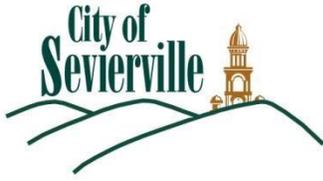


SEVIERVILLE PLANNING COMMISSION

June 2, 2016

Sevierville Civic Center 5:00 P.M.

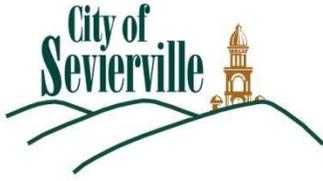


Planning Commission

AGENDA

June 2, 2016

- A. Call to Order
- B. Approval of Minutes – May 5, 2016
- C. Old Business
- D. New Business
 - 1. Rezoning – Wallace Surveying Company requests rezoning from R-1 Rural Residential District to R-2 High Density Residential District – Boyds Creek Highway (Planning Region).
 - 2. Rezoning – Darrell Bohanon requests rezoning from R-1 Rural Residential District to A-1 Agricultural District – E. Mount Road (Planning Region).
 - 3. Site Plan – Norvell & Poe Engineers request site plan approval for a restaurant, Outback Steakhouse, 1705 Parkway (City).
 - 4. Site Plan – Land Surveying Services requests site plan approval for an office building, Tri-C Office Park – Old Douglas Dam Road (City).
 - 5. Site Plan - T. Clint Harrison, P.E. requests site plan approval for retail development, Alder Branch Road (City).
- E. Staff Reports – Road Classifications
- F. Adjournment



Planning Commission AGENDA NOTES

June 2, 2016

- A. Call to Order
- B. Approval of Minutes – May 5, 2016
- C. Old Business
- D. New Business

- 1. Rezoning – Wallace Surveying Company requests rezoning from R-1 Rural Residential District to R-2 High Density Residential District – Boyds Creek Highway (Planning Region).

The concerns with ingress/egress and the shape and slope of the development are being addressed and revised to provide for less impact. Staff can recommend approval. See the staff report below for full comments and recommendation.

- 2. Rezoning – Darrell Bohanon requests rezoning from R-1 Rural Residential District to A-1 Agricultural District – E. Mount Road (Planning Region).

Staff can recommend approval. See the staff report below for full comments and recommendation.

- 3. Site Plan – Norvell & Poe Engineers request site plan approval for a restaurant, Outback Steakhouse, 1705 Parkway (City).

This site is located between the new Chipotle development and the Tanger Outlets. The site resides on three lots and the lease agreements have been provided. All issues have been addressed and staff can recommend approval.

- 4. Site Plan – Land Surveying Services requests site plan approval for an office building, Tri-C Office Park – Old Douglas Dam Road (City).

This site is a proposed office building located directly behind Golden Coral. A dumpster pad still needs to be added to the site, and an easement agreement finalized. Staff expects the dumpster pad to be added prior to the meeting and recommends approval subject to the easement agreement being finalized.

- 5. Site Plan - T. Clint Harrison, P.E. requests site plan approval for retail development, Alder Branch Road (City).

This site plan is for a commercial/retail development located at the corner of Winfield Dunn Parkway and Alder Branch Road. Due to multiple issues and conflicts this site plan is behind in the process and a late addition to the agenda. The client is working to address all issues and have them submitted in a revision prior to Thursday's meeting. Staff recommendation will depend on the revision submittal.

- E. Staff Reports – Road Classifications
- F. Adjournment



PLANNING COMMISSION MINUTES May 5, 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, May 5, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager
David Black, Chief Building Inspector
Charlie Valentine, Code Enforcement
Dan Somerfield, Code Enforcement

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. Snider, to approve the minutes from the April 7, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

RATIFICATION – SEVIER AIR REQUESTS A RATIFICATION DECISION ON THEIR PROPOSED SIGN PLAN – COLLIER DRIVE (CITY).

Ms. Caskie explained that this sign was discussed at last month's meeting and the commission agreed to grant staff authority to approve in house the electronic message board sign for Sevier Air in conformity with regulations. She explained the approved design meets all regulations and recommended approval of the ratification.

