

SEVIERVILLE PLANNING COMMISSION

October 6, 2016

Sevierville Civic Center 5:00 P.M.



Planning Commission

AGENDA

October 6, 2016

- A. Call to Order
- B. Approval of Minutes – September 8, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – Will Robinson & Associates requests subdivision and right-of-way approval for road extension – Allensville Square Road (City).
 - 2. Subdivision – JMC Professional Surveying & Mapping requests subdivision approval for David Russell subdivision – 370 Piney Road (Planning Region).
 - 3. Subdivision – W. C. Whaley, Inc requests subdivision approval for Ogle Furniture Addition – 1063 Dolly Parton Parkway (City).
 - 4. Site Plan – W. C. Whaley, Inc requests site plan approval for Ogle Furniture Addition – 1063 Dolly Parton Parkway (City).
- E. Staff Reports – Proposed new Zoning Ordinance
- F. Adjournment



Planning Commission

AGENDA NOTES

October 6, 2016

- A. Call to Order
- B. Approval of Minutes – September 8, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – Will Robinson & Associates requests subdivision and right-of-way approval for road extension – Allensville Square Road (City).

This plat is establishing a continuation of the Allensville Road ROW in order to obtain the required amount of public road frontage to create Lot 7R-2R2. The subdivision plat meets all requirements. Staff is still awaiting the revisions of the specification and detail sheets for the road construction. Staff would recommend approval contingent upon installation of the roadway to City specifications, or obtaining a bond for the required improvements.

- 2. Subdivision – JMC Professional Surveying & Mapping requests subdivision approval for David Russell subdivision – 370 Piney Road (Planning Region).

This subdivision is located on Piney Road in the northwestern portion of our Planning Region. The plat is creating three lots out of two existing and moving the lot line of the fourth in order to increase the size. Due to the amount of lots being affected Planning Commission approval is required. Staff would recommend approval subject to the necessary signatures being obtained.

- 3. Subdivision – W. C. Whaley, Inc requests subdivision approval for Ogle Furniture Addition – 1063 Dolly Parton Parkway (City).

This subdivision plat is combing five lots into one on the Ogle Furniture property and is correcting the entrance of the Victoria Landing parcel to reflect the existing entrance drive. On the proposed plat the required frontage would be pushed from the existing R-2 zone into the C-4 zone. Staff is comfortable with this at the moment given it is still serving a residential use, but will correct the proposed zoning map to reflect the proposed new drive upon approval and recording of the plat. Since three lots are being affected this requires approval by the Planning Commission. Staff would recommend approval subject to the necessary signatures being obtained.

- 4. Site Plan – W. C. Whaley, Inc requests site plan approval for Ogle Furniture Addition – 1063 Dolly Parton Parkway (City).

Given the overall total square footage of the building, staff has concerns with the amount of parking being provided. At this time, we have no control over any future

uses that may reside in the building. If a higher intensity retail use were to inhabit the building in the future, staff would not have the ability to reevaluate the site layout. The proposed addition consists of 4,432 SF of which 300 SF is to be dedicated to a display area and the remaining 4,132 SF to be used as storage. Mr. Ogle was made aware that additional parking may be required if any additional square footage was to be added to the building at the 2013 approval of the most recent addition. Staff is uncomfortable making a recommendation at this time.

E. Staff Reports – Proposed new Zoning Ordinance

F. Adjournment



PLANNING COMMISSION MINUTES September 8, 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, September 8, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell

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.

APPROVAL OF MINUTES

A motion was made by Mr. Roberts, and seconded by Mr. Helton, to approve the minutes from the August 4, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MAX HENDERSON REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-2, GENERAL COMMERCIAL – ROBERT HENDERSON ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained the plan of development for the area is mini storage warehouses, and the only cause for concern would be the ingress and egress of truck traffic on Robert Henderson and/or Newport Highway. Staff recommended approval.

Action Taken

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

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR A FARMHOUSE RESTAURANT – PARKWAY, TAX MAP 72, PARCEL 59.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located in front of the old Damon's restaurant and is part of the Five Oaks development. She explained this is part of a larger plan of development and some minor alterations may be needed at the time the larger plan is presented but the current layout meets site plan requirements. Staff recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR SEVIER DISTILLING - 735 OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this property was recently rezoned to accommodate this use. This proposed location is where the vast majority of their distilling and bottling will occur. She explained the site plan was in order 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.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OFFICE SPACE – 513 HIGH STREET (CITY).

Staff Recommendation

Mr. Caskie explained this site plan is located in the HRO district and is a conversion from a residential dwelling to an office space. The site plan has been presented to, and received a vote of approval, by the HRO committee. She explained there is no planned tenant at this time. 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 – MIKE SUTTLES REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING – OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Caskie explained this site plan has previously been review with a shared parking/drive easement. She explained the parties could not come to an easement agreement and have reworked the site plan to accommodate. Staff recommended approval with a full set of plans showing the adequate dumpster pad specifications.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the site plan subject to the dumpster pad meeting city specifications. The motion passed with a unanimous vote.

