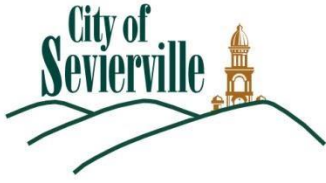


SEVIERVILLE PLANNING COMMISSION

6/6/2023

5:00 P.M. – Civic Center

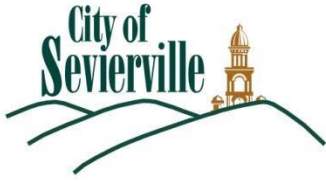


Planning Commission

AGENDA

6/6/2023

- A. Call to Order
- B. Approval of Minutes – 5/9/2023
- C. Old Business
 - 1. Subdivision Plat – The Land Surveyors, Inc requests final subdivision plat approval – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).
- D. New Business
 - 1. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).
 - 2. Site Plan – Compass Ventures requests site plan approval for West Dumplin Valley Self Storage – Tax Map 008O, Group A, Parcel 037.00, West Dumplin Valley Road (City).
 - 3. Site Plan – W C Whaley, Inc request site plan approval for Ogle Worley Vacation Rentals – Tax Map 072, Parcel 044.00, New Era Road (City).
 - 4. Site Plan – Vogue Towers requests site plan approval – 1414 Parkway (City).
 - 5. 5 Year Paving and 5 Year Sidewalk Plans
- E. Staff Report
- F. Adjournment



Planning Commission AGENDA NOTES

6/6/2023

- A. Call to Order
- B. Approval of Minutes – 5/9/2023
- C. Old Business

1. Subdivision Plat – The Land Surveyors, Inc requests preliminary subdivision plat approval – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).

This is a returning proposed subdivision located off Witt Hollow Road in the Planning Region. The proposed plat affects four parcels and relocates the roadway. Currently there is a portion of Witt Hollow Road being shown as “right of way” but the plat does not depict it as public right of way. The County Road Superintendent has stated this should be a public right of way, and therefore should be depicted as such. For this reason, staff cannot make a recommendation at this time.

D. New Business

1. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).

This is a proposed subdivision plat located off Ridge Road affecting four lots and creating a fifty (50) foot public right-of-way called Britlynne Boulevard. There are several outstanding issues that staff is working with the applicant and designer to rectify. Staff recommendation will be dependent on the resolution of these issues

2. Site Plan – Compass Ventures requests site plan approval for West Dumplin Valley Self Storage – Tax Map 008O, Group A, Parcel 037.00, West Dumplin Valley Road (City).

This is a proposed self-storage located off West Dumplin Valley Road west of Parker Boulevard. Staff is currently awaiting corrections regarding parking and landscaping. If these are received staff can recommend approval.

3. Site Plan – W C Whaley, Inc request site plan approval for Ogle Worley Vacation Rentals – Tax Map 072, Parcel 044.00, New Era Road (City).

This is a proposed four-unit short-term rental development located off New Era Road. The plan meets standards and staff can recommend approval.

4. Site Plan – Vogue Towers requests site plan approval – 1414 Parkway (City).

This is a proposed one-hundred forty (140) foot tall communication tower located off the Parkway behind Walmart. Staff is currently awaiting minor correction regarding the setback measurement. Upon receiving this correction, the plan will meet standards and staff will recommend approval.

5. 5 Year Paving and 5 Year Sidewalk Plans

These are the plans submitted at the beginning of each Fiscal Year by Public Works. Staff recommends approval.

- E. Staff Report
- F. Adjournment



PLANNING COMMISSION MINUTES MAY 9, 2023

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, May 9, 2023, 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, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes from the April 6, 2023, meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – HAYWOOD HOUSE, INC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO INTERMEDIATE COMMERCIAL (IC) –TAX MAP 027, PORTION OF PARCEL 005.01, 1536 WINFIELD DUNN PARKWAY (CITY)

Staff Recommendation

Mr. Smith explained that the applicant has requested rezoning of the rear half of this parcel on Winfield Dunn Parkway from AC to IC. The portion of the lot with frontage on Highway 66 would remain AC. While split zoning is not typically a recommended practice, the adjoining properties to the north and south of this parcel are currently residential uses. A split zone would allow for deeper property development and for the proposed addition of apartments. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the rezoning request. The motion received a second from Mr. Williams, passed unanimously, and is certified to the Board of Mayor and Aldermen.

SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 407 BUSINESS PARK, SECTION 5– TAX MAP 008O, GROUP A, PARCELS 010.00, 011.00, & 012.00, PARKER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this final plat is one of several associated with the overall conceptual plan for the 407 Business Park subdivision. This plat creates 13 parcels and a public right-of-way, providing access to the parcel to the east. Staff recommend approval.

Action Taken

Mr. Stott made a motion to approve the final subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – BLUEBERRY DEVELOPMENT REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL – TAX MAP 062, PARCEL 024.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that the site on which this plat is proposed was annexed by the city in 2021, with the anticipation of this subdivision. The intersection with Saint Ives Drive has been reconfigured from the originally proposed location. While staff is comfortable recommending preliminary approval, the plat would need to come back for bonding and final approval.

Action Taken

Mr. Stott made a motion to grant preliminary approval of the subdivision plat, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

SUBDIVISION PLAT – TENNESSEE LAND DEVELOPMENT REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 073, PARCEL 032.03, MYERS ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this subdivision plat for property in the Planning Region proposes the creation of three lots. The plat is pending review by the Sevier County Department of Environmental Health. Subject to this review, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the subdivision plat, subject to Department of Environmental Health approval. The motion received a second from Mr. Roberts and passed unanimously.

CONCEPT PLAN – VOGUE TOWERS REQUESTS CONCEPTUAL APPROVAL – 1414 PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that the applicant of this concept plan is the same company which submitted a variance request at this same location. The new proposal would create a lease lot of record for property directly behind Walmart. The tower height is still approximately 150 feet, but the new layout for this lease lot of record would meet setback requirements and would prevent the need for a variance.

He further explained that the existing tower is 110 feet tall but is also a lower grade than the proposed tower. This would result in an increase of approximately 50 feet in visual height difference. Chairman Snider requested that the applicant be asked to limit height as much as possible to protect the viewshed.

Action Taken

Mr. Roberts made a motion to approve the concept plan, with the request to reduce the tower height to the lowest height possible without compromising coverage. The motion received a second from Mr. Stott and passed unanimously.