Action Taken

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

NEW BUSINESS

REZONING – MARK W. RAWLINGS REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL TO C-4 ARTERIAL COMMERCIAL DISTRICT – MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that a C-4 zoning classification for this area was in keeping with the surrounding classifications. She also stated that an entrance to the property would not be allowed off of Veterans Boulevard and that ingress and egress would be required from Middle Creek Road. Staff recommended approval with this stipulation.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the rezoning request with the stipulation that ingress and egress be limited to Middle Creek Road. The motion passed with a unanimous vote.

REZONING – WALLACE SURVEYING COMPANY REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT – BOYDS CREEK HIGHWAY (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that there were concerns with the density of the proposed housing development along with access and the additional volume of traffic that would be added to the adjacent neighborhood. She explained that there has been discussion with the developer on reworking the ingress and egress patterns to better accommodate this development and limit the impact on the adjacent. Ms. Caskie stated that there are concerns with this development, but that this is the exact type of housing that is needed for the area. Staff did not make a recommendation.

Richard Wallace addressed the Planning Commission and voiced his concerns with ingress and egress, and the additional volume of traffic the development would add to Boyd's Creek Highway, stating that the Highway was already at capacity.

Tim Wallace addressed the Planning Commission and explained that the right of way on Boyd's Creek is wider at the location of this lot and the owner also has an option to purchase a lot in the adjoining development for access.

Representative Carr addressed the Planning Commission stating that there is a need for this type of housing and he would recommend approval of the rezoning request.

A request was made for a design to be presented to staff showing an improved ingress and egress plan for the development prior to a decision from the commissioners.

Action Taken

This item was withdrawn upon request of the owner.

SITE PLAN – GEORGE ARMOUR EWART, ARCHITECT REQUESTS SITE PLAN APPROVAL FOR STORAGE BUILDINGS ON LOT 7-R2 – ALLENSVILLE SQUARE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that staff has some concerns with the drive and entrance to the site crossing over the adjoining parcel. Discussions for resolving this concern have been either a replat to incorporate the drive in the current parcel, or the establishment of a cross access easement agreement for this area. It is the understanding of staff that a cross access agreement or replat is in the process of being completed. Staff would recommend approval, subject to a replat or the finalization of a cross access agreement.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the site plan subject to a replat or easement agreement. The motion passed with all members voting in favor, with the exception of Mr. Roberts who abstained.

SITE PLAN – BERRY ENGINEERS LLC REQUEST SITE PLAN APPROVAL FOR FINANCE SERVICES BUILDING, PARCEL 049K A 054.00 – WINFIELD DUNN PARKWAY BETWEEN NICHOLS STREET & KING STREET (CITY).

Staff Recommendation

Mr. Caskie explained that the site plan is for an Advanced Financial and meets all requirements. 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.

SITE PLAN – W.C. WHALEY INC REQUESTS SITE PLAN APPROVAL FOR A RETAIL BUSINESS, SMOKIES BUSINESS CENTER – ADVENTURE LANE (CITY).

Staff Recommendation

Mr. Caskie explained that the site plan is for a Boot Barn located next to exit 407 on Lot 1 of the Smokies Business Center and meets all requirements. Staff recommended approval.

Action Taken

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

STAFF REPORTS

The Orion Planning group presented to the Planning Commission an update on the Zoning Ordinance rewrite project.

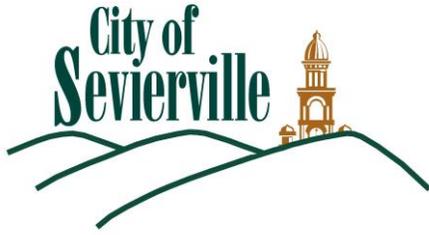
ADJOURNMENT

There being no further business, the meeting adjourned at 5:40 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



Development Department

Staff Report

RE: Rezoning Request – Boyds Creek Highway
(SR 338)

(Planning Region)