SITE PLAN - T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR SWAGGERTY’S HARVEST PLANT ADDITION - 2827 SWAGGERTY ROAD (CITY).

Staff Recommendation

Mr. Caskie explained this site plan currently falls across a lot line and that the lots need to be consolidated prior to approval. She explained we do have the subdivision plat to consolidate the lots in house and would recommend approval subject to the plat going to record.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the site plan subject to the plat combining the two lots going to record. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Caskie explained what the process in the new proposed zoning map and ordinance has been to this point in time.

Ms. Caskie gave an outline of recommended changes to the proposed zoning map and ordinance and asked the Planning Commission members to accept the requested changes.

Ms. Caskie explained there are four concerns that staff could not resolve and explained she would go over them one by one to get the input of the Planning Commission members.

The first concern was a property in Governor's Crossing that currently has a C-5 zoning which has been put into a Tourism Activity zone. Ms. Caskie explained the idea behind the TA zone is to create an environment that has energy and excitement and drives tourism areas. She stated this area is designated to provide for the tourists and not necessarily the residents. Therefore, a doctor's office is not a permitted use in the TA zone. The owner has expressed concern that this is not an allowable use as he has designed and built his building to accommodate a possible future use as a medical office. Staff has concerns with such a local residential use being permitted in a highly intensive tourist area.

Mr. Dale Rhoton, owner of 280 Collier Drive, explained the reasoning behind how the building was constructed for the potential future use as a medical office. He expressed his concern that he was losing potential uses in the zoning transition and asked that this use be reconsidered for this zone. Mr. Rhoton also explained Wyndham is the current lease holder of the building.

Ms. Caskie explained the second concern is the downtown area and the expansive area that has been requested as the Town Center. Staff believes upon further review this may have been an overreach and have a new proposal to accommodate the area of concern with the Activity Center and Commercial Corridor zones.

Mr. Travis McCrosky expressed his concerns with multiple of his properties stating he would like for them to all go Corridor Commercial. He also expressed his concerns with the ordinance and process in general.

Ms. Caskie explained the next property in question was Mr. McCrosky's property located behind 84 Lumber. She explained it is currently being proposed Support Service and Mr. McCrosky would like for it to be Commercial Corridor.

Mr. McCrosky expressed his discontent for the Support Service zone and stated he believes it is affecting the value of the property.

Mr. Ron Ogle also expressed his concern that properties are being down zoned and expressed concerns with the process.

Ms. Caskie explained the final concern was an 11-acre area in the Burchfield subdivision that is currently zoned R-1 and is being proposed as Mixed Residential. She explained there have been concerns expressed that the area is single family in nature and should remain that way. She also explained there have been other opinions expressed that the area should be changed to the Mixed Residential zone.

Ms. Caskie asked the Planning Commission members how they would like to proceed given the comments and recommendations.

It was recommended that any further actions be tabled and a special meeting be held prior to the next Planning Commission meeting. Letters will be mailed to property owners affected by the recent changes and public notices published to inform residents of the special called meeting.

The meeting was set to be scheduled at 5:00 PM on September 27, 2016.

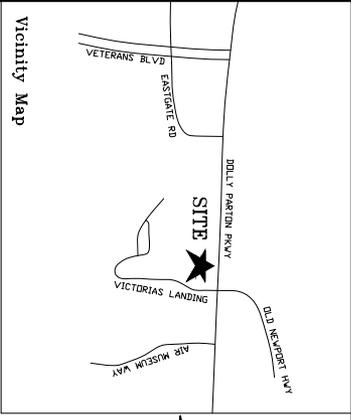
ADJOURNMENT

There being no further business, the meeting adjourned at 6:33 P.M.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary



OWNER
RONALD W. & BETTY M OGLE
SEVERVILLE, TN 37862
580/453-5834

ZONING BUILDING SETBACKS
ZONING: R-2 & C-4
BUILDING SETBACKS:
FRONT = 30' (R-2) 30' (C-4)
REAR = 5' (R-2) 5' (C-4)
75' UTILITY AND REMAINE
LOT LINES, 15' AIDING AIL
EXTERIOR LOT LINES.