ADJOURNMENT

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

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary

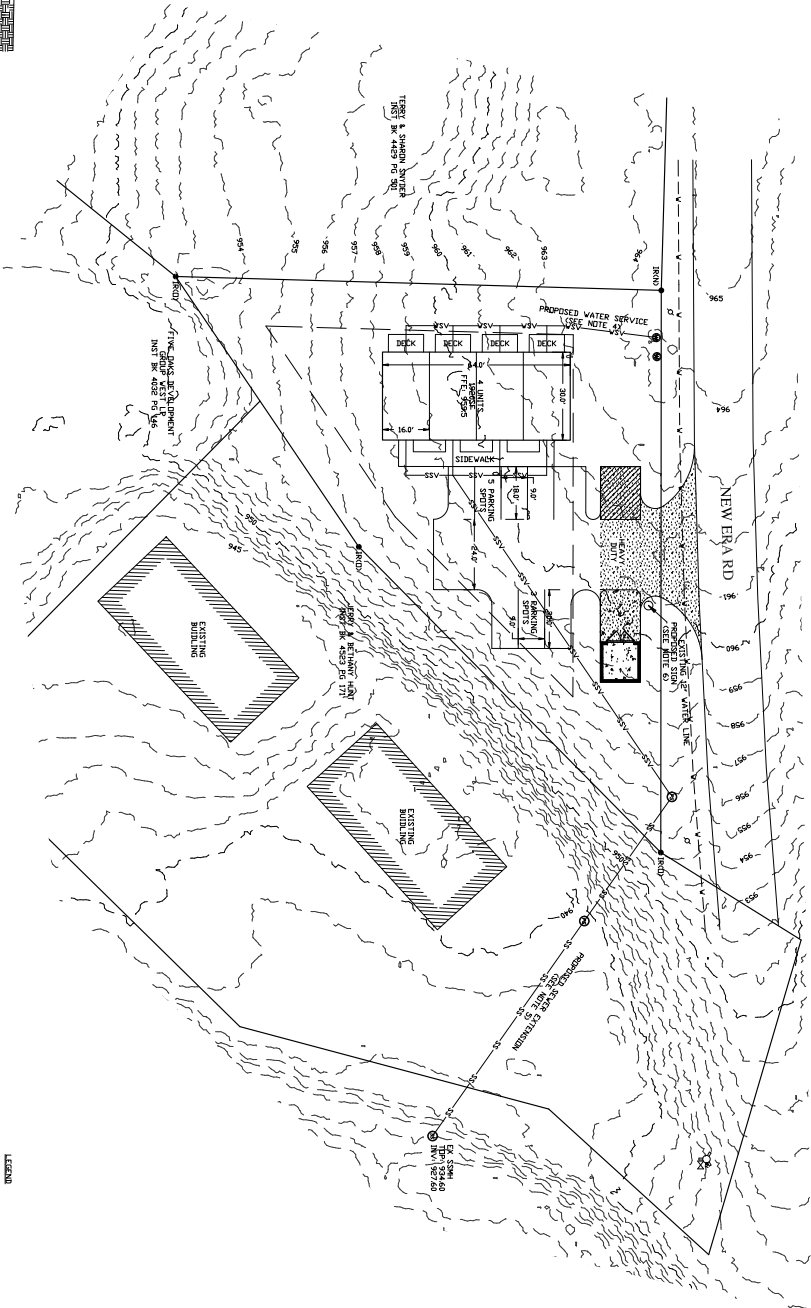
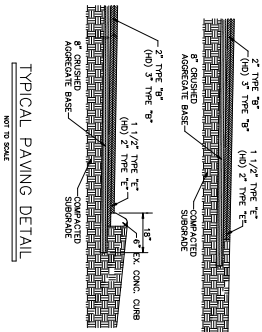


4	46.69°	46.67°	5° 56' 08.05"
5	127.31°	125.51°	5° 70' 04.05"
6	99.32°	99.30°	5° 02' 25.01"

OWNER
LISA & EARL WORLEY
7625 DODG RD
KNOXVILLE, TN 37938
(615) 454-1539

BUILDING SETBACKS.
FRONT = 30'
SIDE = 8' PER STORY
REAR = 25'

- [illegible]



- [illegible]



ENGINEERING, SURVEYING
AND LAND PLANNING

PO BOX 6699
635 WALL STREET, SUITE 4
SEVIERVILLE, TN 37864-6699
TEL: (615) 451-1284



PROPOSED 15'x38'
SQ. FT. TOWER IN
AREA

PROPOSED 14'0"
MONOPOLE

PROPOSED
CARRIER
BOXES LEASE
AREA (179')

PROPOSED
UTILITY
H-FRAME

PROPOSED 12' GRAVEL
TURN AROUND
PROPOSED 30'x50'x10'x10'

PROPOSED ACCESS
& UTILITY EASEMENT
(WIDTH VARIES)

EXISTING 30' ACCESS
& UTILITY EASEMENT

	Distance (feet)	Required	Variance
Building Side Yard (Meets, from face to face)	36"	30	None
Building Front/Side Yard (Meets, from face to top line)	36"	30	None
Building Side Yard (Meets, from face to top line)	32'6"	30	None
Building Side Yard (Meets, from face to top line)	56'6"	30	None
Tower Setback (Meets, from edge of tower)	45'11"	30	None
Tower Setback (Meets, from edge of tower)	70'1"	30	None
Tower Setback (Meets, from edge of tower)	56'	30	None
Tower Setback (Meets, from edge of tower)	67'	64.65	None



