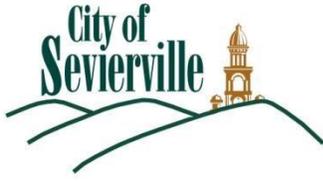


**SEVIERVILLE PLANNING COMMISSION**

**July 7, 2016**

**Sevierville Civic Center 5:00 P.M.**



# Planning Commission

## AGENDA

July 7, 2016

- A. Call to Order
- B. Approval of Minutes – June 2, 2016
- C. Old Business
- D. New Business
  - 1. Election of Officers
  - 2. 5 Year Sidewalk and 5 Year Paving plans
  - 3. Rezoning – Rhonda V. Johnson requests rezoning from C-4, Arterial Commercial to C-3, Intermediate Commercial – 926 Middle Creek Road (City).
  - 4. Site Plan – W C Whaley Inc. requests site plan approval for townhouse apartments, River Valley Estates – River Valley Circle (City).
- E. Staff Reports – Proposed new zoning map
- F. Adjournment



## Planning Commission

### AGENDA NOTES

July 7, 2016

- A. Call to Order
- B. Approval of Minutes – June 2, 2016
- C. Old Business
- D. New Business
  - 1. Election of Officers
  - 2. 5 Year Sidewalk and 5 Year Paving plans
  - 3. Rezoning – Rhonda V. Johnson requests rezoning from C-4, Arterial Commercial to C-3, Intermediate Commercial – 926 Middle Creek Road (City).

This is a downzoning requested by the owner to allow the property to be used as residential. The requested zoning is contiguous with the adjoining zoning classification, and is in conformity with the intended uses proposed for this area in the new zoning map. Staff can recommend approval. See the staff report for full notes and recommendation.

- 4. Site Plan – W C Whaley Inc. requests site plan approval for townhouse apartments, River Valley Estates – River Valley Circle (City).

The proposed site plan is two separate lots consisting of five units each. Under the proposed design the site is not very conducive to a dumpster and the use of cans has been requested. Under the current solid waste ordinance, a dumpster is required for a multi-unit housing development that consists of three or more units. The current design presented does not include a dumpster. The design including a dumpster would place the dumpster along the front of the development causing for a much less aesthetic design for this site, as well as the surrounding area. Staff would like the Planning Commissions opinion on the matter.

- E. Staff Reports – Proposed new zoning map
- F. Adjournment



# PLANNING COMMISSION MINUTES June 2, 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, June 2, 2016 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

## **MEMBERS ABSENT**

Vincent Snider

## **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Director of Code Enforcement  
Judi Forkner, Senior Planner  
Dustin Smith, Planner/Recording Secretary  
Jim Ellison, Project Manager  
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. Snider, to approve the minutes from the May 5, 2016 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

**NEW BUSINESS**

**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 the ingress and egress impacts were being addressed by allowing double points of access on the northern side of the creek that crosses the site, and the access points are in conformity with our regulations.

Representative Carr explained that the crossing at the culvert is 22 feet wide and sufficient enough to handle the added traffic impact to the rear of the proposed development on the site.

Concerned citizens raised issues and asked questions regarding the access and right of way on Boyds Creek Highway. Richard Wallace asked that if the rezoning is recommended for approval on to the County that the concerns of the citizens be duly noted.

Tim Wallace, surveyor, explained there will be a deceleration lane off of Boyds Creek highway leading into the proposed development designed to state standards.

**Action Taken**

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the rezoning request with the notation of the concerns and opposition from the concerned citizens. The motion passed with a unanimous vote.

**REZONING – DARRELL BOHANON REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO A-1 AGRICULTURAL DISTRICT – E. MOUNT ROAD (PLANNING REGION).**

**Staff Recommendation**

Ms. Caskie explained that this rezoning request falls within the City’s Planning Region and is a request from the owner to downzone their property from residential to agricultural. She explained that staff has no issues with the request and can recommend 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.

