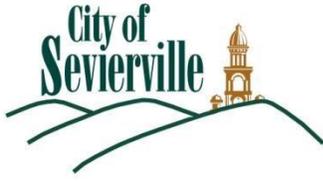


SEVIERVILLE PLANNING COMMISSION

September 8, 2016

Sevierville Civic Center 5:00 P.M.



Planning Commission

AGENDA

September 8, 2016

- A. Call to Order
- B. Approval of Minutes – August 4, 2016
- C. Old Business
- D. New Business
 - 1. Rezoning – Max Henderson requests rezoning from R-1, Rural Residential to C-2, General Commercial – Robert Henderson Road (Planning Region).
 - 2. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for a farmhouse restaurant – Parkway, Tax Map 72, Parcel 59.00 (City).
 - 3. Site Plan – W.C. Whaley, Inc requests site plan approval for Sevier Distilling - 735 Old Douglas Dam Road (City)
 - 4. Site Plan – W.C. Whaley, Inc requests site plan approval for office space – 513 High Street (City).
 - 5. Site Plan – Mike Suttles requests site plan approval for an office building – Old Douglas Dam Road (City).
 - 6. Site Plan - T. Clint Harrison, P.E. requests site plan approval for Swaggerty's Harvest Plant Addition - 2827 Swaggerty Road (City).
- E. Staff Reports – Staff notes on proposed Zoning Ordinance citizen issues and resolutions
- F. Public Forum – Proposed Zoning Ordinance
- G. Adjournment



Planning Commission AGENDA NOTES September 8, 2016

- A. Call to Order
- B. Approval of Minutes – August 4, 2016
- C. Old Business
- D. New Business

- 1. Rezoning – Max Henderson requests rezoning from R-1, Rural Residential to C-2, General Commercial – Robert Henderson Road (Planning Region).

Refer to staff report for full notes and recommendation. Staff can recommend approval.

- 2. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for a farmhouse restaurant – Parkway, Tax Map 72, Parcel 59.00 (City).

This site plan is located directly across the Parkway from Tanger next to the zipline amusement. There are a few minor corrections dealing with handicap parking and landscaping that are in the process of being corrected. Staff fully expects these to be resolved and can recommend approval.

- 3. Site Plan – W.C. Whaley, Inc requests site plan approval for Sevier Distilling - 735 Old Douglas Dam Road (City)

The area for this site plan was recently rezoned to commercial and is located directly behind the River Landing development. The developer is planning on using the runoff from the stormwater roof drains to recycle, filter, and reuse the water when possible. The developer can receive stormwater credits for reducing the runoff. These stormwater calculations are still being figured. Staff expects to receive these calculations prior to the meeting and can recommend approval once they are received.

- 4. Site Plan – W.C. Whaley, Inc requests site plan approval for office space – 513 High Street (City).

This site plan is located in the HRO district and is a conversion from a residential dwelling to an office space. The site plan was presented to, and approved, by the HRO committee at their meeting on August 16th. Staff can recommend approval.

- 5. Site Plan – Mike Suttles requests site plan approval for an office building – Old Douglas Dam Road(City).

A version of this site plan has previously been presented. The previous version was approved subject to a shared access easement being finalized and the

addition of a dumpster pad. Terms could not be reached between the two parties and this is the new design being presented without the shared easement. A dumpster is shown on the site, but is not located on a pad that meets specifications. Staff would recommend approval subject to the addition of the dumpster pad that meets City specifications.

6. Site Plan - T. Clint Harrison, P.E. requests site plan approval for Swaggerty's Harvest Plant Addition - 2827 Swaggerty Road (City).

A glimpse of this addition was seen at last month's meeting when the addition of a maintenance building was added to this site. This is the overall expansion of the larger plant building. The site is currently in two lots that will need to be combined into one. Staff has this consolidation plat in house and can recommend approval of the site plan subject to the plat going to record.

- E. Staff Reports – Staff notes on proposed Zoning Ordinance citizen issues and resolutions – This report will be forwarded to you at later time prior to the meeting.
- F. Public Forum – Proposed Zoning Ordinance
- G. Adjournment



PLANNING COMMISSION MINUTES August 4, 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, August 4, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary
Bryan Atchley, Mayor

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

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

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to Nominate Lyle Overbay as the Chairman. The motion passed with a unanimous vote.