VOGUE
TOWERS




FPA
FRENCH & PARRELO
ASSOCIATES

440 CHESTNUT STREET
SUITE 101-B
CHATTANOOGA, TN 37402

100 N. Point Center E, Suite 125, Atlanta, GA 30022
470.318.8119

DATE	RECORD OF ISSUE	BY
05/12/2023	ZONING	TA, EB
05/30/2023	REVISED PER COMMENTS	JA, EB



NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:
NORTON

SITE NUMBER:
TN-082


SITE ADDRESS:
1414 PARKWAY (US HWY 441 S.)
SEVERVILLE, TN 37862

COMPOUND LAYOUT
DRAWN BY: TA
CHECKED BY: EB
PROJECT MANAGER: MAS
SHEET NUMBER: C-2

1 COMPOUND LAYOUT

SCALE 1" = 10' (22X34)

SCALE 1" = 20' (15X17)



GRAPHIC SCALE

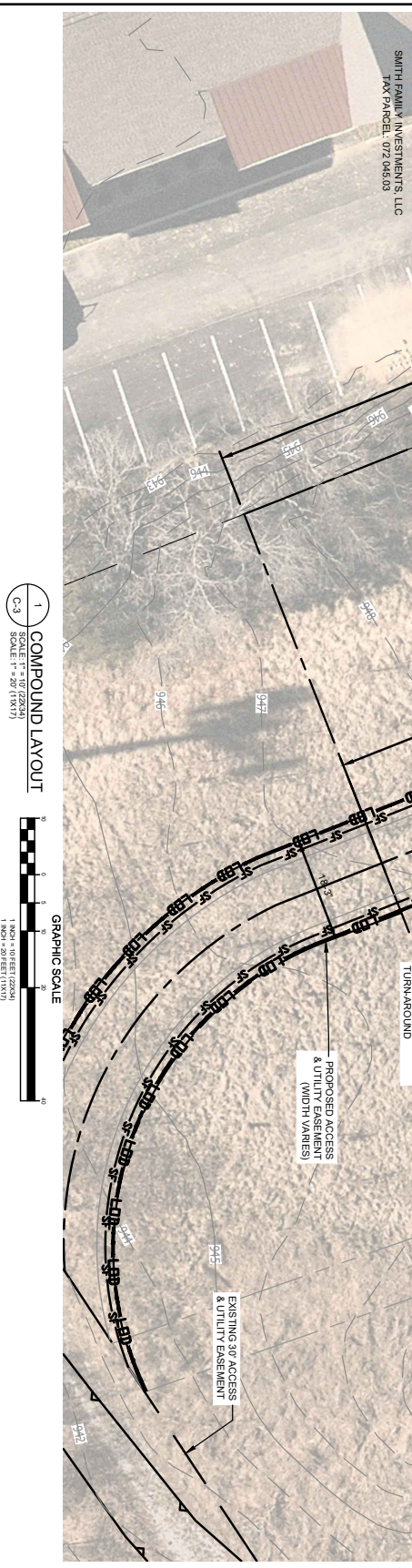




PHOTO LOCATION PLAN NO TO SCALE

PHOTO LOCATION



PROJECT:

PHOTOSIMS
TN-082 Norton
1414 Parkway,
SEVIERVILLE, TN 37862

DRAWING TITLE:

PHOTO LOCATION PLAN

DRAWN BY:
T.J.A.

CHECKED BY:
M.A.S

SCALE:
AS SHOWN

DATE:
5/30/23

JOB NO.:
15228.076


DRAWING NO.:
PHOTO SHEET 1



EXISTING PHOTO LOCATION #1



PROPOSED PHOTO LOCATION #1


 <p>1800 Route 34, Suite 101 • Wall, New Jersey 07719 a: 732.312.9800 f: 732.312.9801</p>	PROJECT: <div>PHOTOSIMS</div> <div>TN-082 Norton</div> <div>1414 Parkway,</div> <div>SEVIERVILLE, TN 37862</div>				DRAWING TITLE: <div>PHOTO LOCATION #1</div>
DRAWN BY: <div>T.J.A.</div>	CHECKED BY: <div>M.A.S</div>	SCALE: <div>AS SHOWN</div>	DATE: <div>5/30/23</div>	JOB NO.: <div>15228.076</div>	DRAWING NO.: <div>PHOTO SHEET 2</div>



