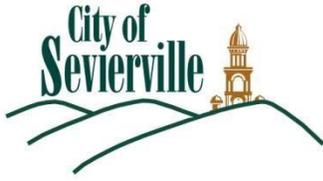


SEVIERVILLE PLANNING COMMISSION

December 3, 2015

Sevierville Civic Center 5:00 P.M.



Planning Commission

AGENDA

December 3, 2015

- A. Call to Order
- B. Approval of Minutes – November 5, 2015
- C. Old Business
- D. New Business
 - 1. Rezoning – Mountain Commerce Bank requests rezoning from R-1 Low Density Residential District to R-3 High Density Residential District – Map: 61, Parcel 125.05, Veterans Boulevard (City).
 - 2. Rezoning – Norvell & Poe Engineers request rezoning from C-3 Intermediate Commercial District to C-5 Tourist Commercial District – Centerview Road/Veterans Boulevard (City).
 - 3. Rezoning – Bill Yett requests rezoning from A-R Agricultural Residential District to C-4 Arterial Commercial District – 735 Old Douglas Dam Road (City).
 - 4. Rezoning – Bill Yett requests rezoning from R-1 Rural Residential District to C-2 General Commercial District – 735 Old Douglas Dam Road (Planning Region).
 - 5. Rezoning – Bryan Reagan requests rezoning from R-1 Low Density Residential District to R-2 Medium Density Residential District – 1719 Snapp Road (City).
 - 6. Site Plan – Tower Co. requests site plan approval – 106 Industrial Park Drive (City).
 - 7. Site Plan – W.C. Whaley, Inc. surveying requests site plan approval – 231 and 301 Court Avenue.
- E. Staff Reports
 - 1. Thematic Building
- E. Adjournment



Planning Commission

AGENDA NOTES

December 3, 2015

- A. Call to Order
- B. Approval of Minutes – November 5, 2015
- C. Old Business
- D. New Business
 - 1. Rezoning – Mountain Commerce Bank requests rezoning from R-1 Low Density Residential District to R-3 High Density Residential District – Map 61: Parcel 125.05, Veterans Boulevard (City).

As noted in the enclosed Staff Report, rezoning has been requested in order to permit construction of multi-family housing at this location. Staff can recommend rezoning but requiring property access off of London Lane.

- 2. Rezoning – Norvell & Poe Engineers request rezoning from C-3 Intermediate Commercial District to C-5 Tourist Commercial District – Centerview Road/Veterans Boulevard (City).

As noted in the enclosed Staff Report, rezoning is requested in order to permit a comprehensive tourist commercial development on both sides of Veterans Boulevard at Centerview Road. A master plan is required as part of a request for rezoning to C-5 which is also included in the packet. Staff recommends approval.

- 3. Rezoning – Bill Yett requests rezoning from A-R Agricultural Residential District to C-4 Arterial Commercial District – 735 Old Douglas Dam Road (City).

As noted in the enclosed Staff Report, this property adjoins property zoned C-4 to the south, and C-3 to the west, and staff recommends approval.

- 4. Rezoning – Bill Yett requests rezoning from County R-1 Rural Residential District to County C-2 General Commercial District – 735 Old Douglas Dam Road (Planning Region).

As noted in the enclosed Staff Report, this property adjoins property in the same ownership inside the City proposed for rezoning to C-1 (See Item 2 above). County C-2 is the district most similar to the City's C-4 district, and staff recommends approval.

- 5. Rezoning – Bryan Reagan requests rezoning from R-1 Low Density Residential District to R-2 Medium Density Residential District – 1719 Snapp Road (City)

As noted in the enclosed Staff Report, this property adjoins property zoned R-2, but which was developed as a single-family PUD. There is no multi-family housing nearby. The parcel may prove challenging to develop for multi-family housing due to

requirements for parking and other required site improvements. Staff has not made a recommendation on this item.

6. Site Plan – Tower Co. requests site plan approval – 106 Industrial Park Drive (City).

This plan involves the placement of a cell tower on property zoned M-1. The plan meets ordinance requirements and staff recommends approval.

7. Site Plan – W.C. Whaley, Inc. surveying requests site plan approval – 231 and 301 Court Avenue.

This plan involves the combination of two parcels and the construction of an addition connecting two existing buildings to be used for storage. Additional pavement will be added on the southern portion of the site, and the existing entrance on the northside will be widened to accommodate two-way traffic. Staff recommends approval, subject to receipt of signed plat combining the two parcels.

E. Staff Reports

1. Thematic Building

As part of our continuing discussion of matter of interest to staff and Planning Commission as we work on the zoning ordinance rewrite project, please see enclosed Staff Report on this topic.

F. Adjournment



PLANNING COMMISSION MINUTES November 5, 2015

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, November 5, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Conley T. Murrell, Secretary
Bryan Atchley, Mayor
Wayne Helton
Daryl Roberts
Vincent Snider

MEMBERS ABSENT

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director
Frank Cravens, Stormwater Technician

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. Roberts, to approve the minutes from the October 1, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ANNEXATION – REQUEST FOR ANNEXATION – LOTS 24, 25, 26, AND 27 OF VICTORIA FIELDS SUBDIVISION, PHASE II ON RICELAND DRIVE – THOMAS K. RICE TRUSTEE AND JOHN AND TRACEY REAGEN, PETITIONERS

Staff Recommendation

Ms. Caskie explained that all parties subject to this annexation have requested and agreed to it, and that City services and facilities are presently available to these properties. A plan of services has been provided. Staff recommended approval.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the annexation request. The motion passed with a unanimous vote.

REZONING – RON OGLE, ET UX, REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – VETERANS BOULEVARD – TAX MAP 72, PARCEL 163.27 (CITY).

Staff Recommendation

Ms. Caskie explained that the southern portion of this property is already zoned C-4 and property to the north and west has been recommended for rezoning to C-4. Staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Murrell, to approve the rezoning request. The motion passed with a unanimous vote.

REZONING – JANE DOUGLAS REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL TO C-1 RURAL COMMERCIAL – 625 EAST DUMPLIN VALLEY ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that since this parcel has frontage on I-40, and because the area this parcel is located in contains a mix of uses staff can recommend approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Murrell, to recommend approval of the rezoning to the County Commission. The motion passed with a unanimous vote.

