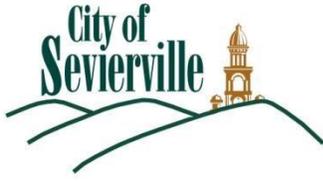


SEVIERVILLE PLANNING COMMISSION

August 4, 2016

Sevierville Civic Center 5:00 P.M.

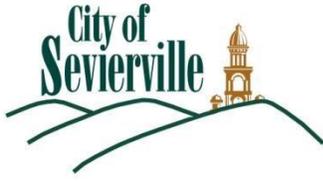


Planning Commission

AGENDA

August 4, 2016

- A. Call to Order
- B. Approval of Minutes – June 2, 2016
- C. Old Business
- D. New Business
 - 1. Election of Officers
 - 2. Annual Report
 - 3. Ratification of Committee of the Whole report – July 7, 2016
 - 4. Rezoning – Mark Galli requests rezoning from R-1, Low Density Residential to C-3, Intermediate Commercial – 1405 Old Newport Highway (City).
 - 5. Site Plan – T. Clint Harrison, P.E. requests site plan approval for an industrial maintenance building – 2827 Swaggerty Road (City).
- E. Staff Reports – Update on proposed new zoning ordinance
- F. Adjournment



Planning Commission AGENDA NOTES

August 4, 2016

- A. Call to Order
- B. Approval of Minutes – June 2, 2016
- C. Old Business
- D. New Business
 - 1. Election of Officers
 - 2. Annual Report
 - 3. Ratification of Committee of the Whole report – July 7, 2016

The actions taken by the Planning Commission members under a committee as a whole at last month's meeting will need to be reviewed and ratified.

- 4. Rezoning – Mark Galli requests rezoning from R-1, Low Density Residential to C-3, Intermediate Commercial – 1405 Old Newport Highway (City).

The adjoining parcel to this request is C-3 and this request is in conformity with the proposed use for this area in the new zoning map. Staff can recommend approval. See staff report for full notes and recommendation.

- 5. Site Plan – T. Clint Harrison, P.E. requests site plan approval for an industrial maintenance building – 2827 Swaggerty Road (City).

This site plan is for the addition of a maintenance building to the Swaggerty's site. In addition to the maintenance building there will be demolition of a portion of the existing building for planned future expansion. Staff would like for it to be noted when the future expansion is to be submitted there are water drainage issues that will need to be addressed. Staff can recommend approval.

- E. Staff Reports – Update on proposed new zoning ordinance
- 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

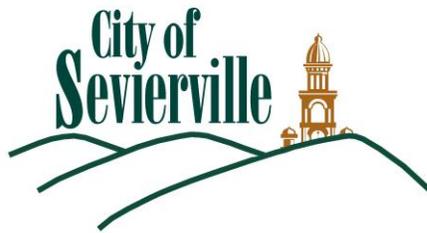
There being no further business, the meeting adjourned at 6:02 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary

SEVIERVILLE PLANNING COMMISSION



ANNUAL REPORT

AND

PROGRAM DESIGN

July 1, 2015 – June 30, 2016

SECTION I

Annual Report

The Annual Report and Program Design (ARPD) is a review of planning activities that have occurred in Sevierville and its Planning Region during the past year, and also the work agenda for the coming year.

Preparation of Report

This report was prepared by the planning staff based on information collected from records of the Planning Commission, previously identified needs for action, and existing or anticipated conditions which will have an impact on the City and its Planning Region.

The ARPD is intended to:

1. Provide the Planning Commission with an overview of the past year's work and a guideline for the immediate year ahead;
2. Provide the Board of Mayor and Aldermen with knowledge about the direction of the City's planning program;
3. Provide information on the Planning Commission's work program to City boards, committees, and commissions, thus encouraging coordination among groups which affect the direction of the City's growth and development; and,
4. Provide citizens and media with information about the activities and duties of the Planning Commission.

SECTION II

Planning Commission Activities and Program Design

The activities of the Planning Commission and its staff for the 2015-2016 program year are reviewed in this section. This review addresses Planning Commission meetings and activities, attendance record, and staff activities. This section also contains a review of land use decisions made by the Planning Commission and staff between 2006-2007 and 2015-2016.