EXISTING PHOTO LOCATION #2



PROPOSED PHOTO LOCATION #2


 <p>1800 Route 34, Suite 101 • Wall, New Jersey 07719 a: 732.312.9800 f: 732.312.9801</p>		<p>PROJECT:</p> <p>PHOTOSIMS</p> <p>TN-082 Norton 1414 Parkway, SEVIERVILLE, TN 37862</p>				<p>DRAWING TITLE:</p> <p>PHOTO LOCATION #2</p>
<p>DRAWN BY:</p> <p>T.J.A.</p>	<p>CHECKED BY:</p> <p>M.A.S</p>	<p>SCALE:</p> <p>AS SHOWN</p>	<p>DATE:</p> <p>5/30/23</p>	<p>JOB NO.:</p> <p>15228.076</p>	<p>DRAWING NO.:</p> <p>PHOTO SHEET 3</p>	



EXISTING PHOTO LOCATION #3



PROPOSED PHOTO LOCATION #3

 <p>1800 Route 34, Suite 101 • Wall, New Jersey 07719 a: 732.312.9800 f: 732.312.9801</p>	PROJECT: <div>PHOTOSIMS</div> <div>TN-082 Norton</div> <div>1414 Parkway,</div> <div>SEVIERVILLE, TN 37862</div>				DRAWING TITLE: <div>PHOTO LOCATION #3</div>
DRAWN BY: T.J.A.	CHECKED BY: M.A.S	SCALE: AS SHOWN	DATE: 5/30/23	JOB NO.: 15228.076	DRAWING NO.: PHOTO SHEET 4

City of Sevierville

Five-Year Street Maintenance Plan

Plan Year 1 2023-2024 (FY24)

Street	Road Rating	Treatment Type	Approximate Cost
Kilby Street	71	Resurfacing	\$61,500
Sam Houston Lane	80	Resurfacing	\$6,480
Ella Drive	75	Resurfacing	\$73,800
Floyd Lane	72	Resurfacing	\$36,900
Beal Court	85	Resurfacing	\$14,350
Heatley Lane	73	Resurfacing	\$34,850
Broady Lane	75	Resurfacing	\$18,450
Cedar Street	76	Resurfacing	\$32,800
Foxwood Drive	71	Resurfacing	\$108,650
Glenda Lane	75	Resurfacing	\$20,500
Middle Creek Road (Dolly Parton Parkway to Veterans Boulevard near Collier Drive)	70	Resurfacing	\$743,575
Temple Lane	75	Resurfacing	\$12,960
Fred Bryan Lane	70	Resurfacing	\$44,075
*Prince Street (Parkway to Forks of the River Parkway)	75	Resurfacing	\$75,000
Birchwood Subdivision	99	Preservation	\$29,856
Hollywood Circle	98	Preservation	\$26,040
Evergreen Drive	98	Preservation	\$23,687
Hickory Street	98	Preservation	\$6,198
Little Pigeon Estates Subdivision	95	Preservation	\$83,700

Total Year 1:			\$1,453,371
Budget:			\$1,455,000

City of Sevierville

Five-Year Street Maintenance Plan

Plan Year 2 2024-2025 (FY25)

Street	Road Rating	Treatment Type	Approximate Cost
Henderson Avenue	78	Resurfacing	\$97,580
Henderson Avenue	78	Reconstruction	\$73,775
Burridge Drive (North Side)	70	Preservation	\$24,625
North Circle Drive	72	Resurfacing	\$26,650
South Boulevard	74	Resurfacing	\$145,775
Red Bank Road	70	Resurfacing	\$301,350
Panorama Drive	85	Resurfacing	\$7,713
Connor Court	78	Resurfacing	\$12,544
Vista Circle	71	Resurfacing	\$47,150
Longview Drive	98	Preservation	\$25,660
Pheasant Ridge Subdivision	98	Preservation	\$20,023
Middle Creek Road (South of Collier Drive)	70	Resurfacing	\$312,000
Village Drive	75	Resurfacing	\$83,025
Cherokee Conner Drive	78	Resurfacing	\$16,400
Shields Drive	80	Resurfacing	\$12,300
Mark Ann Lane	78	Resurfacing	\$68,675
Summerfield Lane	72	Resurfacing	\$102,500
Cate Road	74	Resurfacing	\$127,400
Ownby Drive (one way portion)	69	Resurfacing	\$11,200
Cedar Bend Loop	71	Resurfacing	\$16,800
Pigeon River Road	74	Resurfacing	\$12,880