SUBDIVISION – SIMS SURVEYING REQUESTS RESUBDIVISION OF LOTS 4, 5, 6, 7 AND 8R OF NORHTVIEW BUSINESS PARK– BUSINESS STREET (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that this replat will consolidate several lots into one lot of 3.38 acres ±. Mini storage buildings and vehicle storage areas are presently located on this property. Ms. Caskie

explained that at this time the plat had not been received with the necessary signatures and recommended either denial or approval of the plat pending receipt of the signatures.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Roberts to approve the subdivision plat subject to the receipt of required signatures. The motion passed with a unanimous vote.

Chairman Overbay declared a temporary adjournment at 5:07 PM to hold the Board of Zoning Appeals meeting. The Planning Commission meeting reconvened at 5:33 PM.

SITE PLAN – MBI REQUESTS SITE PLAN APPROVAL FOR THE OVERLOOK AT ALLENSVILLE APARTMENTS, PHASE II – 293 MOUNT DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan had just been discussed at the Board of Zoning Appeals meeting. The variance requested for the reduction in the length of separation between the buildings was denied. During the BZA meeting it was discussed to flip the maintenance building in question to the opposite side of the drive aisle. Staff and Planning Commissioners agreed that this would be a better solution to the problem than allowing for a reduction in the separation length between buildings. Staff recommended approval upon resubmittal of the changes and staff review of those changes, ratification by the Board of Zoning Appeals, and finalization of a cross access easement agreement. Alicia McAuley, MBI, explained that the easement agreement would be finalized upon closing.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Roberts to approve the site plan contingent upon resubmittal that flips the accessory structure to the opposite side of the drive aisle and staff review of the changes, ratification of the changes by the Board of Zoning Appeals, and providing a copy of the finalized cross access agreement. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE ENGINEERS REQUEST SITE PLAN APPROVAL (REVISED) – 505 HIGH STREET (CITY).

Staff Recommendation

Ms. Caskie explained that this was also a site plan that had just been discussed at the Board of Zoning Appeals meeting. The variance requested for the drive aisle width and side setback was approved. She explained that this site plan was a revision to a previously approved plan to convert the single family home on the property into an office. The owners never fully completed the conversion. Mr. Norvell is interested in the property for use as an office and is proposing this revision to the parking plan. Ms. Caskie explained that the revision proposed will reorient the required parking spaces, provide a driveway connection to the parking lot of Fellowship Baptist Church, and change the way in which

stormwater runoff is managed. The plan has gone before the HRO Committee and they approve of the revisions. Staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood to approve the site plan. The motion passed with a unanimous vote.

STAFF REPORTS

This month Mr. Frank Cravens did a presentation on stormwater management.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:02 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



Development Department

Staff Report

RE: Rezoning Request - Veterans Boulevard (State Road 449) near London Lane

Applicant: Mountain
Commerce Bank; Owner; Adam
Carr, Agent

Staff: Pamela Caskie, Judi
Forkner, Dustin Smith

Tax ID Number(s): Map 61,
Parcel 125.05

Current Zone: R-1, Low
Density Residential

Requested Zone: R-3, High
Density Residential

Number of Lots: 1 lot

Current Use: Vacant

Proposed Use: Apartments

Notification: Letters sent to
property owners within 200'.

Exhibits: Map attached

Request

Rezoning of 10.20 acres +/- from R-1 (Low Density Residential) to R-3 (High Density Residential)

Background

This property is on the westside of Veterans Boulevard and extends westward to London Lane. All adjoining properties, including that lying on the eastside of Veterans Boulevard, are zoned R-1. Waterlines are located on London Lane and on the eastside of Veterans Boulevard. There is a sewer connection to the property from a line lying on the eastside of Veterans Boulevard.

Staff Comments

If rezoned, the topography of the property and the fact it has frontage on both Veterans Boulevard and London Lane will require careful siting of buildings, parking, and points of ingress/egress.

As noted in staff's comments related to recent requests to rezone property on Veterans Boulevard (State Road 449), this road is viewed by TDOT as an important link in the State's regional transportation system. This road connects with Dolly Parton Parkway (US 411/State Road 35), a primary route between Knox, Sevier, and Cocke Counties, and is expected to be extended northward from Dolly Parton Parkway to intersect with Winfield Dunn Parkway (State Road 66) which provides access to Sevier County from I-40. TDOT is presently studying this corridor with the City and with the City of Pigeon Forge, and the citizen and staff committee assigned to review growth and development issues in the East Sevierville Planning Area as part of the zoning ordinance rewrite project will also include this corridor in its study efforts. The purpose of these study efforts is to examine how growth and development along the corridor can be accommodated while assuring the travel efficiency of this corridor is maintained over time.