Meetings and Attendance

In the 2015-2016 program year, there were twelve regularly scheduled meetings of the Planning Commission. The attendance chart of the Commission is shown on the following table:

Sevierville Planning Commission Attendance Record

July 2015-June 2016

<u>Members</u>	<u>Meetings Present</u>	<u>Meetings Absent</u>
Lyle Overbay, Chairman	11	1
Jim Arwood, Vice Chairman	11	1
Conley Murrell, Secretary	5	7
Bryan Atchley, Mayor	11	1
Wayne Helton**	12	0
Daryl Roberts	11	1
Vincent Snider	10	2

**Board of Mayor and Aldermen Representative

Planning Commission and Staff Activities, 2015-2016

As set forth in State enabling legislation, the Planning Commission has the responsibility of preparing long-range community development policies and plans, and formulating land use regulations to implement such policies and plans. The planning staff, along with other City staff, assist the Planning Commission in meeting its responsibilities by: collecting and analyzing development data; reviewing relevant State and Federal laws; preparing and updating land use ordinances and regulations; reviewing public and private development projects for compliance with City plans and policies; and, reviewing various matters which affect the pace, nature, and direction of community development.

In the ordinary discharge of its duties, the planning staff: responds to requests from the public regarding City land use ordinances, regulations, and plans; coordinates review of development projects with other City staff and prepares recommendations on such projects to expedite Planning Commission action; prepares ordinances related to rezoning requests; prepares ordinances and plans of services related to annexation requests; coordinates the Geographic Information System across the City organization and provides mapping for all planning functions, as well as for other City and public purposes; and, often acts as a representative to, and liaison with, other local governments and community groups concerned with issues of countywide and regional economic and community growth. As in the past, the planning staff works with other municipal departments and divisions, especially those of Codes Enforcement, Public Works, Water and Sewer, and Fire Protection, as well as with energy utility providers, Sevier County Electric System and Sevier County Utility District. All of these organizational entities make valuable contributions to the evaluative processes of monthly development reviews involving Planning

Commission and Board of Zoning Appeals agendas. The Codes Enforcement Director and Public Works Director also routinely participate in meetings arranged by the planning staff to advise developers and design professionals about the status or suitability of their development plans.

The long-range planning and land use management activities undertaken by the Planning Commission and staff during the 2015-2016 program year are listed below:

- Prepared amendments to the Sevierville Zoning Map for review by the planning commission;
- Engaged in educational activities at planning commission workshops and other training seminars concerning: stormwater management; impact of the “aging demographic” on cities; linking transportation to land use; and, private property rights. The Department of Planning and Development also subscribes to an online publication of the American Planning Association, *The Commissioner*, which provides information to the Planning Commission on general planning topics and the activities of planning commissions throughout the United States. In conjunction with preparation of a new zoning ordinance, the Planning Commission has also received staff reports on various related topics at several meetings;
- Staff, Planning Commissioners, and the City’s planning consultants participated in Phase 2 of the City’s zoning rewrite project. In addition to several workshops and meetings, members and staff have served with citizens on neighborhood zoning advisory groups (ZAG) to develop a new zoning map based upon a new zoning text;
- The City entered into an agreement with the Tennessee Department of Transportation (TDOT) and the City of Pigeon Forge to coordinate land use planning efforts along the Veterans Boulevard corridor (SR 449);

- Planning Commissioners and staff conducted reviews of rezoning requests in the Sevierville Planning Region and provided a recommendation to the Sevier County Commission on such matters;
- Staff completed recurring, annual city boundary updates for the U. S. Census Bureau;
- Information was collected by staff regarding an annual update of municipal infrastructure needs for the Tennessee Advisory Commission on Intergovernmental Relations;
- Staff met regularly with developers, designers, and other property agents concerning projects in various stages of development; and,
- Implemented a broader electronic development project and building plans submittal process that provides the ability for developers and contractors, as well as staff, to manage the review of plans and issuance of permits more efficiently.

During the 2015-2016 program year, the Planning Commission or staff considered and acted upon the following matters:

FY 2015-2016

Zoning Map Amendments

- Municipal Rezoning Amendments 11
- Regional Rezoning Amendments (County) 9

Zoning Text Amendments (City) 0

Zoning Text Amendments (County) 0

Site Plan/PUD Reviews

- Site plan review by Planning Commission	21
- Site plan revisions review by staff	7
Subdivision Plat Reviews	
- Subdivision plat review by Planning Commission	3
- Minor subdivision plat review by staff	28
Annexation/Contraction	1
Other (Signs, ROW/Street Actions, etc.)	11

The Past Ten Years

Development activities over the last ten years are recorded below according to type of review. The number of reviews conducted by the Planning Commission and staff during the past year, was somewhat similar to the number during fiscal year 2014-2015. For the past few years, residential development has consisted of small subdivisions in scattered locations inside the City and its Planning Region, and commercial development has generally occurred as a single business on a single site. In the past year, however, the City has seen commercial development occur on larger sites containing multiple businesses, along with continued single business locations throughout the City.