Total Year 2: \$1,546,025
Budget: \$1,550,000

City of Sevierville

Five-Year Street Maintenance Plan

Plan Year 3 2025-2026 (FY26)

Street	Road Rating	Treatment Type	Approximate Cost
Catlett Road	75	Resurfacing	\$207,500
Sunrise Lane	83	Resurfacing	\$27,300
Oak View Drive	75	Resurfacing	\$16,800
Davis Lane	75	Resurfacing	\$27,300
Maggie Mack Lane	73	Resurfacing	\$193,200
Timberlodge Lane	78	Resurfacing	\$21,000
Lenz Drive	75	Resurfacing	\$67,200
Railroad Street	70	Resurfacing	\$43,050
Valley Road	75	Resurfacing	\$160,650
Old Newport Highway	78	Resurfacing	\$462,500
Buena Drive	74	Resurfacing	\$28,350
Beech Road	70	Resurfacing	\$21,000
Walnut Road	70	Resurfacing	\$33,600
North Riverview Circle	70	Resurfacing	\$42,000
Hideaway Ridge Circle	70	Resurfacing	\$111,300
Y Road	70	Resurfacing	\$23,100
Rivergate Subdivision	98	Preservation	\$37,629
Royal Heights Subdivision	96	Preservation	\$77,000
Smokyview Drive	84	Resurfacing	\$65,100

Total Year 3:			\$1,665,579
Budget:			\$1,670,000

City of Sevierville

Five-Year Street Maintenance Plan

Plan Year 4 2026-2027 (FY27)

\$1,880,000

Street	Road Rating	Treatment Type	Approximate Cost
Lees Path	78	Resurfacing	\$27,500
Kanuga Court	78	Resurfacing	\$15,400
Goingback Circle	78	Resurfacing	\$27,500
Walkingstick Court	79	Resurfacing	\$13,200
Hornbuckle Lane	88	Resurfacing	\$8,800
Shaconage Trail	76	Resurfacing	\$261,800
Thurman Circle	80	Resurfacing	\$92,400
Snapp Street	74	Resurfacing	\$22,000
High Drive	75	Resurfacing	\$35,200
Cody Drive	73	Resurfacing	\$28,600
J J Circle	72	Resurfacing	\$17,600
East Loop Road	71	Resurfacing	\$23,100
West Loop Road	72	Resurfacing	\$23,100
Franklin Drive	72	Resurfacing	\$33,000
Spring Street	74	Resurfacing	\$13,200
Crescent Drive	72	Resurfacing	\$63,800
West View Street	74	Resurfacing	\$17,600
Park Road	74	Resurfacing	\$663,000
Catlett Drive	74	Resurfacing	\$33,000
Riverdale Drive	83	Resurfacing	\$83,600
Poplar Street	78	Resurfacing	\$37,400
Beal Woods Drive	78	Resurfacing	\$68,200
Live Oak Lane	83	Resurfacing	\$29,700
Ronald Sheperd Boulevard	70	Reconstruction	\$37,808
Ronald Sheperd Boulevard	70	Resurfacing	\$61,600
Foxwood Drive	98	Preservation	\$8,929
Glenda Lane	98	Preservation	\$1,350
Village Drive	98	Preservation	\$6,960
Shields Drive	98	Preservation	\$708
Cherokee Conner Drive	98	Preservation	\$1,111
Fred Bryan Lane	98	Preservation	\$3,052
Mark Ann Lane	98	Preservation	\$4,760
Henderson Avenue	98	Preservation	\$6,811
Railroad Street	98	Preservation	\$6,179
Summerfield Lane	96	Preservation	\$36,439
Chelsea Jo Lane	96	Preservation	\$24,858
Floyd Lane	98	Preservation	\$13,056
Beal Court	98	Preservation	\$3,622
Heatley Lane	98	Preservation	\$11,525
Temple Lane	98	Preservation	\$9,526