**SITE PLAN – NORVELL & POE ENGINEERS REQUEST SITE PLAN APPROVAL FOR A RESTAURANT, OUTBACK STEAKHOUSE, 1705 PARKWAY (CITY).**

**Staff Recommendation**

Ms. Caskie explained the location of the site is between Tanger and the new Chipotle development. She explained the site resides on three lots and the lease agreements have been provided. Staff recommended approval.

A representative from Outback confirmed a question about not keeping their current location open as well as the proposed.

**Action Taken**

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

**SITE PLAN – LAND SURVEYING SERVICES REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING, TRI-C OFFICE PARK – OLD DOUGLAS DAM ROAD (CITY).**

**Staff Recommendation**

Mr. Caskie explained that the site was originally presented with a joint drive for access to the proposed site as well as the existing adjoining site. The adjoining property owner raised concerns about the joint access easement triggering a late resubmittal of an altered design. She explained the revised design was not ready for approval and staff believes the original design to be much more adequate design than the revised. Ms. Caskie explained that she had contacted the adjoining parcel owner and explained to him the benefit of allowing the joint access to occur, and believes that he has come to agreement it is a better design for both parties. Staff recommended approval of the original design contingent on the addition of a dumpster pad and finalization of the joint access agreement.

**Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the site plan subject to the addition of the dumpster pad and finalization of the joint access easement. The motion passed with all members voting in favor, with the exception of Mr. Arwood who abstained.

**SITE PLAN - T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR RETAIL DEVELOPMENT, ALDER BRANCH ROAD (CITY).**

**Staff Recommendation**

Mr. Caskie explained that Mr. Harrison has worked diligently to address all of the concerns staff had with the site. She also explained the background of the right of way crossing the adjoining parcel that is being proposed as the access point for the proposed site. Ms. Caskie also stated that the lots the site is proposed on will need to be consolidated and recommended approval subject to this consolidation.

**Action Taken**

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

**STAFF REPORTS**

Ms. Caskie led a discussion on the advantages and disadvantages of road classifications.

**ADJOURNMENT**

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

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Lyle Overbay, Chairman

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Conley T. Murrell, Secretary

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Dustin Smith, Recording Secretary

**City of Sevierville**  
**Five-Year Sidewalk Improvement Plan**  
**FY 2017**

**YEAR 1, 2016-2017 (FY17)**

<b>Street/Improvement</b>	<b>Approx. Cost</b>
Miscellaneous Areas in the Central Business Improvement District	\$80,000
Various locations to update existing sidewalks to meet ADA compatibility	\$20,000
	-----
<b>Total Year 1</b>	<b>\$100,000</b>

**YEAR 2, 2017-2018 (FY18)**

<b>Street/Improvement</b>	<b>Approx. Cost</b>
Dolly Parton Parkway, West Bound side from Cherokee Circle to City limits Install new sidewalk	\$80,000
Various locations to update existing sidewalks to meet ADA compatibility	\$20,000
	-----
<b>Total Year 2</b>	<b>\$100,000</b>

**City of Sevierville**  
**Five-Year Sidewalk Improvement Plan**  
**FY 2017**

**YEAR 3, 2018-2019 (FY19)**

<b>Street/Improvement</b>	<b>Approx. Cost</b>
Industrial Park Road, South Bound side from Dolly Parton Pkwy to Airport Road Install new sidewalk	\$70,000
Various locations to update existing sidewalks to meet ADA compatibility	\$30,000
	-----
<b>Total Year 3</b>	<b>\$100,000</b>

**YEAR 4, 2019-2020 (FY20)**

<b>Street/Improvement</b>	<b>Approx. Cost</b>
Eastgate Road, West Bound side from Middle Creek Road to Huskey Drive Install new sidewalk	\$30,000
Middle Creek Road, North Bound side from Eastgate Road to Dolly Parton Parkway Install new sidewalk	\$20,000
Court Avenue, South Bound side from Prince Street to Honey Lane Install new sidewalk	\$20,000
Various locations to update existing sidewalks to meet ADA compatibility	\$30,000
	-----
<b>Total Year 4</b>	<b>\$100,000</b>

