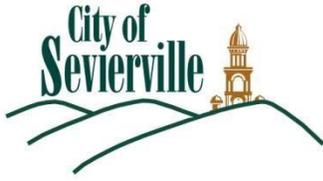


SEVIERVILLE PLANNING COMMISSION

February 4, 2016

Sevierville Civic Center 5:00 P.M.



Planning Commission

AGENDA

February 4, 2016

- A. Call to Order
- B. Approval of Minutes – January 7, 2016
- C. Old Business
- D. New Business
 - 1. Rezoning – Darrell Keene requests rezoning from R-3 High Density Residential to C-2 Neighborhood Commercial District – Bertie Street (City).
 - 2. Site Plan – Britt, Peters and Associates Inc. requests site plan approval for McDonald's expansion – 904 Dolly Parton Parkway (City).
- E. Staff Reports – Orion Planning Group with an update on Zoning Ordinance rewrite project
- F. Adjournment



Planning Commission

AGENDA NOTES

February 4, 2016

- A. Call to Order
- B. Approval of Minutes – January 7, 2016
- C. Old Business
- D. New Business
 - 1. Rezoning – Darrell Keene requests rezoning from R-3 High Density Residential to C-2 Neighborhood Commercial District – Bertie Street (City).

As noted in the enclosed Staff Report, the property is in close proximity to an arterial commercial district and has a previous presence of structures used as offices; staff recommends approval.

- 2. Site Plan – Britt, Peters and Associates Inc. requests site plan approval for McDonald's expansion – 904 Dolly Parton Parkway (City).

This project will be submitted in two phases. This is Phase I of the project that involves a modification to the drive through aisles, front and rear building expansions, ADA improvements, and construction of a new patio to the McDonalds on Dolly Parton Parkway. The plan meets ordinance requirements and staff recommends approval.

- E. Staff Reports – Orion Planning Group with an update on Zoning Ordinance rewrite project

This will be an approximately 30 minute discussion on the progress and status of the rewrite project.

- F. Adjournment



PLANNING COMMISSION MINUTES January 7, 2016

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, January 7, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Bryan Atchley, Mayor
Wayne Helton
Daryl Roberts
Vincent Snider

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Conley T. Murrell, Secretary

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director
Jim Ellison, Project Manager

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

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Helton, to approve the minutes from the December 3, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

**SITE PLAN – ASSOCIATED DESIGN GROUP REQUESTS SITE PLAN APPROVAL –
COLLIER DRIVE AT RIDGE ROAD (CITY).**

STAFF RECOMMENDATION

Ms. Caskie explained that this site plan was tabled at last month's meeting due to the inadequate amount of information provided relating to the design of the stormwater system. She explained that a redesign has been submitted that does meet all of the requirements in the City's Stormwater Ordinance. Ms. Caskie also pointed out that the rear of the building would be facing Collier drive and that the staff would request some façade work be done to certain visible areas of the structure, however this is not a requirement in our current ordinance. Staff recommended approval.

Action Taken

A motion was made by Mr. Snider, and seconded by Mayor Atchley, to grant final site plan approval with the request that some façade work be considered. The motion passed with a unanimous vote.

NEW BUSINESS

SUBDIVISION – GARRETT & ASSOCIATES REQUESTS FINAL PLAT APPROVAL – W. MOUNT ROAD; TAX MAP 012, PARCEL: 067.00 & 068.00 (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that the owners have requested this item be pulled from the agenda.

Action Taken

None.

ROW ABANDONMENT – MICHAEL SUTTLES REQUESTS ROW ABANDONMENT FOR A PORTION OF INDUSTRIAL PARK DRIVE; TAX MAP: 062 PARCELS 52.05 & 52.03 (CITY).

Staff Recommendation

Ms. Caskie explained that this request is from Pathways Church to abandon a portion of the right-of-way on Industrial Park Drive which is adjacent to two lots in the church's ownership. She explained that if the abandonment is approved a resubdivision plat will be presented at a later meeting to incorporate the abandon right-of-way into these lots. The City has abandoned part of both the eastern and western right-of-way of Industrial Park Drive to the south of this property in the past. Staff recommended approval.

Action Taken

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

STAFF REPORTS

Ms. Caskie reminded the members of the Planning Commission to file their Ethics Commission Reports.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



Development Department

Staff Report

RE: Rezoning Request 1829,1833, and 1837 Bertie Street

Applicant: Darrell Keene,
Owner of 1833 and 1837 Bertie
Street

Staff: Pamela Caskie, Judi
Forkner, Dustin Smith

Tax ID Number(s): Map 72J,
Group A, Parcels 16.00, 16.01, and
16.02

Current Zone: R-3, High
Density Residential

Requested Zone: C-2,
Neighborhood Commercial

Number of Lots: 3

Current Use: Single-family
residential and office

Proposed Use: Building
under construction at 1833 Bertie
Street is proposed for office use

Notification: Property owners
within 200'

Exhibits: Map attached

Request

Rezoning of .71 acre from R-3 (High Density Residential) to C-2 (Neighborhood Commercial)

Background

The R-3 district permits high density residential housing and other uses, such as offices developed in accordance with specified site development standards. The structure at 1837 is currently being used as a residence, but was constructed as an office; 1833 Bertie Street previously had a single-family home on it which was removed by a previous owner, and upon which the applicant has initiated construction of a new building; and, 1829 Bertie Street currently has a single-family home which has been used as an office in the past and which is presently owned by Tennessee State Bank. The applicant wishes to use the structure presently under construction as an office and would not be able to accomplish that under the site development provisions of the R-3 district. He has, therefore, requested his properties located at 1833 and 1837 be rezoned to C-2. As the structure on the adjoining lot to the north has previously been used for an office, staff included that property as part of this rezoning proposal.