Total Year 4:			\$1,876,996
Budget:			\$1,880,000

City of Sevierville

Five-Year Street Maintenance Plan

Plan Year 5 2027-2028 (FY28)

\$2,080,000

Street	Road Rating	Treatment Type	Approximate Cost
Cherokee Circle	77	Resurfacing	\$111,100
Denton Road	77	Resurfacing	\$190,300
Tulip Circle	76	Resurfacing	\$41,800
Sandy Bottom Circle	77	Resurfacing	\$35,200
Rivers Edge Lane	76	Resurfacing	\$68,200
River Valley Circle	80	Resurfacing	\$145,200
Bass Pro Drive	84	Resurfacing	\$222,200
Outdoor Sportsman Place	80	Resurfacing	\$159,500
Outdoor World Drive	80	Resurfacing	\$38,500
Adventure Lane	86	Resurfacing	\$48,400
East Dumplin Valley Road	86	Resurfacing	\$233,750
West Dumplin Valley Road	78	Resurfacing	\$311,250
Parker Boulevard	76	Resurfacing	\$193,600
Dumplin Lane	86	Resurfacing	\$26,327
Old Newport Highway	96	Preservation	\$26,431
Valley Road	98	Preservation	\$55,769
Davis Lane	98	Preservation	\$1,800
New Riverside Drive	81	Resurfacing	\$83,380
Dickey Drive	82	Resurfacing	\$53,240
Sycamore Lane	89	Resurfacing	\$21,560
East Avenue	90	Resurfacing	\$10,120

 Total Year 5: \$2,077,627
 Budget: \$2,080,000

City of Sevierville
Five-Year Sidewalk Improvement Plan
FY 2023

YEAR 1, 2023-2024 (FY24)

Street/Improvement	Approx. Cost
Middle Creek Road, Eastgate Road to Veterans Boulevard (Southbound Side) Installation of new sidewalk	\$100,000
Replacement of Existing Sidewalk in Accordance with ADA Transition Plan Priorities Prince Street	\$100,000

Total Year 1	\$200,000

YEAR 2 2024-2025 (FY25)

Street/Improvement	Approx. Cost
McMahan Avenue, East Bruce Street to Dolly Parton Parkway (Northbound Side) Installation of new sidewalk	\$100,000
East Bruce Street, Henderson Avenue to McMahan Avenue (Westbound Side) Installation of new sidewalk	
Henderson Avenue, East Bruce Street to Dolly Parton Parkway (Southbound Side) Installation of new sidewalk	
Replacement of Existing Sidewalk in Accordance with ADA Transition Plan Priorities Bruce Street from Gary Wade Boulevard to Parkway Court Avenue	\$300,000

Total Year 2	\$400,000

City of Sevierville
Five-Year Sidewalk Improvement Plan
FY 2023

YEAR 3, 2025-2026 (FY26)

Street/Improvement	Approx. Cost
Apple Valley Road, (North side approximately 800 feet) Installation of new sidewalk	\$100,000
Replacement of Existing Sidewalk in Accordance with ADA Transition Plan Priorities Henderson Avenue, McMahan Avenue	\$300,000

Total Year 3	\$400,000

YEAR 4, 2026-2027 (FY27)

Street/Improvement	Approx. Cost
Dolly Parton Parkway (Eastbound Side), from Birchwood lane towards SR 416 Installation of new sidewalk (Multi-year project)	\$100,000
Replacement of Existing Sidewalk in Accordance with ADA Transition Plan Priorities Park Road from City Park to Parkway	\$300,000

Total Year 4	\$400,000

YEAR 5, 2027-2028 (FY28)

Street/Improvement	Approx. Cost
Dolly Parton Parkway (Eastbound Side), from Birchwood lane towards SR 416 Installation of new sidewalk (Multi-year project)	\$100,000
Replacement of Existing Sidewalk in Accordance with ADA Transition Plan Priorities Elm Street, Cherry Street	\$300,000

Total Year 5	\$400,000