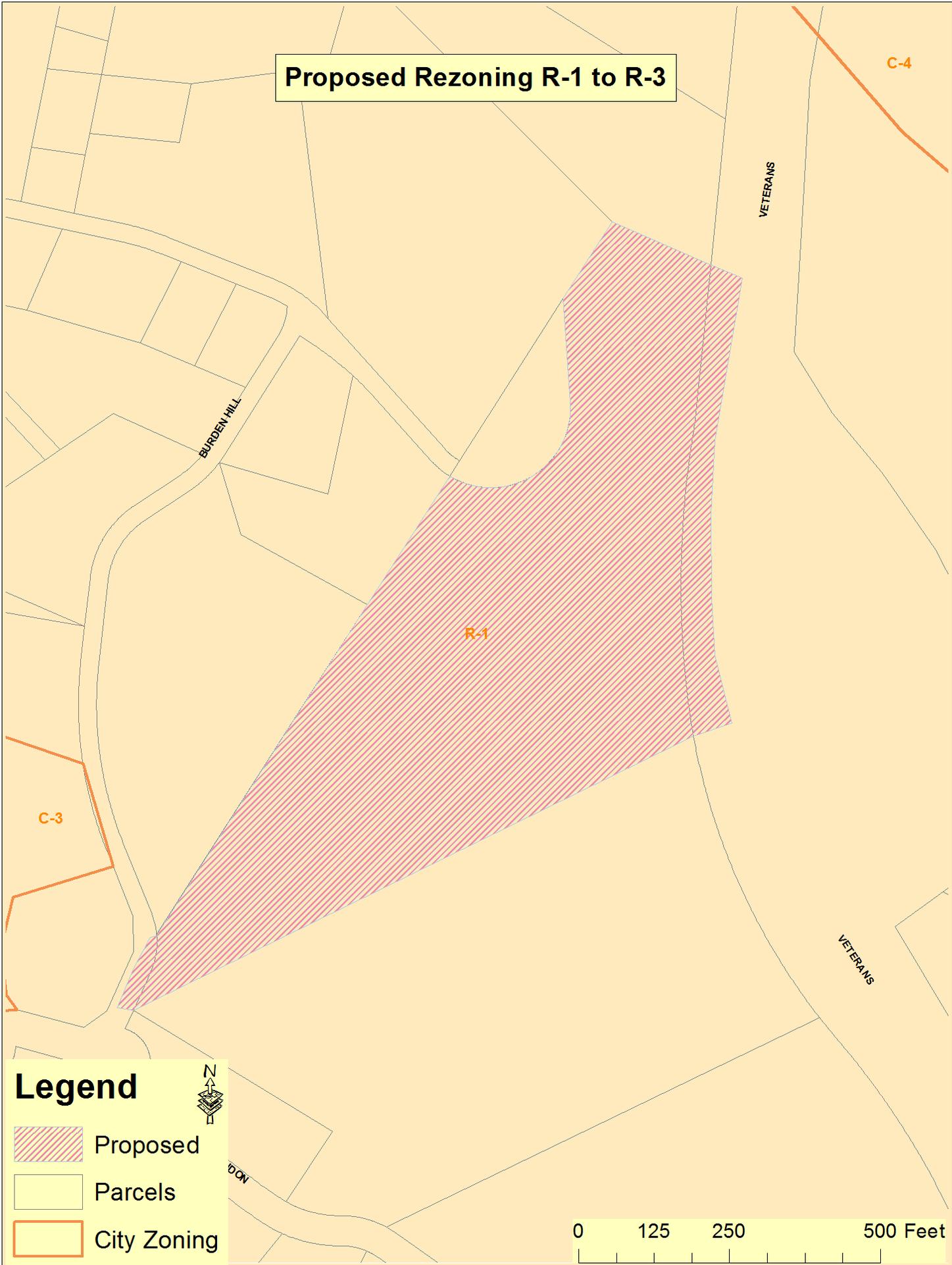
Public Comments

None to date.

Staff Recommendation

The slope of this property at Veteran's Blvd is such that staff would recommend rezoning but requiring property access off of London Lane.

Proposed Rezoning R-1 to R-3



Legend

-  Proposed
-  Parcels
-  City Zoning



0 125 250 500 Feet



Development Department

Staff Report

RE: Rezoning Request - Veterans Boulevard (State Road 449) at Centerview Road

Applicant: Rex Rainwater, et al, Owners; White Investments & Equities and Norvell & Poe Engineers, LLC, Agents

Staff: Pamela Caskie, Judi Forkner, Dustin Smith

Tax ID Number(s): Map 73, Parcel 5

Current Zone: C-3, Intermediate Commercial

Requested Zone: C-5, Tourist Commercial

Request

Rezoning of 31.8 acres +/- from C-3 (Intermediate Commercial) to C-5 (Tourist Commercial)

Background

This property lies along the east and west sides of Veterans Boulevard at the southern city limits, and also has frontage on Centerview Road, a Pigeon Forge city street. The easternmost portion of the property has frontage along Middle Creek Road, but access to Middle Creek Road is challenging due to the floodway running in a north/south direction near the Middle Creek Road right-of-way. A development which includes an amusement component is proposed for the westside of Veterans Boulevard. The present zoning classification of C-3 does not allow amusement uses.

Staff Comments

The type of development proposed and the proposed building/structure height for the westside of Veterans Boulevard, and a long-range plan by the developer to expand tourist commercial uses to the eastside of Veterans Boulevard, have prompted this request for rezoning. As required by the zoning ordinance, the area proposed for rezoning is over 25 acres in area and a master plan for development indicating at least 80% of the uses will be tourist-oriented has been submitted. As noted above, the property has access onto a Pigeon Forge city street, and any development plans which would include access onto that street will be reviewed at the point at which a site plan is submitted for this property.

As noted in staff's comments related to recent requests to rezone property lying on Veterans Boulevard (State Road 449), this road is viewed by TDOT as an important link in the State's regional transportation system. This road connects with Dolly Parton Parkway (US 411/State Road 35), a primary route between Knox, Sevier, and Cocke Counties, and is expected to be extended northward from Dolly Parton Parkway to intersect with Winfield Dunn Parkway (State Road 66) which provides access to Sevier County from I-40. TDOT is presently studying this corridor with the City and with the City of Pigeon Forge, and the citizen and staff committee assigned to review growth and development issues in the East Sevierville Planning Area as part of the zoning ordinance rewrite project will also include this corridor in its study efforts. The purpose of these study efforts is to examine how growth and development along the corridor can be accommodated while assuring the travel efficiency of this corridor is maintained over time.

Number of Lots: Property is identified as one parcel on tax records; however, the construction of Veterans Boulevard created two lots, one on the westside of Veterans Boulevard, and one on the eastside.

Current Use: One barn on eastside of Veterans Boulevard

Proposed Use: Amusement, accommodations, and related uses (retail, food services, and similar uses)

Notification: Letters sent to property owners inside City within 200’.

Exhibits: Map attached

Public Comments

None to date.

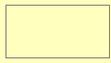
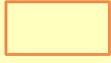
Staff Recommendation

The proposed use is consistent with the type and nature of activities that the city would like to see on Veteran’s Blvd. The proposed site plan also only uses Centerview to access the property. As such, staff would recommend rezoning to permit the C-5 zone, which is being done to provide the height required to complete the site plan in a way that makes the development financially feasible.