Staff Comments

The C-2 district allows housing, offices, and commercial uses. If rezoned, in order to establish an office use in the structure currently under construction at 1833 Bertie Street, a site plan will have to be approved by the Planning Commission. The properties to the north, east, and south are zoned R-1, and the property to the west is zoned C-4 (Arterial Commercial).

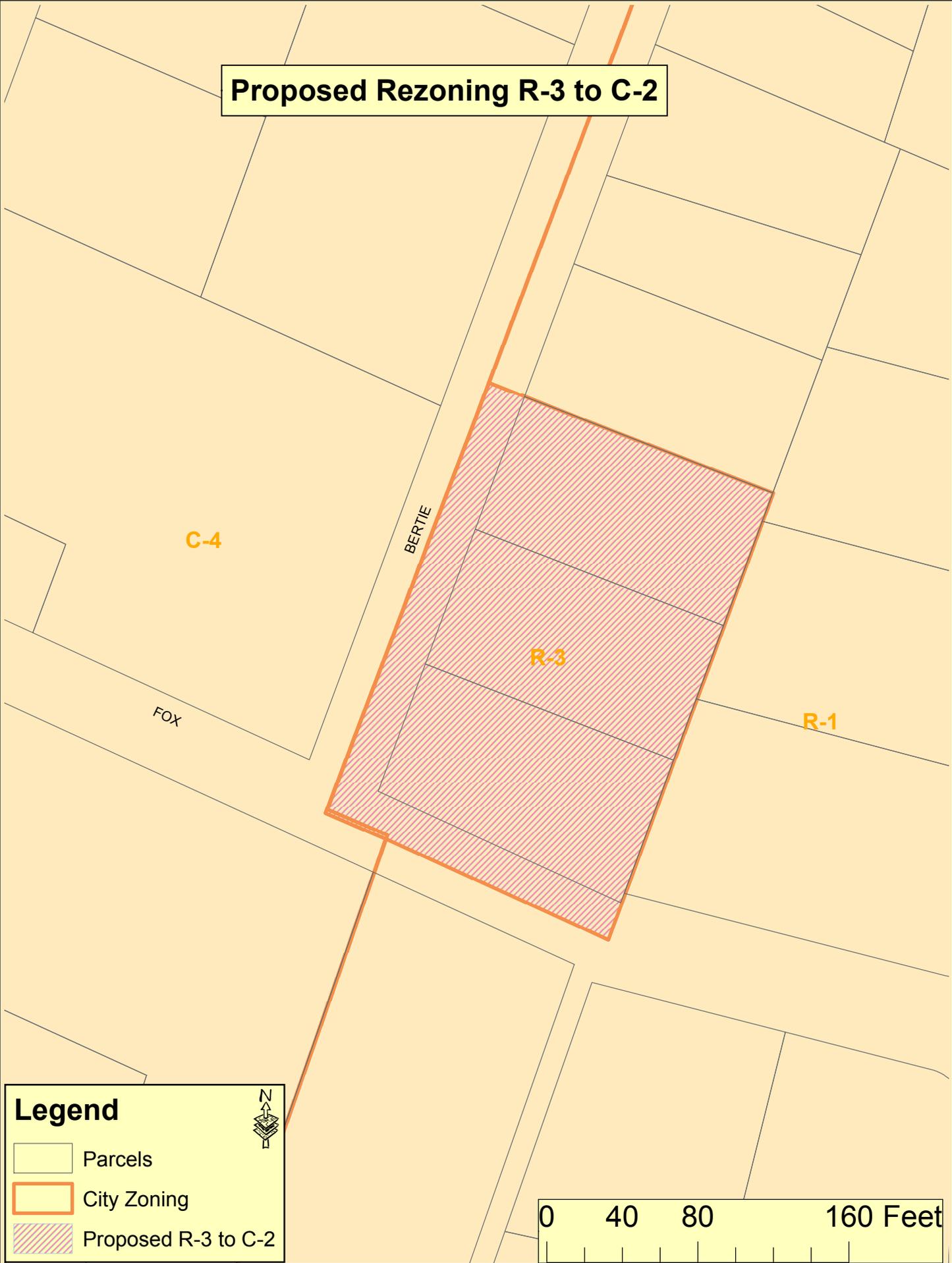
Public Comments

A representative of Tennessee State Bank has expressed to staff no objection to the requested rezoning, and staff expects to receive a written statement to that effect or a representative to be present at the Planning Commission meeting to confirm that opinion. No other public comments have been received to date.

Staff Recommendation

Given the property's proximity to an arterial commercial district, and the presence of structures used as offices in the past within the area proposed for rezoning, staff can recommend approval.

Proposed Rezoning R-3 to C-2



Legend

- Parcels
- City Zoning
- Proposed R-3 to C-2

0 40 80 160 Feet