<p><u>Applicant:</u> Joe Barnes, et al; Tim Wallace, Agent</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 26, Parcels 1.00</p> <p><u>Current Zone:</u> County R-1, Rural Residential</p> <p><u>Requested Zone:</u> County C-2, High Density Residential</p> <p><u>Number of Lots:</u> 1</p> <p><u>Current Use:</u> Farming with house, barn, and cemetery</p> <p><u>Proposed Use:</u> Single-family subdivision</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 70.49 ac. +/- from County R-1 (Rural Residential) to County R-2 (High Density Residential)</p> <p><u>Background</u> This property (known as Trundle Farm) has 460' +/- of frontage on Boyds Creek Highway and extends northward to the French Broad River with 820' +/- frontage on the river. Properties to the east are zoned County R-2 (River Meadows Subdivision) and County C-2, property to the south is zoned County C-2, and property to the west is zoned County R-1. Flood hazard area lies along the riverfront and also occupies an area 1,000' +/- in width running east to west through the center portion of the property. Sevierville water and sewer lines are located in the vicinity.</p> <p><u>Staff Comments</u> County R-2 allows a minimum lot size of 7,500 square feet (with water/sewer). If rezoned, any subsequent proposal to develop housing on this property will need to be designed to provide adequate access to the adjoining state highway and to accommodate the flood hazard area present on the property.</p> <p><u>Public Comments</u> At the first discussion of this rezoning, Richard Wallace expressed concerns about the traffic this project would generate on Boyd's Creek.</p> <p><u>Staff Recommendation</u> While the lot is long and narrow and makes development of compact residential difficult, it is exactly these types of developments that the community needs at this time, therefore staff recommends the approval of this request. The developer has agreed to mitigate the shape and slope of the property with an additional exit road into the neighboring development.</p>
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Request Date 3-22-2016

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 TIM WALLACE Phone # 865-654-0192
Address 400 PARK RD SEVIERVILLE TN 37862
Street City State Zip

Property Information

Joe Barnes
Property Owner DARRELL KEENE ETAL Phone # 850-3876
3172
Address BOYDS CREEK HWY COUNTY 37876
Street City State Zip

Civil District 14 Tax ID 26 Map 1.00 Group Country Parcel Country

Property Address BOYDS CREEK HWY SEVIERVILLE TN 37862
Street City State Zip

Rezoning Request

Current Zoning District R1 Current Use FARM
Proposed Zoning District & Use R2 RESIDENTIAL

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.

Property owner Joseph L Barnes Date 3-22-2016

<u>5-5</u> PC	<u>5-16</u> CC	For Office Use Only	Zoning Map # <u>9</u>
<u>sev</u>	Reviewed by the <u>Sevierville</u>	Planning Commission	
	Recommended: For _____	Against _____	
	Reviewed By County Commission _____		
	Approved _____	Denied _____	

RESOLUTION NO. _____

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 26 PARCEL 1.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

WHEREAS, the Sevier County Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Map of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feel that rezoning of this property is in the best interest of the community.

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning Tax Map 26 Parcel 1.00 from R-1, Rural Residential District to R-2, High Density Residential District. Said territory being more clearly defined by the attached map that is made a part of this resolution:

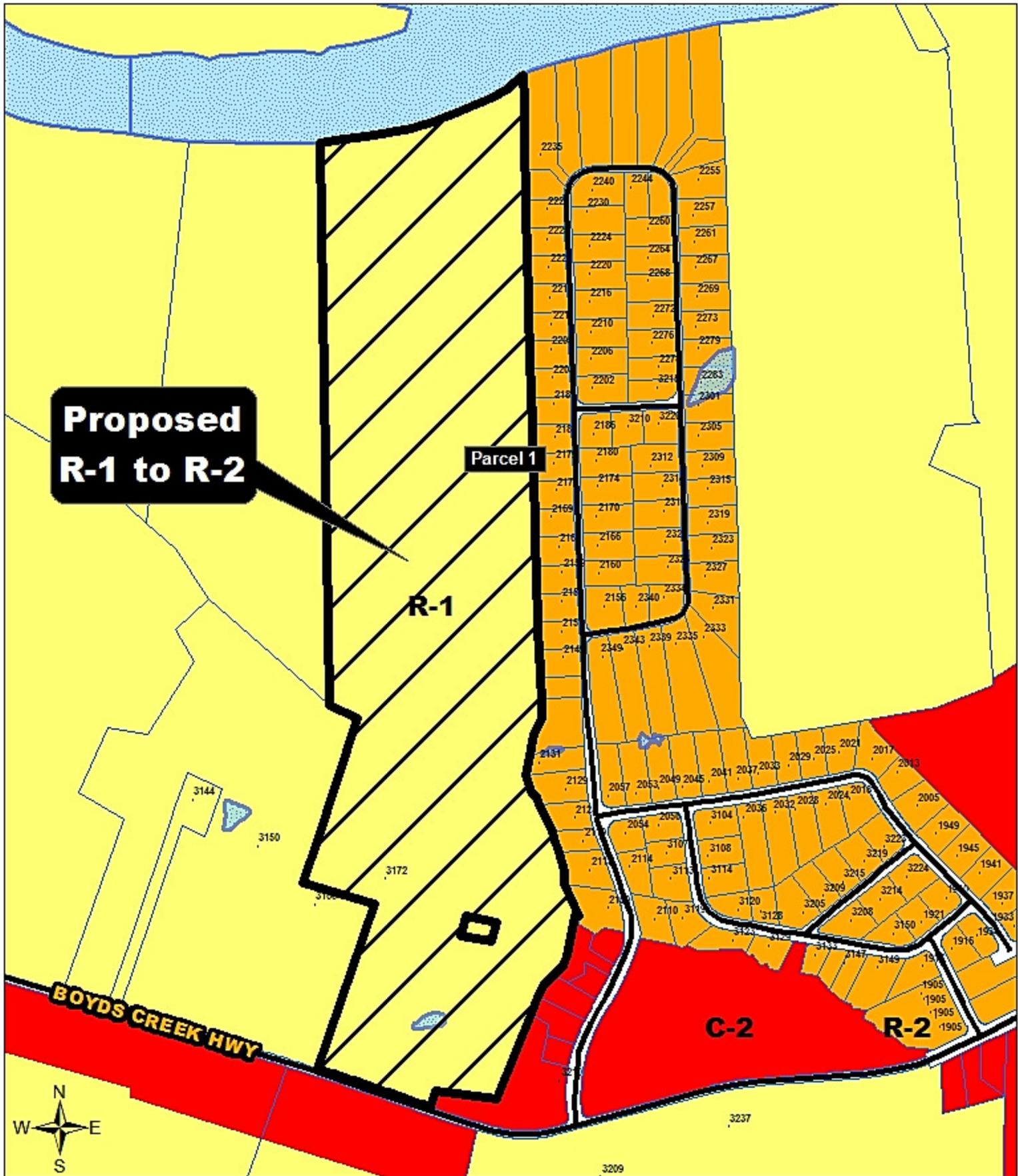
Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevier County Planning Commission Recommendation: FOR____ AGAINST____

Public Hearing Held: _____

Sevier County Mayor

Date



REZONING REQUEST

3172 Boyds Creek Hwy
Map 26 Parcel 1

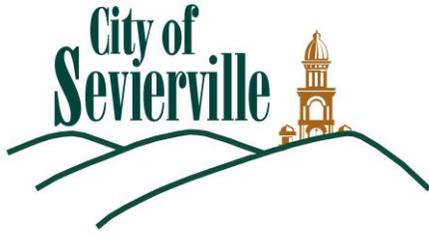
Legend

- Map 26 Parcel 1
- Addresses
- Road
- County Boundary
- Sevierville City Limits
- Parcel

Sevier County Zoning	R-1 RURAL RESIDENTIAL	R-2 HIGH DENSITY RESIDENTIAL	R-4 MEDIUM RESIDENTIAL	NATIONAL PARK
C-2 GENERAL COMMERCIAL	A-1 AGRICULTURAL	I-1 INDUSTRIAL		

1 inch = 500 feet
0 100 200 400 Feet

2016



Development Department

Staff Report

RE: Rezoning Request – 315 East Mount Road (Planning Region)