Proposed Rezoning C-3 to C-5



Legend

-  Proposed
-  Parcels
-  City Zoning
-  City Limits

0 200 400 800 Feet



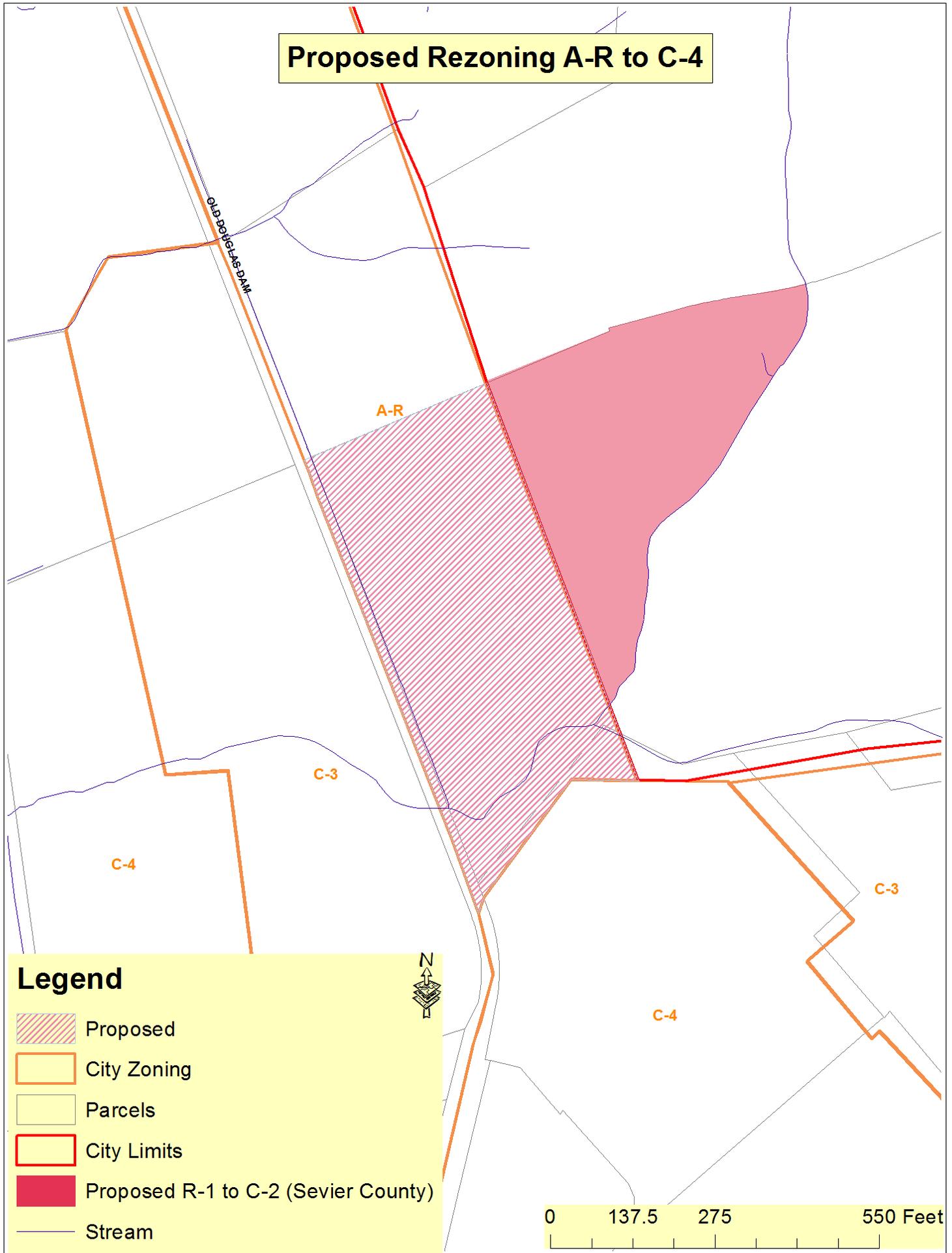
Development Department

Staff Report

RE: Rezoning Request – Old Douglas Dam Road
(City)

<p><u>Applicant:</u> William R. Yett, Owner</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 49, part of Parcel 30</p> <p><u>Current Zone:</u> County R-1, Rural Residential</p> <p><u>Requested Zone:</u> County C-2, General Commercial</p> <p><u>Number of Lots:</u> Part of 1 lot (See also, Staff Report on request to rezone a portion of this lot lying outside the city limits)</p> <p><u>Current Use:</u> Vacant</p> <p><u>Proposed Use:</u> Commercial</p> <p><u>Notification:</u> Letters sent to property owners inside City within 200’.</p> <p><u>Exhibits:</u> Map attached</p>	<p><u>Request</u> Rezoning of 4.9 ac. +/- from A-R (Agriculture-Residential) to C-4, (Arterial Commercial)</p> <p><u>Background</u> This property lies inside the city limits and is part of a larger parcel, the remainder of which lies outside the City. A portion of the remainder of the parcel to the east is presently zoned County R-1 (Rural Residential), but is proposed for rezoning to County C-2 (General Commercial). The property to the north is zoned A-R, the property to the west is zoned C-3 (Intermediate Commercial) presently under development as part of the River Landing retail center, and the property to the south is a vacant lot in the Allensville Square development zoned C-4. There is a single-family home on the portion of the parcel inside the City, and a single-family home on a portion of the parcel outside the City which is presently accessed from a driveway intersecting with Old Douglas Dam Road inside the City. (The portion of the property with the residence outside the City is not proposed for County rezoning). A stream is located near the southern border of this property and a waterline runs along Old Douglas Dam Road. Sewer is in the vicinity, but not presently available to this property.</p> <p><u>Staff Comments</u> It is the intention to include this portion of the property with the portion of the larger parcel outside the City presently being considered for rezoning to County C-2 for a distillery.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> There is adjacent C-4 but this property is not on an arterial roadway. That said, the proposed use is not inconsistent with the uses around it and will not generate traffic. Staff believes that this can be resolved in the future zoning map and rewrite.</p>
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Proposed Rezoning A-R to C-4



Legend

-  Proposed
-  City Zoning
-  Parcels
-  City Limits
-  Proposed R-1 to C-2 (Sevier County)
-  Stream



0 137.5 275 550 Feet



Development Department

Staff Report

RE: Rezoning Request – near Old Douglas Dam Road

(Planning Region)