A motion was made by Mr. Roberts, and seconded by Mr. Snider, to Nominate Jim Arwood as the Vice Chairman. The motion passed with a unanimous vote.

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to Nominate Vince Snider as the Secretary. The motion passed with a unanimous vote.

ANNUAL REPORT.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to accept the Annual Report. The motion passed with a unanimous vote.

RATIFICATION OF COMMITTEE OF THE WHOLE REPORT – JULY 7, 2016.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the Committee of the Whole report from July 7, 2016. The motion passed with a unanimous vote.

REZONING – MARK GALLI REQUESTS REZONING FROM R-1, LOW DENSITY RESIDENTIAL TO C-3, INTERMEDIATE COMMERCIAL – 1405 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Ms. Caskie explained that adjoining parcel to this request is currently C-3, and this request is in conformity with the proposed use for this area in the new zoning map. Staff recommended approval.

A concerned citizen owning property in the area and expressed his concern that continuing commercial in this area would increase traffic on Old Newport Highway and ruin the character of the neighborhood.

It was discussed that the property in this area with frontage on Dolly Parton could all potentially become commercial and it was the intent of this owner to have their access off Dolly Parton and not Old Newport.

It was agreed upon to limit access to Dolly Parton for this parcel at the site planning process.

Action Taken

A motion was made by Mayor Arwood, and seconded by Mr. Snider, to approve the rezoning request contingent on addressing the access issues at the site plan level. The motion passed with a unanimous vote.

SITE PLAN – T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR AN INDUSTRIAL MAINTENANCE BUILDING – 2827 SWAGGERTY ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is only for the maintenance building and there will be a future expansion of the existing building which can be seen on this plan. The plan meets regulations and staff recommended approval.

Action Taken

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

STAFF REPORTS

Ms. Caskie explained there were still a few minor changes to be made to the draft of the new ordinance and copies will be sent out to the Planning Commission members as soon as the changes are complete.

The best times to meet to have a workshop on the proposed new ordinance were discussed.

Due to the Labor Day holiday the next Planning Commission meeting will be held on Thursday, September 8, 2016.

The public hearing at the Planning Commission level for approval of the new ordinance on to the Board of Mayor and Alderman will be held at the September 8, 2016 meeting.

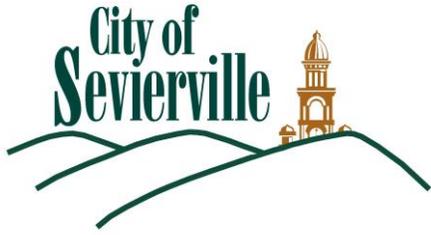
ADJOURNMENT

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 – Robert Henderson Road
at Newport Highway (US 411/SR 35)

(Planning Region)

<p><u>Applicant:</u> Max Henderson, Owner</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 50, Parcel 43.05 (20.06 ac.)</p> <p><u>Current Zone:</u> County R-1, Rural Residential</p> <p><u>Requested Zone:</u> County C-1, Rural Commercial</p> <p><u>Number of Lots:</u> 1 lot</p> <p><u>Current Use:</u> Pasture with barn/shed structures</p> <p><u>Proposed Use:</u> Storage/warehouse</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 20.06 ac. +/- from County R-1 (Rural Residential) to County C-2 (General Commercial)</p> <p><u>Background</u> The southern boundary of this parcel lies along the north bank of the river, and the City limit line lies in the centerline of the river. This property has 1,500'+/- of frontage on Robert Henderson Road and 300'+/- of frontage on Newport Highway. Due to the elevation of Newport Highway and existing guardrail, practical access to this property is from Robert Henderson Road.</p> <p>Properties along the northside of Robert Henderson Road in the vicinity of this parcel are zoned County C-2. The parcel to the west, and the parcel directly across Newport Highway are zoned County R-1. The parcels to the south of this property are located inside the City and are zoned C-3 (Intermediate Commercial). Water and sewer lines do not appear to be present on along this part of Robert Henderson Road. The closet utility lines are a water line which runs along the westside of Newport Highway to the northside of the river, then crosses Newport Highway and continues northward along the eastside of the highway along with a sewer line. Most of this property lies within the floodway or the 100-year flood hazard area.</p> <p><u>Staff Comments</u> The proposed use for storage and warehousing is a permitted use in the County C-2 district, along with retail, accommodation, amusement, and the residential uses allowed in County residential districts. If rezoned, land disturbance and construction activities will be subject to the County's Stormwater Management and Flood Damage Prevention Regulations. The placement of a driveway entrance that will accommodate truck traffic with acceptable sight distance, and provisions for potable water and for wastewater disposal will be part of the information the County Planning Commission will address in its site plan review of any future development on this parcel.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> While there is some concern about the change from R-1 to C-1 given the traffic impacts and the difficulty accessing the site, the staff can recommend approval with appropriate notice given to the county,.</p>
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Request Date 8-19-16