These activities are shown in the following table:

Planning Commission Activities and Development Approvals

2006-2007 through 2015-2016

	<u>06-07</u>	<u>07-08</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>13-14</u>	<u>14-15</u>	<u>15-16</u>	<u>Total*</u>
Zoning Map Amendments	47	41	31	13	5	5	13	6	9	18	188
Zoning Text Amendments	7	3	3	4	2	2	1	1	2	0	25

Site Plan/PUD Reviews	76	79	36	26	27	28	20	25	25	28	370
Subdivision Plat Reviews	86	102	46	53	32	20	36	31	40	31	477
Annexation Proposals	3	7	4	2	0	1	3	3	0	1	24

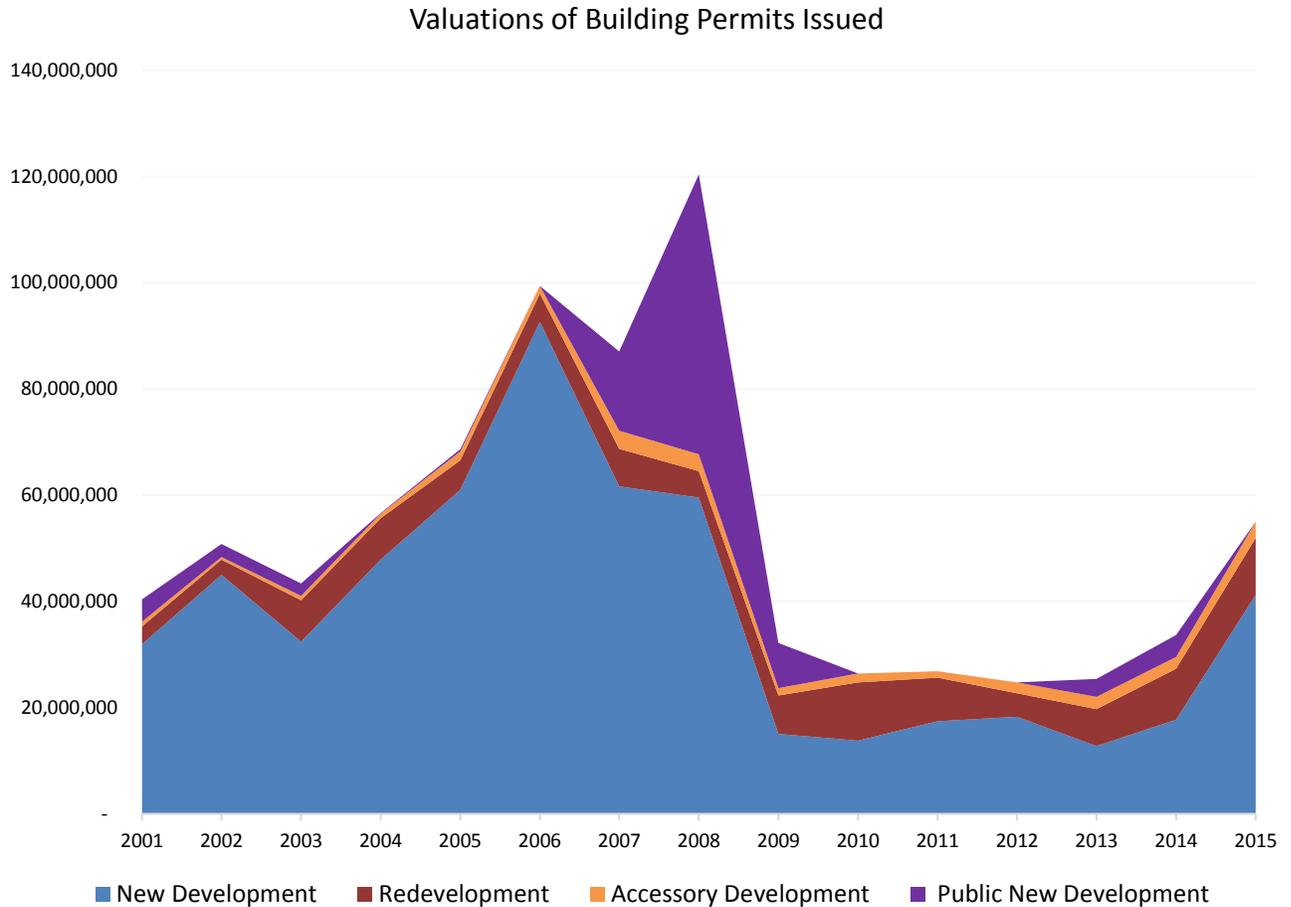
*Subdivision plat reviews include those within the City and Planning Region.