<p><u>Applicant:</u> William R. Yett, Owner</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 49, part of Parcel 30</p> <p><u>Current Zone:</u> County R-1, Rural Residential</p> <p><u>Requested Zone:</u> County C-2, General Commercial</p> <p><u>Number of Lots:</u> Part of 1 lot (See also, Staff Report on request to rezone a portion of this lot lying inside the city limits)</p> <p><u>Current Use:</u> Vacant</p> <p><u>Proposed Use:</u> Commercial</p> <p><u>Notification:</u> County will provide notice in accordance with Sevier County Planning Department policies and procedures</p> <p><u>Exhibits:</u> Map attached</p>	<p><u>Request</u> Rezoning of 3.8 ac. +/- from County R-1 (Rural Residential) to County C-2 (General Commercial)</p> <p><u>Background</u> This property is the portion of this parcel which adjoins the portion of the property presently under consideration for rezoning to C-4 (Arterial Commercial) by the City, and which lies west of a stream running from the northeast to the southwest through the property. The remainder of this parcel contains a residence, the access for which is provided from Old Douglas Dam Road. The portion of the property with the residence is not proposed for rezoning.</p> <p>Properties to the north, east, and south of this property are zoned County R-1. The property to the west is inside the City, and as noted earlier, is presently under consideration for rezoning to C-4, (Arterial Commercial). A waterline runs along Old Douglas Dam Road inside the City, and sewer is in the vicinity inside the City, but not presently available to this property.</p> <p><u>Staff Comments</u> It is the intention to include this portion of the property with the portion of the larger parcel presently being considered for rezoning to C-4 inside the City as a site for a distillery.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> This is consistent with the neighborhood and the city’s rezoning of the remaining parcel.</p>
--	--

Request Date 11-12-15



Rezoning Request Form

Sevier County Planning and Zoning Department
227 Cedar Street ~ Sevierville, TN. 37862
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name BILL YETT Phone # 865 898-3276

Address 735 OLD DOUGLAS DAM RD SEVIERVILLE TN 37876
Street City State Zip

-----Property Information -----

Property Owner BILL YETT Phone # 865-898-3276

Address 735 OLD DOUGLAS DAM RD SEVIERVILLE TN 37876
Street City State Zip

Civil District 5 Tax ID 49 030,00
Map Group Parcel

Property Address 735 OLD DOUGLAS DAM RD SEVIERVILLE TN 37876
Street City State Zip

----- Rezoning Request -----

Current Zoning District R-1 Current Use MOWED FOR HAY

Proposed Zoning District & Use C-2

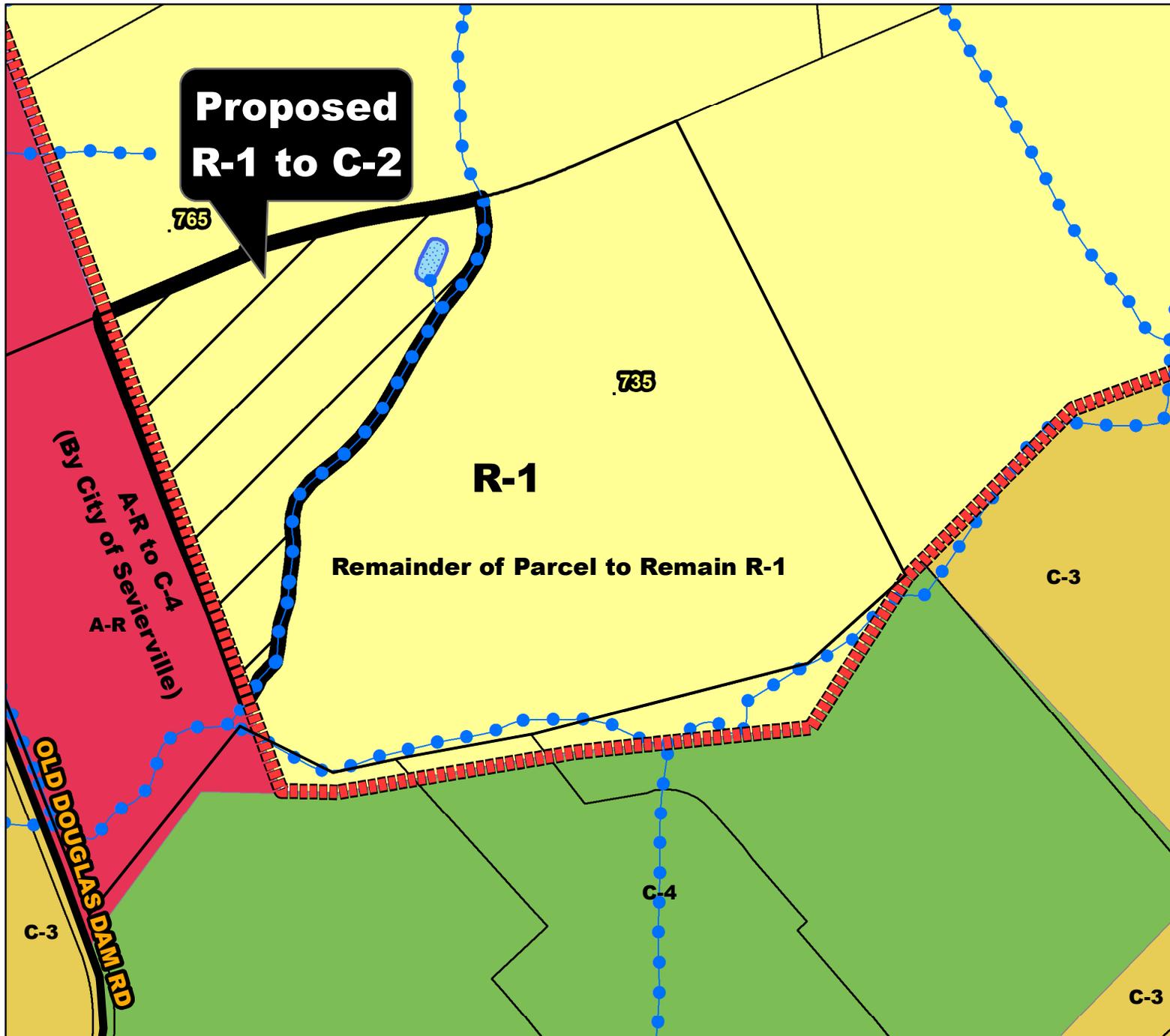
Agricultural Residential Commercial Industrial
 A-1 R-1 R-2 R-2M C-1 C-2 I-1

I, the undersigned being the owner of property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and consent that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

William R. Yett
Property owner

12 NOV 2015
Date

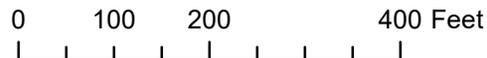
_____ PC _____ CC		For Office Use Only		Zoning Map # <u>9</u>
Reviewed by the <u>Sevierville</u> Planning Commission				
Recommended: For _____		Against _____		
Reviewed By County Commission _____				
Approved _____		Denied _____		



Legend

-  Map 49 Parcel 30
 -  Sevier County Roads
 -  County Boundary
 -  Stream
 -  Rivers, Lakes & Ponds
 -  Rezoning
 -  Addresses
 -  Parcels
 -  Sevierville City Limits
- Sevier County Zoning**
- Zoning**
-  A-1 AGRICULTURAL
 -  C-1 RURAL COMMERCIAL
 -  C-2 GENERAL COMMERCIAL
 -  I-1 INDUSTRIAL
 -  R-1 RURAL RESIDENTIAL
 -  R-2 HIGH DENSITY RESIDENTIAL
 -  R2-M MEDIUM RESIDENTIAL
 -  NATIONAL PARK

1 inch = 200 feet



REZONING REQUEST

735 Old Douglas Dam Rd

Map 49 Parcel 30.00

2015

DISCLAIMER
SEVIER COUNTY GIS MAKES NO WARRANTY, EXPRESS OR IMPLIED, NOR ANY GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA OR INFORMATION PROVIDED. SEVIER COUNTY GIS EXPLICITLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES. RECIPENT AGREES TO HOLD HARMLESS SEVIER COUNTY GIS FOR ANY CAUSE OF ACTION AND COST ASSOCIATED WITH ANY CAUSE OF ACTION WHICH MAY ARISE AS A CONSEQUENCE OF SEVIER COUNTY GIS PROVIDING INFORMATION.



Development Department
Staff Report
RE: Rezoning Request – Snapp Road

Applicant: Sheila Bryan,
Owner; Pete Smith, Agent

Staff: Pamela Caskie, Judi
Forkner, Dustin Smith

Tax ID Number(s): Map 62,
Parcel 73

Current Zone: R-1, Low
Density Residential

Requested Zone: R-2,
Medium Density Residential

Number of Lots: 1 lot

Current Use: Vacant

Proposed Use: Apartments

Notification: Letters sent to
property owners within 200’.

Exhibits: Map attached

Request

Rezoning of 1.16 acres +/- from R-1 (Low Density Residential) to R-2 (Medium Density Residential)

Background

This property is a level lot which lies on the west side of Snapp Road. The property to the east of Snapp Road is the river channel, zoned C-3 (Intermediate Commercial). The properties to the south and west are zoned R-1, and the property to the north is zoned R-2, and is the site of River Colony, a single-family planned unit development (PUD).

Staff Comments

If rezoned, it should be noted that any apartments placed on this site would have to be in one structure, as the current zoning provisions would not permit a PUD with more than one principal building to be placed a site of this size. Water and sewer are available to this property, and the property contains both floodway and flood hazard area.

Public Comments

None to date.

Staff Recommendation

This lot should not be rezoned to R-2 on the basis of the size of the lot and the surround common uses. But the lot to the north is zoned R-2 and the applicant made an assumption that this lot could be used in a similar fashion. It is his intent to place housing for workers on this lot. Staff is uncomfortable making a recommendation of any kind on this request.