**City of Sevierville**  
**Five-Year Sidewalk Improvement Plan**  
**FY 2017**

**YEAR 5, 2020-2021 (FY21)**

<b>Street/Improvement</b>	<b>Approx. Cost</b>
West Main Street, East Bound side from Bridge to Kilby Street Install new sidewalk	\$100,000
Parkway, South Bound side from Main Street to Bruce Street Remove and replace existing sidewalk	\$70,000
Various locations to update existing sidewalks to meet ADA compatibility	\$30,000
	-----
<b>Total Year 5</b>	<b>\$200,000</b>

**City of Sevierville**  
**Five-Year Street Paving Plan**  
**FY 2017**

**YEAR 1, 2016-2017 (FY2017)**

<b>Street</b>	<b>Approx. Tonage</b>	<b>Approx. Cost</b>
*Collier Drive	4,600	\$492,200
Tramel Road	900	\$96,300
Wildwind Drive	114	\$12,198

\*Roads marked with an asterik may require some milling

Milling, Hours	16	32,000
		-----
Total, Year 1	5,614	\$632,698

**City of Sevierville**  
**Five-Year Street Paving Plan**  
**FY 2017**

**YEAR 2, 2017-2018 (FY2018)**

<b>Street</b>	<b>Approx. Tonnage</b>	<b>Approx. Cost</b>
Tanager Street (liquid road)	276	\$29,808
Hummingbird Lane (liquid road)	209	\$22,572
Meadowlark Lane	195	\$21,060
Kingfisher Avenue	660	\$71,280
Mark Ann Lane	395	\$42,660
Vista Drive	230	\$24,840
Cate Road	1,200	\$129,600
Beverly Hills Drive	490	\$52,920
Burrige Drive (Panorama Drive to Allensville Road)	890	\$96,120
* Court Avenue (Joy Street to Main Street)	435	\$46,980
* Bruce Street (Court Avenue to Parkway)	210	\$22,680
* West Bruce Street	170	\$18,360
* Commerce Street	155	\$16,740
* Lera Court	60	\$6,480
Oakville Lane	103	\$11,124

\*Roads marked with an asterik may require some milling

Milling, Hours	16	32,000
		-----
Total, Year 2	5,678	\$645,224

**City of Sevierville**  
**Five-Year Street Paving Plan**  
**FY 2017**

**YEAR 3, 2018-2019 (FY2019)**

<b>Street</b>	<b>Approx. Tonnage</b>	<b>Approx. Cost</b>
Valley Road	765	\$84,150
Teague Lane (liquid road)	130	\$14,300
Kilby Street	305	\$33,550
Red Bank Road	1,250	\$137,500
Birchwood Lane	560	\$61,600
Woodland Drive	400	\$44,000
Holly Court	60	\$6,600
Poplar Court	95	\$10,450
Hemlock Court	245	\$26,950
Walden Court	135	\$14,850
Beechview Drive	395	\$43,450
Georgian Lane	200	\$22,000
CedarTerrace	265	\$29,150
Royal Heights Drive	280	\$30,800
Lisa Drive	110	\$12,100
Overlook Drive	430	\$47,300
Hopson Street	375	\$41,250
King Street	70	\$7,700
Mark Ann Drive	193	\$21,230
		-----
Total, Year3:	6,263	\$688,930