Applicant: Darrell Bohanon

Staff: Pamela Caskie, Judi Forkner, Dustin Smith

Tax ID Number(s): Map 8, Parcels 166.04

Current Zone: County R-1, Rural Residential

Requested Zone: County A-1, Agricultural

Number of Lots: 1

Current Use: Farm with house and outbuildings

Proposed Use: Addition of dog grooming and kennel

Notification: County will provide notice in accordance with Sevier County Planning Department policies and procedures

Exhibits: Map attached

Request

Rezoning of 16.34 ac. +/- from County R-1 (Rural Residential) to County A-1 (Agricultural)

Background

This property is an unusually shaped parcel, with 2.5 ac. having frontage along East Mount Road, from which a narrow strip of the parcel extends northward to the remaining acreage. The northern portion of the parcel contains residential structures and agricultural outbuildings. The property owner wishes to add a dog grooming and kennel business to his current business activity of boarding horses. Dog grooming and kennels are considered a rural business activity under the County zoning resolution, and therefore, not allowed in the County R-1 District. Properties to the east, south, and west of the southern portion of the property are zoned County R-1 and are site of single-family housing. The property to the west and north of the northern portion of the property is zoned County I-1 (Industrial District) and is the site of a large quarry. The property to the east of the northern portion of the property is zoned R-1 is open pastureland.

Staff Comments

It is our understanding the intention is to locate the grooming business and kennel on the larger northern portion of the property, which should provide reasonable separation from residential properties on the southside of East Mount Road. However, if rezoned and if the grooming and kennel business is proposed for a location closer to East Mount Road, the site plan design may need to take into account any impact of noise on nearby housing.

Public Comments

None to date.

Staff Recommendation

Given this property is presently being used for a rural business activity of boarding horses and is in an area of mixed uses (industrial, agricultural, and residential), staff can recommend approval.



Request Date 5-20-16

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 Darrell Bohanon Phone # 865-599-8070

Address 315 E. Mount Rd. Kodak TN 37764
Street City State Zip

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

Property Owner Same Phone # _____

Address _____
Street City State Zip

Civil District _____ Tax ID 8 1066.04
Map Group Parcel

Property Address 315 E. Mount Rd Kodak TN 37764
Street City State Zip

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

Current Zoning District R-1 Current Use Farm & Boarding Horses

Proposed Zoning District & Use A-1

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.

Darrell Bohanon 5-20-16
Property owner Date

6-2 PC		6-27 CC		For Office Use Only	Zoning Map # <u>4</u>
Reviewed by the <u>Sev.</u> Planning Commission					
Recommended: For _____			Against _____		
Reviewed By County Commission _____					
Approved _____			Denied _____		

#163049

RESOLUTION NO. _____

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 8 PARCEL 166.04 FROM R-1, RURAL RESIDENTIAL DISTRICT TO A-1, AGRICULTURAL DISTRICT

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

WHEREAS, the Sevier County Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Map of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feel that rezoning of this property is in the best interest of the community.

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning Tax Map 8 Parcel 166.04 from R-1, Rural Residential District to A-1, Agricultural District. Said territory being more clearly defined by the attached map that is made a part of this resolution:

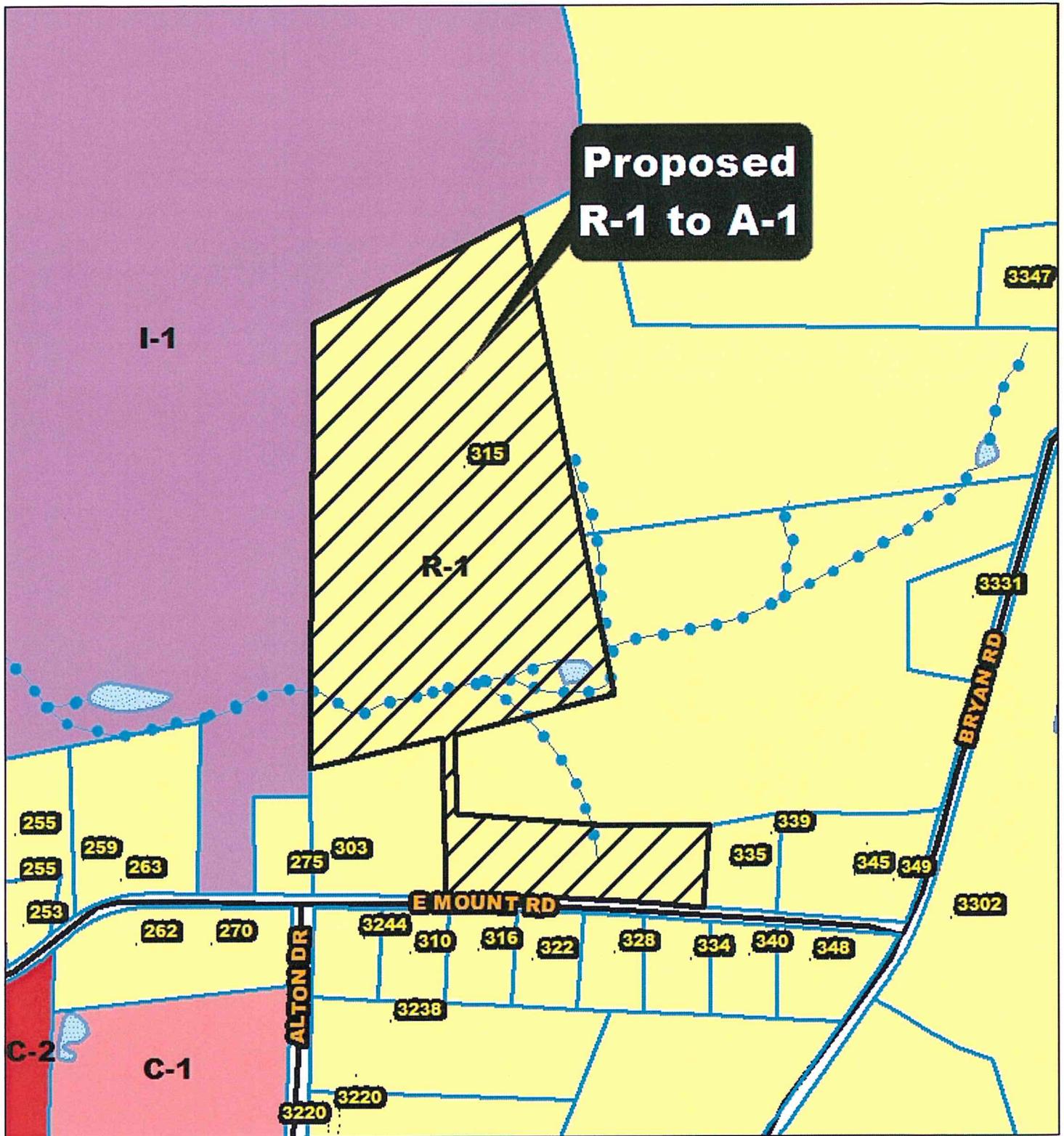
Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevierville Planning Commission Recommendation: FOR _____ AGAINST _____

Public Hearing Held: _____

Sevier County Mayor

Date



REZONING REQUEST

315 E Mount Road
Map 8 Parcel 166.04

Legend

- Map 8 Parcel 166.04
- Parcel
- Address
- Road
- County Boundary
- Stream
- Rivers, Lakes & Ponds

Sevier County Zoning

- A-1 AGRICULTURAL
- R-1 RURAL RESIDENTIAL
- C-1 RURAL COMMERCIAL
- R-2 HIGH DENSITY RESIDENTIAL
- C-2 GENERAL COMMERCIAL
- R-3 MEDIUM RESIDENTIAL
- I-1 INDUSTRIAL
- NATIONAL PARK



GIS

Created by: S.L. Whaley



2016

1 inch = 300 feet

0 150 300 600 Feet

THIS MAP IS AN APPROXIMATE REPRESENTATION OF THE INFORMATION SHOWN. IT IS NOT A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