Proposed Rezoning R-1 to R-2

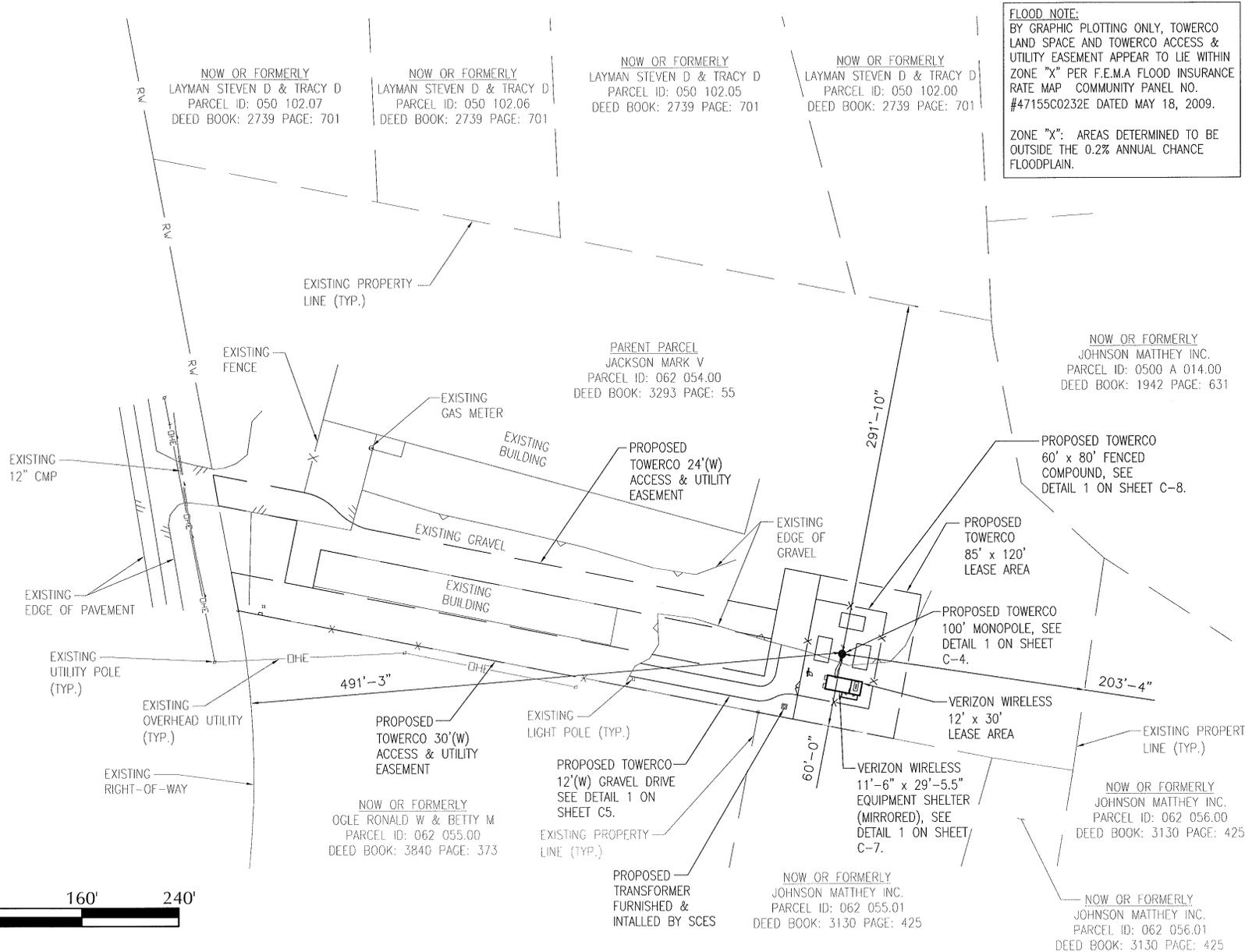


Legend



-  Proposed
-  City Zoning
-  Parcels
-  City Limits

0 50 100 200 Feet



FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, TOWERCO LAND SPACE AND TOWERCO ACCESS & UTILITY EASEMENT APPEAR TO LIE WITHIN ZONE "X" PER F.E.M.A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. #47155C0232E DATED MAY 18, 2009.
 ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOW OR FORMERLY
 LAYMAN STEVEN D & TRACY D
 PARCEL ID: 050 102.07
 DEED BOOK: 2739 PAGE: 701

NOW OR FORMERLY
 LAYMAN STEVEN D & TRACY D
 PARCEL ID: 050 102.06
 DEED BOOK: 2739 PAGE: 701

NOW OR FORMERLY
 LAYMAN STEVEN D & TRACY D
 PARCEL ID: 050 102.05
 DEED BOOK: 2739 PAGE: 701

NOW OR FORMERLY
 LAYMAN STEVEN D & TRACY D
 PARCEL ID: 050 102.00
 DEED BOOK: 2739 PAGE: 701

PARENT PARCEL
 JACKSON MARK V
 PARCEL ID: 062 054.00
 DEED BOOK: 3293 PAGE: 55

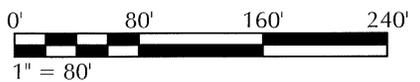
NOW OR FORMERLY
 JOHNSON MATTHEY INC.
 PARCEL ID: 0500 A 014.00
 DEED BOOK: 1942 PAGE: 631

NOW OR FORMERLY
 OGLE RONALD W & BETTY M
 PARCEL ID: 062 055.00
 DEED BOOK: 3840 PAGE: 373

NOW OR FORMERLY
 JOHNSON MATTHEY INC.
 PARCEL ID: 062 055.01
 DEED BOOK: 3130 PAGE: 425

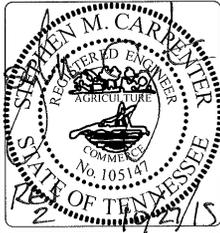
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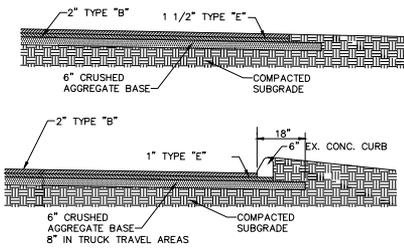


A&E PROJECT #:	N/A
DRAWN BY:	BNS
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/27/15	PROPOSED FENCE REMOVED
2	10/26/15	REV. TOWER HEIGHT
3	10/16/15	CONSTRUCTION ISSUE
4	10/09/15	PRELIMINARY REVIEW
5	09/30/15	PRELIMINARY REVIEW



PROJECT NO.	N/A
SITE NAME:	SMOKY BEAR
SITE LOCATION CODE:	TN0137
SITE ADDRESS:	106 INDUSTRIAL PARK DRIVE SEVIERVILLE, TN 37862
DESIGN TYPE:	RAWLAND
SHEET TITLE:	OVERALL SITE LAYOUT PLAN
DRAWING NO.	C-1
REVISION:	2



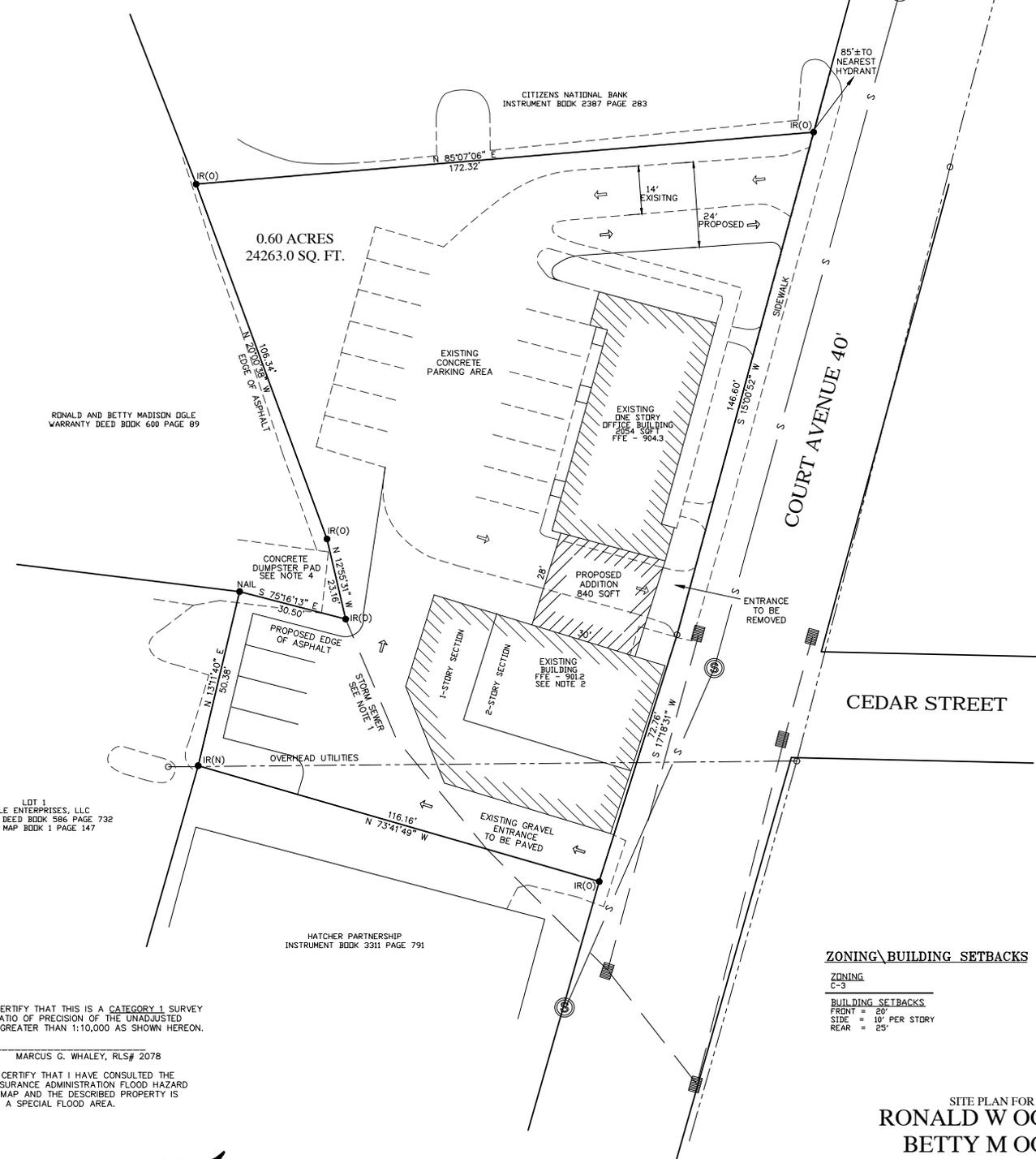
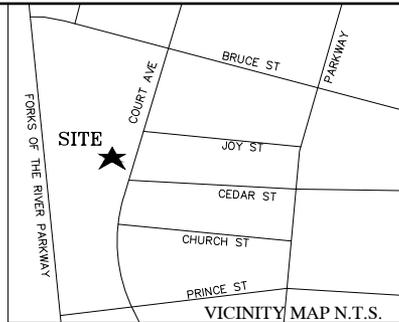
TYPICAL PAVING DETAIL