**City of Sevierville**  
**Five-Year Street Paving Plan**  
**FY 2017**

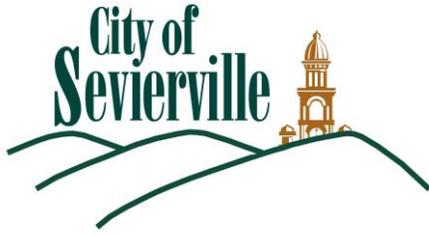
**YEAR 4, 2019-2020 (FY2020)**

<b>Street</b>	<b>Approx. Tonnage</b>	<b>Approx. Cost</b>
Nichols Street	305	\$33,550
Sunnyside Avenue	90	\$9,900
Cross Street	120	\$13,200
Jackson Street	70	\$7,700
Apple Valley Road	1,560	\$171,600
Wesley Lane	55	\$6,050
Wade Lane	65	\$7,150
River Lane	105	\$11,550
Carl Street	100	\$11,000
Cedar Drive	115	\$12,650
Kingsview Court	85	\$9,350
Caton Road	320	\$35,200
Bertie Street	155	\$17,050
Fox Road	140	\$15,400
Riverview Circle	580	\$64,960
Estate Drive	150	\$16,500
Little Pigeon Drive	150	\$16,500
Red Bank Road	1,250	\$137,500
Reese Road	230	\$25,300
Marshall Circle	75	\$8,400
John L. Marshall Drive	200	\$22,400
Oak Drive	235	\$26,320
River Valley	660	\$73,920
		-----
Total Year 4	13,341	\$753,150

**City of Sevierville**  
**Five-Year Street Paving Plan**  
**FY 2017**

**YEAR 5, 2020-2021 (FY2021)**

<b>Street</b>	<b>Approx. Tonnage</b>	<b>Approx. Cost</b>
* Prince Street (west of Parkway)	255	\$29,070
* Church Street	225	\$25,650
Club Drive	225	\$25,650
Hollywood Circle	475	\$54,150
Railroad Street	433	\$49,362
Burden Hill	140	\$15,960
Cedar Bend loop	160	\$18,240
Catlett Road	827	\$94,278
Fox Landing Court	370	\$42,180
Lenz Drive	320	\$36,480
Morningside Drive	120	\$13,680
Pigeon Court	20	\$2,280
Warbler Point	270	\$30,780
Wagner Drive	270	\$30,780
Topside Drive	380	\$43,320
Rivergate Drive	670	\$76,380
Longview Drive	870	\$99,180
River Bottom Drive	188	\$21,432
Pheasant Ridge Road	543	\$61,902
Reese Road	231	\$26,334
*Roads marked with an asterik may require some milling		
Milling, Hours	8	16,000
		-----
Total Year 5	6,992	\$813,088



## Development Department

### Staff Report

RE: Rezoning Request – 926 Middle Creek Road

<p><b><u>Applicant:</u></b> Rhonda V. Johnson, Owner</p> <p><b><u>Staff:</u></b> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><b><u>Tax ID Number(s):</u></b> Map 62, Parcel 33.00 (part of)</p> <p><b><u>Current Zone:</u></b> C-4, Arterial Commercial</p> <p><b><u>Requested Zone:</u></b> C-3, Intermediate Commercial</p> <p><b><u>Number of Lots:</u></b> Part of 1 lot</p> <p><b><u>Current Use:</u></b> Office (vacant)</p> <p><b><u>Proposed Use:</u></b> Residential</p> <p><b><u>Notification:</u></b> Letters sent to property owners within 200’.</p> <p><b><u>Exhibits:</u></b> Map attached</p>	<p><b><u>Request</u></b> Rezoning of 1.7 acres +/- from C-4 (Arterial Commercial) to C-3 (Intermediate Commercial)</p> <p><b><u>Background</u></b> This property is on the northeast corner of the intersection of Middle Creek Road with Ernest McMahan Road. The portion of this property proposed for rezoning from C-4 to C-3 (1.7 ac. +/-) is part of a larger parcel, the remainder of which (2.5 ac. +/-) is zoned R-1. In 2013, the Planning Commission approved a site plan to establish an office use in the existing two-story home on the property. The existing driveway onto Middle Creek Road was used as a point of access, and additional parking area was added to the rear to accommodate the office use. The office use no longer occupies the home, and the property owner now wishes to use the home as a single-family residence. The C-4 District does not allow housing, and therefore, the owner is seeking rezoning to a commercial designation which will also permit residential use. The R-1 portion of this property contains agricultural structures and a driveway providing access to the parking area. The properties to the north of the portion of this property proposed for rezoning is zoned C-4, and the properties to the west and south are zoned C-3.</p> <p><b><u>Staff Comments</u></b> The C-3 District allows a similar mix of commercial uses as the C-4 District, as well as residential uses. Therefore, rezoning to C-3 would not significantly change the potential use characteristics of the portion of the property proposed for rezoning.</p> <p><b><u>Public Comments</u></b> None to date.</p> <p><b><u>Staff Recommendation</u></b> Given the fact that rezoning to C-3 would not change the general commercial use characteristics, would allow the structure on the site to be occupied for residential use as desired by the owner, and would be compatible with surrounding properties presently zoned as C-3 and C-4, staff can recommend approval. The proposed zoning map would make this property institutional/office and that zone permits residential use. Therefore, this change in zoning would permit a use that will be consistent with the new map, when adopted.</p>
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# Proposed Rezoning C-4 to C-3