Growth and Development

According to the 2010 U.S. Census, Sevierville’s population was 14,807 on April 1, 2010. The most recent estimate of the city’s population provided by the Census Bureau (estimate for July 1, 2015 issued in June, 2016) is 16,490. The City occupies an area of 24.1 +/- square miles, and the Planning Region covers an additional 48.4 +/- square miles. Recent changes in State annexation law has limited cities’ ability to annex except by referendum or as a result of a request by property owners. The City did receive a petition to annex this year, and as a result, annexed four small lots.

As has been referenced in recent Annual Reports, the local economy has been affected by the national economic recession, and the rate of land and building development has contracted as a result of the recessionary climate. Due to the downturn, limited tax collections for local governmental jurisdictions have constrained budget expenditures and caused some reliance on reserves and spending reductions.

There is only a slight uptick in business activity in 2014, 2015 has proven to be much more active. The value of construction is expected to more than double the activity of 2009-2013.



Although local sales, lodging, amusement, and restaurant tax collections have shown some improvement over the past couple of years, the larger building development projects initiated inside the City and the Planning Region this past year were related to either local and visitor consumer uses, such as retail sales, restaurants, and amusements, or to institutional uses. As occurred in previous years, non-residential development tended to occur on or near arterial or collector streets that convey heavier traffic volumes, and provide relatively convenient access and visibility. A significant highway widening project is in its final phase along Winfield Dunn Parkway, where six travel lanes will be available to traffic when finished. The Double Diverging Diamond interchange at Exit 407 and I-40 is opening on

July 1, 2015. It is anticipated that the completion of these highway improvement projects will have a positive effect on both increasing activity at existing businesses, as well as attracting new businesses to this major travel corridor.

Program Design for the Year Ahead

Despite the economic downturn in the final years of the previous decade, Sevierville continued to increase in population at a healthy rate. This factor along with the recognition that Sevierville will continue its role as the service center for the County (site of County and State offices, hospital, airport, community college, and large regional and national retailers), as well as continue to build upon and expand its role as a visitor destination (minor baseball stadium, two golf courses, major events center), requires regular review of the City's long-range plans, updates of land use management regulations, preparation of strategic planning reports, and updates to the GIS program. Following is the work program for the coming year:

- The completion, adoption, and implementation of a comprehensive revision of the zoning ordinance. The staff will then revise other types of City development regulations (subdivision, access management, infrastructure construction specifications) to coordinate with and support the new zoning ordinance.
- Assist the City Administration in seeking to encourage appropriate economic development to enhance the overall City fiscal picture. Particular attention will be paid to the downtown core and the revitalization efforts of the Sevierville Commons Main Street program, and Central Business Improvement District/Tourist Development Zone area surrounding and leading to the Sevierville Convention Center;

- Continue to use Economic Analytics to begin to measure and anticipate changes in the community's economic condition;
- As noted in last year's ARPD, the position of Planning and Development Director was retitled to Development Director as of July 1, 2015, and Code Enforcement, GIS, Planning, Stormwater Management, and Information Services are now part of the Development Department, although staff roles and responsibilities have not changed significantly;
- Provide feedback or responses to Federal, State, County agencies that need information relevant to the City's planning functions, including such agencies as the Tennessee Advisory Commission on Intergovernmental Relations and the U. S. Census Bureau; and, continue participation with the City of Pigeon Forge and TDOT on the Veterans corridor management plan, and with the County and other municipalities in the revision of the multi-jurisdictional hazard mitigation plan which is likely to occur this program year;
- Provide assistance and support for Sevierville officials in any future activities concerning the update of the growth boundary plan for Sevier County and its municipalities;
- Continue to improve the technological services and approaches that are needed in the Development Department to accomplish the tasks required; and,
- Provide at least four hours of training to members of the Planning Commission.



PLANNING COMMISSION COMMITTEE OF THE WHOLE MINUTES July 7, 2016

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held as a committee of the whole meeting at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, July 7, 2016 at 5:06 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Conley T. Murrell, Secretary
Wayne Helton

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Vincent Snider
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Director of Code Enforcement
Bryon Fortner, Public Works Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager

Chairman Overbay declared that a quorum was not present and adjourned the meeting into a committee of the whole.

APPROVAL OF MINUTES

Delayed for formal action.

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS

Delayed for formal action.

FIVE YEAR SIDEWALK AND PAVING PLANS.

Presentation

Mr. Fortner stated that the proposed plans were in the packet and asked for any questions. Staff recommended approval

Recommendation

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

REZONING – RHONDA V. JOHNSON REQUEST REZONING FROM C-4, ARTERIAL COMMERCIAL, TO C-3, INTERMEDIATE COMMERCIAL – 926 MIDDLE CREEK ROAD (CITY).

Presentation

Ms. Caskie explained that the owners have requested the rezoning in order to return to living in the household that resides on this site. She explained that this request is contiguous with the current adjoining zoning classification, and is also in conformity with the intended uses proposed for this area in the new zoning map. Staff recommended approval.

Recommendation

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

SITE PLAN – W C WHALEY INC. REQUESTS SITE PLAN APPROVAL FOR TOWNHOUSE APARTMENTS, RIVER VALLEY ESTATES – RIVER VALLEY CIRCLE (CITY).

Presentation

Mr. Caskie explained she has spoken with Mr. Whaley regarding the waste disposal issue and an agreement has been reached to provide a dumpster at the rear of the site with a turnaround for pickup. The turnaround will also serve for emergency services if the need should arise. Ms. Caskie explained there had not been adequate time for Mr. Whaley to make these corrections and recommended approval subject to the revision that shows the requested changes.

Recommendation

A motion was made by Mr. Helton, and seconded by Mr. Murrell, to approve the site plan subject to the addition of the dumpster pad and turnaround. The motion passed with a unanimous vote.

The meeting was temporarily adjourned at 5:14 PM by the Chairman to conduct the business of the Board of Zoning Appeals. The meeting was reconvened at 5:32 PM.

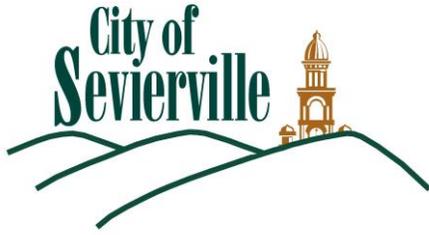
STAFF REPORTS

Ms. Caskie discussed possible meeting dates and times for discussion on the new development code, and discussed a tentative schedule for adoption.

Ms. Caskie gave an explanation of the process and committees involved in determining the new zoning map, and did a review of the proposed draft of the new zoning map. She asked the members present to accept the proposed map as a draft for staff to proceed forward with. Mr. Helton made a motion to accept the proposed map, which was seconded by Mr. Murrell. A unanimous decision was made to allow staff to proceed with the proposed map.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:00 P.M.



Development Department

Staff Report

RE: Rezoning Request – 1405 Old Newport Highway

<p><u>Applicant:</u> Mark Galli, Owner</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 50N, Group A, Parcel 10.00</p> <p><u>Current Zone:</u> R-1, Low Density Residential</p> <p><u>Requested Zone:</u> C-3, Intermediate Commercial</p> <p><u>Number of Lots:</u> 1 lot</p> <p><u>Current Use:</u> Single-family home</p> <p><u>Proposed Use:</u> Commercial</p> <p><u>Notification:</u> Letters sent to property owners within 200’.</p> <p><u>Exhibits:</u> Map attached</p>	<p><u>Request</u> Rezoning of .41 acres +/- from R-1 (Low Density Residential) to C-3 (Intermediate Commercial)</p> <p><u>Background</u> The front yard of this property is oriented toward Old Newport Highway, but also has frontage on Dolly Parton Parkway along the rear lot line. The property to the west is in the same ownership, is zoned C-3, and presently has a single-family home. The property across Dolly Parton Parkway to the south is zoned C-4, and properties to the north and east are zoned R-1.</p> <p><u>Staff Comments</u> The C-3 District allows a mix of commercial uses, as well as residential uses. The proposed zoning map prepared as part of the zoning ordinance rewrite project shows this lot, along with other lots eastward along the southside of Old Newport Highway which also have frontage on Dolly Parton Parkway, as CC (Corridor Commercial). The CC district will allow retail and other types of commercial use, but the existing house could continue as a residential use under the nonconforming use provisions of the ordinance. While the size of this lot would make it difficult to develop for certain types of commercial uses, it could be combined with the owner’s property to the west to create a more appropriate development site.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> Given the fact that properties to the west and south are presently zoned for commercial use, and the proposed zoning map would include this parcel in the CC district, staff can recommend approval.</p>
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Proposed Rezoning R-1 to C-3



Legend

- Road Centerlines
- Parcel
- ▭ City Zoning
- ▨ Proposed

Action