NOT TO SCALE

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) AE OF THE FLOODED INSURANCE RATE MAP NUMBER 4715SC0227E, WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BASE FLOODED ELEVATION FOR THIS SITE IS 906.6

NOTES

1. THE LOCATION OF THE STORM SEWER SHOWN ON THIS PROPERTY IS TAKEN FROM THE MAP RECORDED IN MAP BOOK 22 PAGE 193.
2. THE FIRST FLOOR OF THIS BUILDING WILL REMAIN AS RETAIL (3120 SQFT) THE SECOND FLOOR WILL REMAIN AS AN APARTMENT (1520 SQFT)
3. THE PROPOSED ADDITION WILL BE USED AS STORAGE.
4. THE EXISTING DUMPSTERS IN THIS AREA WILL BE USED FOR BOTH PROPERTIES.



RONALD AND BETTY MADISON OGLE
 WARRANTY DEED BOOK 600 PAGE 89

LOT 1
 TEMPLE ENTERPRISES, LLC
 WARRANTY DEED BOOK 586 PAGE 732
 LARGE MAP BOOK 1 PAGE 147

HATCHER PARTNERSHIP
 INSTRUMENT BOOK 3311 PAGE 791

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

DATE: _____
 MARCUS G. WHALEY, RLS# 2078

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA.



- LEGEND**
- IR(O) DENOTES AN IRON ROD OLD
 - DENOTES A CALCULATED POINT
 - IP(O) DENOTES AN IRON PIPE OLD
 - IR(N) DENOTES AN IRON ROD NEW
 - S — DENOTES SANITARY SEWER
 - — DENOTES STORM SEWER

OWNER/CONTACT
 RONALD OGLE
 PO BOX 4216
 SEVIERVILLE, TN 37864
 (865) 453-5654

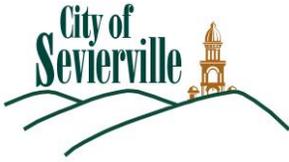
ZONING BUILDING SETBACKS

ZONING
 G-3
 BUILDING SETBACKS
 FRONT = 20'
 SIDE = 10' PER STORY
 REAR = 25'

SITE PLAN FOR
**RONALD W OGLE &
 BETTY M OGLE
 PROPERTY**
 INSTRUMENT BOOK 1740 PAGE 355
 INSTRUMENT BOOK 3349 PAGE 730
 FIFTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE
 NOVEMBER 25, 2015

PO BOX 6699
 635 WALL STREET, SUITE 4
 SEVIERVILLE, TN 37864-6699
 OFFICE (865) 453-1258
 TAX MAP 49J GROUP B PARCELS 33.00 & 36.00





Development Department

Staff Report

Thematic Buildings

Related state and local law:

Staff:

Pamela Caskie
Judi Forkner
Dustin Smith

Butch Stott
Bill Marshall

Definition/Description: A thematic Building is one that uses architectural details to assist in the attraction of customers to building or the marketing of the product. Typically the building may not easily be used for another purpose without looking out of place.

Examples: The Hatfield and McCoy building, the Wax Museum, The Titanic, Wonderworks are all local examples of thematic buildings. Other examples include Pal's Sudden Service, the Longaberger Basket building, or the Twistee Treat building.

What thematic architecture is not is unique buildings that do not conform to our concepts of normal building shapes but do not advertise or promote the business housed in the building. It is also not franchise architecture which is a normal shaped building but has unique design elements that clearly identify the building as to belonging to one brand or another.

Current Interpretation: Currently our sign requirements of our zoning ordinance is interpreted to include all thematic architectural elements as being part of the sign and therefore included in the sign size calculation. Due to the large size of the buildings, this usually means that thematic buildings have not been permitted. The two exceptions to this is the old NASCAR Café and the Chinese theater. Both of these were permitted prior to this interpretation.

Other cities either ignore thematic architecture as just an oddity that they do not need to worry about or they embrace them as being a defining characteristic of the community.

The question is: What do we want? Do we care about thematic buildings? Do we care about them in certain places but not in others? Do we want to regulate the size of them? Do we wish to put requirements on abandonment of these structures?

This is fairly unplowed ground. We are going to have to make it up as we go along.