C-4

FOXWOOD

R-1

FOX MEADOWS

ERNEST MCMAHAN

C-3

LE CREEK

FINE

MEDICAL PARK

## Legend



Proposed C-4 to C-3



Parcel



City Zoning



0 100 200 Feet





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## Memorandum

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**TO: Planning Commission members**

**FROM: Pamela S. Caskie, Development Director**

**DATE: July 5, 2016**

**SUBJECT: New proposed zoning map and next steps**

The Zoning Advisory Group (affectionately known as ZAG) has completed their initial work on the new zoning map for the City of Sevierville. A copy of it is attached to this document. Additionally, a large scale map will be available at the planning commission meeting on Thursday.

While each of you have seen your neighborhood and wrestled with the issues within it and the zones available, none of you have seen the entire map. Please review the map so we may talk about the general approach of each of the areas.

Additionally, we will talk about the adoption process. We should have the next draft of the zoning code late this week or early next. We need to answer the following questions

1. How do we want to go about reviewing it as a group?
  - a. In a massive meeting with the consultants
  - b. In several meeting in a week with the consultants
  - c. On several days over a month without the consultants
  - d. On several meeting days, over several months
2. Assuming it will take multiple meetings (doesn't have to), how long should each meeting be scheduled?
3. Do you want to use subcommittees to look at pieces of it or have the whole Commission look at it all?

We have identified the following process for adoption of the map, prior to final adoption of the code and map by the Planning Commission:

- a. The Planning Commission (PC) ratifies the work of the ZAG at this meeting or if not comfortable with it, at the August Meeting
- b. The staff prepares letters to each property owner telling them what the new zoning of their property will be.
- c. When the PC is comfortable with the code, those letters are sent to the property owners.
- d. A FAQ page is set up to answer as many questions as possible and owners are encouraged to go there if they have questions. If they still have others, staff will spend two weeks answering questions. Any problems unresolved by answering the questions will go to the subcommittee of the ZAG who will, in essence, hold appeal hearings at a specific time on a specific day.
- e. Any problems still unresolved will be referred to the PC for final arbitration.

- f. Upon completion of that process, the PC will hold a public hearing and an adoption of the code at the first meeting where that can be done.
- g. BOMA will hold a workshop meeting on the new code. Should this be a joint meeting with the PC?
- h. It then goes to BOMA for adoption in three readings, which will be spread over 2 full months with the Public Hearing being held on the night of the 2<sup>nd</sup> reading.
- i. The code will be effective on the first day of the month, 30 days after passage.
- j. **WHEW!** It is over! Let the fun begin!



# Proposed New Zoning