Rezoning Request Application

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

Applicant Name: MAX HENDERSON Phone No: 654-2355

Address: 2147 MAPLES BRANCH RD Sevierville TN 37876
Street City State Zip

Applicant/Owner: Marcus Whaley wrcwhaleyinc@yahoo.com
(Email for contact person concerning this application)

Owner Information

Property Owner: Max Henderson Phone No: 654-2355

Address: 2147 Maples Branch Rd Sevierville TN 37876
Street City State Zip

Property Information

Civil District: 4 Tax ID: 050 043.05
Map Group Parcel

Property Address: Robert Henderson Rd
Street City State Zip

Rezoning Request

Current Zoning District: R-1 Current Use: Pasture

Proposed Zoning District:

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

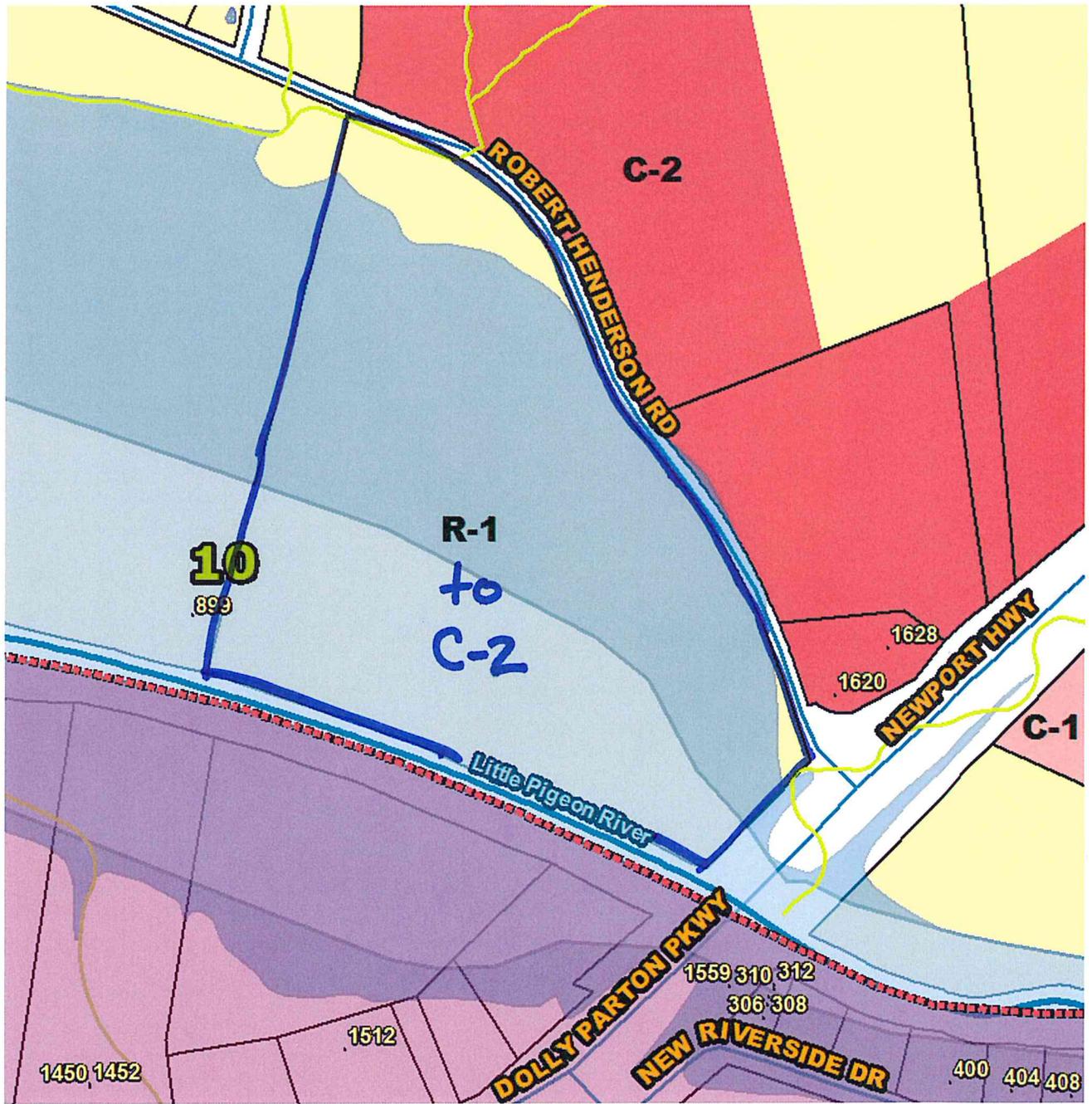
Proposed Use Storage / warehouse

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.

C. Max Henderson
Property Owner

8/19/16
Date

For Office Use Only			
PC <u>9/8</u>	CC <u>10/17</u>	Zoning Map # <u>10</u>	RR# <u>163213</u> Fee Pd. <u>\$100.00</u> (\$100.00)
Reviewed by the <u>Sev</u>		Planning Commission	
Recommended: For _____		Against _____	
County Commission Action: Approved _____		Denied _____	



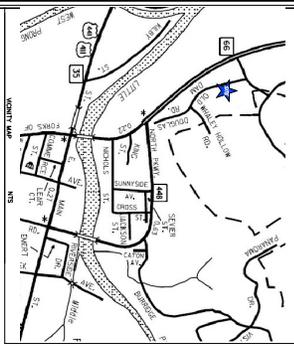
SITE PLAN
APPROVED BY

APPLICANT
[Signature]
ZONING OFFICIAL

LOT 4
HENDERSON PROPERTIES
MAP 50 PARCEL 43.05
08-29-2016



Scale: 1 inch = 300 feet



- NOTES:**
1. SEWER SERVICE AREAS ARE BASED ON GPO MAPS, TN MAP 87
 2. RECORD SURVEY AND ADJUSTMENT: O&G, TN, 04/10/2010
 3. PARCELS NUMBERS REFER TO SEVIER COUNTY TAX MAPS
 4. UNDESIGNED DRIVE LOCATIONS WITHIN THIS FIELD LOCATION ARE NOT TO BE CONSIDERED. ANY DRIVE LOCATIONS WITHIN THIS FIELD LOCATION ARE TO BE CONSIDERED AS UNDESIGNED DRIVES ARE RECOMMENDED
 5. ALL DRIVE LOCATIONS WITHIN THIS FIELD LOCATION ARE TO BE CONSIDERED AS UNDESIGNED DRIVES ARE RECOMMENDED
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- UTILITY NOTES:**
1. ALL UTILITIES SHOWN ARE APPROXIMATE. CALL TN ONE CALL BEFORE YOU DIG.
 2. ALL UTILITIES SHOWN ARE APPROXIMATE. CALL TN ONE CALL BEFORE YOU DIG.
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Michael Suttles
 LAND SURVEYING SERVICES
 2008 THOMPSON LANE
 SEVIER COUNTY, TN 37862
 PHONE: (603) 504-4000
 FAX: (603) 504-4000
 www.michaelsuttles.com

CERTIFICATION
 I, MICHAEL SUTTLES, A LICENSED SURVEYOR IN THE STATE OF TENNESSEE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND THE TENNESSEE SOCIETY OF PROFESSIONAL SURVEYORS.
 MICHAEL SUTTLES
 LICENSE NO. 10000
 EXPIRES 08-11-2016
 CERTIFICATION AND SIGNATURE FOR
 1. 10/11/2016 2. 10/11/2016



SEWER COUNTY OFFICE PARK PARTNERSHIP
 PLAT BOOK 151, PAGE 541
 TAX MAP 0495, GROUP A, PARCEL 19.00

SEWER COUNTY OFFICE PARK PARTNERSHIP
 DEED BOOK 326, PAGE 629
 TAX MAP 0495, GROUP A, PARCEL 19.00

BUILDING FEE - 911.6 (EST.)

BUILDING PHASE 1
 6,900 S.F.

PHASE 2
 FOR EXPANSION
 500x50

EXISTING PARKING TO REMAIN

1.13 ACRES
 49,192 SQ. FT.
 DEED BOOK 544, PAGE 693
 TAX MAP 046, GROUP A, PARCEL NO 5.00

RAMOND BALE & BARBARA BALE PROPERTY
 PLAT BOOK 544, PAGE 693
 TAX MAP 046, PARCEL 026.00

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - UNMARKED POINT
 - ADJ. OWN. POINT
 - PROPERTY LINE
 - BASE FLOOD ELEVATION LINE
 - GITE / FENCE
 - BUILDING / STRUCTURE
 - DRIVEWAY / POOL
 - ASPHALT/PAVED/PAVEMENT
 - CONCRETE

SITE LAYOUT NOTES:
 TOTAL PROPERTY AREA
 49,192 SQ. FT.
 1.13 ACRES
 PROPOSED BUILDINGS
 PHASE 1 BUILDING = 6,900 SQ. FT.
 PHASE 2 BUILDING = 50000 + 40000 SQ. FT.
 TOTAL PROPOSED BUILDINGS = 57,900
 TOTAL PROPOSED HARDED SURFACE (NET/RTA)
 2288 SQ. FT.
 EXISTING CONTAINERS
 2288 SQ. FT.
 OFFERING = 4000000 HARDED SURFACES
 ITEMS SHOWN RELATING TO CONDUITS/SEWER SHALL BE REVIEWED BY PROJECT ENGINEER.
 ITEMS SHOWN RELATING TO ASPHALT/PAVEMENT SHALL BE REVIEWED BY PROJECT ARCHITECT.

PROJECT ENGINEER:
ATWELL
 CONSULTING ENGINEERS
 4150 North Ocean Street
 Suite 8
 Cleveland, TN 37312
 Tel: 668.850.4200
 Fax: 668.858.8333
 www.atwell-engineers.com

PROJECT ARCHITECT:
TRICOLL
 3143 FOREST STREET
 PLYMOUTH, TN 37853

PROPERTY ADDRESS:
 613 WINNEBO DUNN PARKWAY
 SEVIERVILLE, TN 37862

SURVEY REQUESTED BY:
 HARRY COLLIER
 360 PONES OF THE RIVER PARKWAY
 SEVIERVILLE, TN 37862

SUBJECT:
 SITE PLAN FOR
TRI-C OFFICE COMPLEX
TRACT 3
COLLIER PROPERTY
 513 WINNEBO DUNN PARKWAY
 DISTRICT 5 OF SEVIER COUNTY, TENNESSEE
 WARRANTY DEED BOOK 631, PAGE 287
 TAX MAP 046, GROUP A, PARCEL 5.00
 SCALE 1" = 20' DATE: 10 MAY 2016
 REVISED 08-11-16
 GRAPHIC SCALE

SOLID WASTE NOTE:
 OWNER REQUESTING USE OF STANDARD CITY OFFICE COMPLEX NOT EXPECTED TO PRODUCE ENOUGH SOLID WASTE FOR A DUMPSTER.

SIGNATURE:
 THERE IS NO SIGN PROPOSED FOR THIS PROPERTY AT THIS TIME. BUILDING USE IS FOR OFFICE SPACE ONLY.

PARKING REQUIREMENTS:
 PROPOSED OFFICE BUILDING (PHASE 1) 6,900
 PARKING SPACES REQUIRED 21
 PARKING SPACES SHOWN 21

1" = 20'
 1" IN FEET = 20' IN FEET