TOTAL - ±13.66 AC

CERTIFICATE OF APPROVAL FOR RECORDING
I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH REQUIREMENTS AS ARE SPECIFICALLY NOTED HEREIN. THE PLAT, AS INSTALLED, OR AN ACCEPTABLE SURVEY THEREIN, IN ORDER TO ASSURE COMPLETION, THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.
DATE: _____
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, UND CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADMIT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE RANDOM BUILDING SETBACKS, AND DEDICATE THE SEWER, WATER, GAS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: _____
OWNER: _____
DOWER: _____

CERTIFICATION OF STREET NAMES
I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEWER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 REGULATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE DISTRICT.
DATE: _____ E-911 COORDINATOR: _____

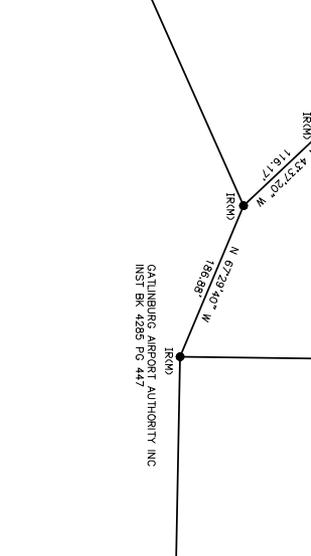
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM/SEWAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON ALL LOTS HEREIN, IN ACCORDANCE WITH THE SEWER COUNTY CODE, MEETS THE REQUIREMENTS OF THE SEWER COUNTY CODE AND ARE HEREBY APPROVED AS SHOWN, CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREIN.
DATE: _____ UTILITY SYSTEM MANAGER: _____

ENGINEER
WC WHALEY, INC.
PO BOX 6699
635 WALL STREET, SUITE 4
SEVERVILLE, TN 37864-6699
OFFICE (865) 453-1288

TAX MAP 50 PARCELS 98.04, 98.05, & 98.15

LINE	BEARING	DISTANCE
1	S 33°25'19" W	30.937
2	S 00°46'22" W	48.617
3	S 37°51'58" W	56.746
4	S 00°46'22" E	86.935
5	S 00°46'22" E	86.935
6	S 00°46'22" E	86.935
7	N 00°46'22" E	24.089
8	N 33°25'19" E	46.628
9	N 00°46'22" E	86.935
10	S 00°46'22" E	86.935
11	S 00°46'22" E	86.935
12	N 00°46'22" E	17.727
13	N 00°46'22" E	14.652
14	N 67°00'08" E	5.007
15	N 13°18'34" W	41.820
16	N 54°05'51" W	89.459
17	S 88°58'50" E	49.197

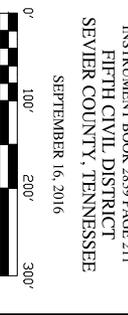
CURVE	BEARING	ARC LENGTH (CHORD)	LENGTH (CHORD)
C1	100.000°	56.289	S 17°05'50" E
C2	100.000°	56.289	S 17°05'50" E
C3	102.522°	56.217	S 12°25'19" E
C4	102.522°	56.217	S 12°25'19" E
C5	150.000°	84.325	N 17°05'50" E



SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE AND ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN HEREIN, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION, AND THAT CURVE POINTS AND OTHER POINTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION, AND THAT CURVE POINTS AND OTHER POINTS ARE PLACED TO THE NEAREST HUNDREDTH OF AN INCH, AND THE ANGLE OR PRECISION OF THE UNADJUSTED SURVEY IS 10.0000 OR GREATER AS SHOWN HEREIN.
DATE: _____

LEGEND
● IRON DENOTES AN IRON ROD OLD
● IRON DENOTES AN IRON ROD NEW
● IRON DENOTES AN IRON ROD NEW
● MN DENOTES A MAG NAIL
○ DENOTES A CALCULATED POINT
--- DENOTES A PROPERTY LINE TO BE REMOVED

RESUBDIVISION OF
LOTS 1-4 OF NEW HOPE CHURCH
PROPERTY
PLAT BOOK 27 PAGE 384
INSTRUMENT BOOK 2528 PAGE 339
&
LOT 1 OF RONALD W. & BETTY M OGLE
PROPERTY
PLAT BOOK 41 PAGE 3
INSTRUMENT BOOK 4223 PAGE 678
&
VICTORIAS LANDING
&
INSTRUMENT BOOK 2839 PAGE 211
FIFTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
SEPTEMBER 16, 2016





Memorandum

TO: Planning Commission members

FROM: Pamela S. Caskie, Development Director

DATE: October 3, 2016

SUBJECT: New Zoning Ordinance

As you are aware, throughout the entire rewrite process, we have tried to make certain that we were providing ample opportunity for citizen input and awareness. We do not want to change that now that we are at the end of the process. Therefore, while we had the adoption of the ordinance scheduled for this meeting, staff believes that it would be prudent to take a little longer to make certain that we have addressed as many concerns as possible.

At the meeting on Thursday night, we will have a large scale map to review with some specific questions as well as hearing from you about any issues you may be aware of. Additionally, we will look at the Functional Road Classifications Map. If you have any issues with the Use Standards or the Development Standards, this would be a great time to bring them to table.

Hopefully this extra time will lead to a better understanding of the proposed ordinance.