to the rear of the structure.

Action Taken

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

SITE PLAN – CABINS FOR YOU REQUESTS SITE PLAN APPROVAL FOR CABINS FOR YOU ADDITION – 1721 PITTMAN CENTER ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes at 3,154 square foot addition to the existing Cabins for You laundry facility. Due to the size of the expansion, Planning Commission approval is required. Staff has requested additional landscaping be included on the plan but has not yet received these revisions. Staff recommended approval, subject to the addition of the landscaping revisions.

Action Taken

Mr. Williams made a motion to approve the site plan, subject to the addition of requested landscaping. Mr. Messer offered a second, and the motion passed with a unanimous vote.

SITE PLAN – WILL ROBINSON AND ASSOCIATES REQUEST SITE PLAN APPROVAL FOR SOUTH BOULEVARD APARTMENTS – 122 SOUTH BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes adding 18 dwelling units to the existing apartment complex at corner of Hollywood Circle and South Boulevard. The applicant worked with staff to resolve concerns with the original site plan. Given these changes the presented site plan meets regulations. Staff recommended approval.

The commission discussed the tight sight layout, and asked questions regarding parking and garbage collection concerns. Mr. Smith stated that with plan approval, the developer would add the required dumpster. Garbage cans would no longer be used for the apartments, with the entire complex using the dumpster. Will Robinson addressed the commission explaining the design for the dumpster and enclosure which should shield the garbage from street view. Additionally, the owner has requested multiple garbage pick-ups through the week.

Action Taken

Mr. Roberts made a motion to approve the site plan, with Mr. Williams providing a second. The motion passed with a unanimous vote.

SITE PLAN – ASFOUR & ASSOCIATES REQUEST SITE PLAN APPROVAL FOR NORTH CIRCLE DRIVE APARTMENTS – 126 NORTH CIRCLE DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes adding three dwelling units to the existing building. Several outstanding concerns have not yet been addressed. These include ADA handicap parking, Stormwater runoff, and solid waste collection.

The developer addressed the commission, stating that the updates could be made as required. He explained that the designer of the site plan had been in hospital for a week leading up to the meeting and had not been able to make the changes. He requested that the commission go ahead with approval, allowing the changes to be made later. Mr. Stott responded that he had questions he would like to discuss with the designer regarding the difficult site.

Action Taken

Mr. Stott made a motion to deny the site plan. The motion received a second by Mr. Messer and passed unanimously.

VARIANCE TO SUBDIVISION REGULATIONS – WALLACE SURVEYING COMPANY REQUESTS A VARIANCE TO THE SUBDIVISION REGULATIONS FOR HODGES PROPERTY – TAX MAP 63, PARCEL 9.07, JAYELL ROAD (CITY).

Staff Recommendation

Mr. Smith explained that the Hodges Property subdivision is located on just Jayell Road, near Pittman Center road, in the LDR/R-1, Low Density Residential District. As presented, the subdivision plat does not meet the minimum 40 feet public road frontage called for by the City Subdivision Regulations. The applicant requests a variance allowing a lot with a 50-foot easement instead of the required frontage.

Dale Carr spoke to the commission on behalf of the owners. He explained that the intention is to create the lot for their grandchildren to build on the family property. The existing Right-of-Way would be used as easement to make lots. He stated that this variance would allow the family to avoid the costly alternative of building a dedicated road to provide access to the lot.

Mr. Smith stated that an alternative option would be to create a flag lot. While not good practice, he explained it is allowable in current Subdivision Regulations. Mr. Roberts stated that the proposed landlocked nature of the parcel would also cause issues with financing when the lot is sold in the future.

Action Taken

Mr. Roberts made a motion to deny the Subdivision Regulations variance request. Mr. Helton offered a second, and the motion passed with a unanimous vote.

STAFF REPORT

None

ADJOURNMENT

There being no further business, the meeting adjourned at 5:57 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary