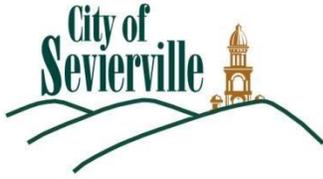


SEVIERVILLE PLANNING COMMISSION

November 3, 2016

Sevierville Civic Center 5:00 P.M.

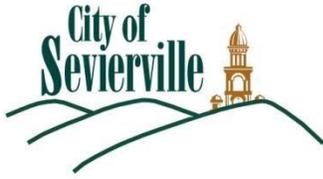


Planning Commission

AGENDA

November 3, 2016

- A. Call to Order
- B. Approval of Minutes – October 6, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – Norvell & Poe Engineers LLC requests Highlands subdivision approval – Highlands subdivision, Tax Map 50N, Parcels 1, 2, and 3 (City).
 - 2. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for an RV campground – Dolly Parton Parkway, Tax Map 50N Parcel 003.00 (City).
 - 3. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for Weigel's convenience store – Winfield Dunn Parkway, Tax Map 12, Parcel 210.00 (City).
 - 4. Review of Public Project – Concept Plan – Petsafe Unleashed Dog Park – City Park – Park Road
 - 5. Consider a resolution by the Sevier County Commission to amend the zoning resolution for Sevier County, Tennessee by amending Article 201, 310.1, 502.2, 505.2 to define camping in the A-1 Agricultural District and C-1 Rural Residential Zoning District.
- E. Staff Report – Proposed Zoning Ordinance meeting sign-ups.
- F. Adjournment



Planning Commission

AGENDA NOTES

November 3, 2016

- A. Call to Order
- B. Approval of Minutes – October 6, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – Norvell & Poe Engineers LLC requests Highlands subdivision approval – Highlands subdivision, Tax Map 50N, Parcels 1, 2, and 3 (City). This subdivision is moving two lot lines at the Weigel’s area on Dolly Parton Parkway at Pittman Center Road. The amount of lots being affected requires Planning Commission approval. A sewer line easement needs to be established across Lot 5 for the 12” line being extended to the RV Park site on Lot 3R and also extended across Lot 3R for the possible future extension of the line. Staff would recommend approval subject to the easement being established and labeled, and obtainment of the necessary signatures.
 - 2. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for an RV campground – Dolly Parton Parkway, Tax Map 50N Parcel 003.00 (City). This site plan was presented last month for a preliminary review and they have now completed a formal submittal. Bunkhouse cabins have been added to replace some of the RV pads as discussed. There are still some questions about the location and accessibility of the dumpster enclosure, which staff expects to have resolved prior to Thursday’s meeting. Assuming the dumpster issue is to be resolved staff would recommend approval subject to the subdivision plat in the previous agenda item going to record.
 - 3. Site Plan – Norvell & Poe Engineers LLC requests site plan approval for Weigel’s convenience store – Winfield Dunn Parkway, Tax Map 12, Parcel 210.00 (City). This site plan is for a Weigel’s convenience store and gas station to be located on the west side of Winfield Dunn Parkway across from Swaggerty Road. There are a few minor details that staff will be working with the designers to resolve prior to Thursday’s meeting. The area of the parcel this site is to be located on still needs to be subdivided out of the larger parcel. Staff has the subdivision plat in house for review and would recommend conditioning the site plan approval on the plat going to record.

4. Review of Public Project – Concept Plan – Petsafe Unleashed Dog Park – City Park – Park Road

Mr. Parker is requesting the review and approval of the concept plan for a dog park to be located in City Park. Mr. Parker will not be able to attend the meeting, but Judi Forkner, a member of the City’s “Team Dog Park”, can report on and answer any questions about this project.

5. Consider a resolution by the Sevier County Commission to amend the zoning resolution for Sevier County, Tennessee by amending Article 201, 310.1, 502.2, 505.2 to define camping in the A-1 Agricultural District and C-1 Rural Residential Zoning District.

The Gatlinburg, Pigeon Forge, Pittman Center, and Sevierville Planning Commission are asked to forward on a recommendation to the Sevier County Commission regarding the amendment to the Zoning Resolution of Sevier County to define camping in the County A-1 and C-1 districts. Staff has no reservations on the proposed amendment and can recommend approval.

- E. Staff Report - Proposed Zoning Ordinance meeting sign-ups.
- F. Adjournment



PLANNING COMMISSION MINUTES October 6, 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, October 6, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Conley T. Murrell
Bryan Atchley, Mayor
Wayne Helton

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Daryl Roberts

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. Snider, and seconded by Mr. Helton, to approve the minutes from the September 8, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – WILL ROBINSON & ASSOCIATES REQUESTS SUBDIVISION AND RIGHT-OF-WAY APPROVAL FOR ROAD EXTENSION – ALLENSVILLE SQUARE ROAD (CITY).

Staff Recommendation

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

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the subdivision plat contingent upon obtaining a bond and receiving the revised specification sheets. The motion passed with a unanimous vote.

SUBDIVISION – JMC PROFESSIONAL SURVEYING & MAPPING REQUESTS SUBDIVISION APPROVAL FOR DAVID RUSSELL SUBDIVISION – 370 PINEY ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained the subdivision plat is creating three lots out of two existing and moving the lot line on the fourth in order to increase its size and bring the existing house into conformity. Due to the amount of lots being affected Planning Commission approval is required. Staff recommended approval subject to the obtainment of the necessary signatures.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mayor Helton, to approve the subdivision plat subject to receipt of the necessary signatures. The motion passed with a unanimous vote.

SUBDIVISION – W. C. WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR OGLE FURNITURE ADDITION – 1063 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this subdivision plat is combining 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. She explained 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 recommended approval subject to the necessary signatures being obtained.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the subdivision plat subject to obtainment of the necessary signatures. The motion passed with a unanimous vote.

SITE PLAN – W. C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OGLE FURNITURE ADDITION – 1063 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Caskie explained that staff has some concerns with the amount of parking being provided in relation to the amount of square footage the overall building consists of. She explained that at this time she feels comfortable that the current amount of parking is adequate for the existing use, but if the use was to convert to one that would generate more traffic staff would have no way to readdress the parking at this time. Ms. Caskie stated that staff was uncomfortable making a recommendation at this time.

Mr. Ogle gave an overview of the history of this project, and explained the intention of the addition is for extra storage and a small retail display area.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the site plan subject to the plat voted on in the previous item going to record. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Caskie brought up for discussion a site plan for an RV Campground whose owners were seeking a preliminary approval so that they may proceed with closing on the land. There were some changes to be made to the originally submitted plan that were significant enough to hold until next month She explained they will return next month with the formal submittal for final approval.

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to grant preliminary approval. This motion passed with a unanimous vote.

Ms. Caskie engaged in a discussion with the Planning Commission members on the proposed new zoning ordinance and the best way to proceed moving forward.

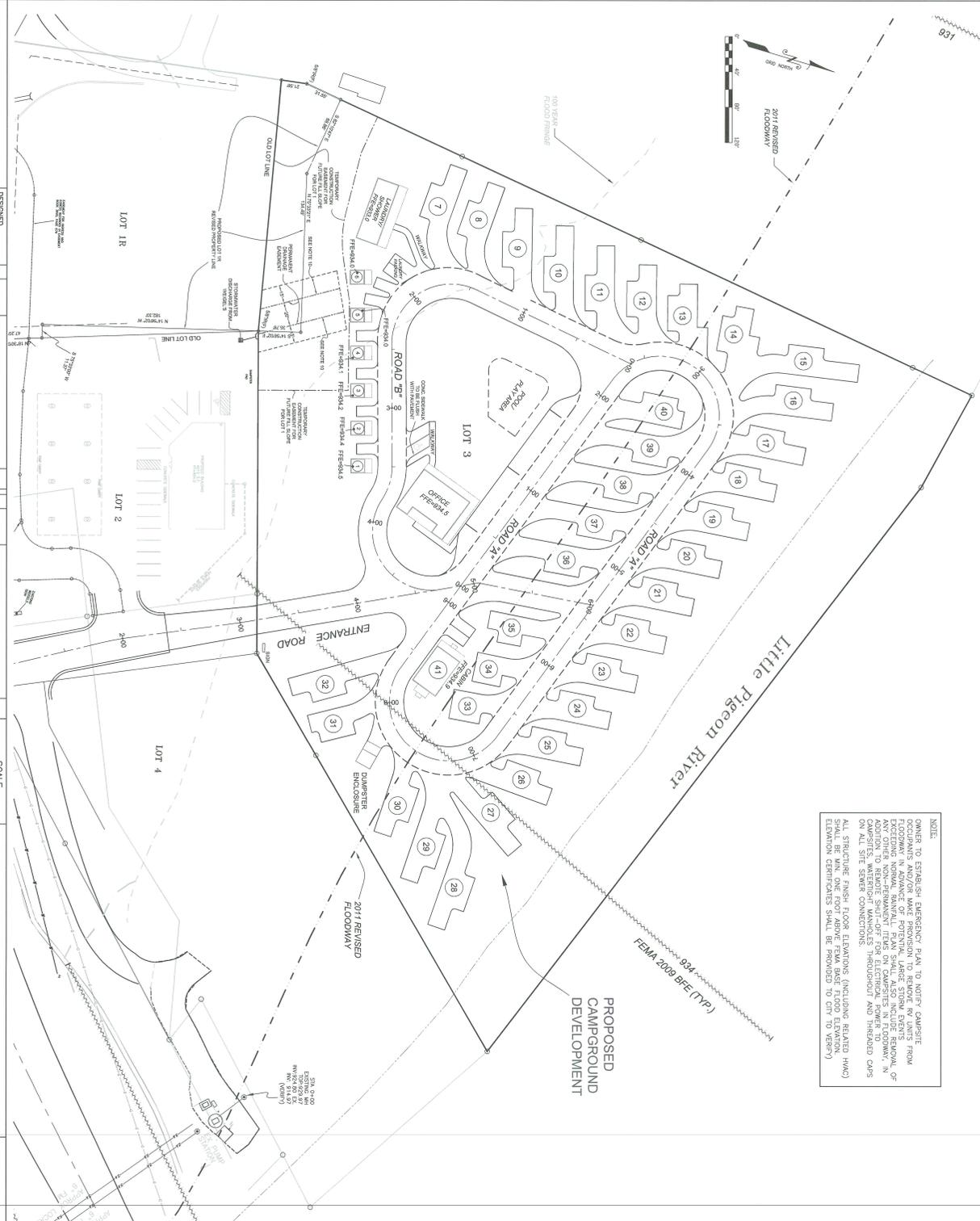
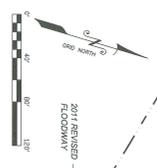
ADJOURNMENT

There being no further business, the meeting adjourned at 6:06 P.M.

Lyle Overbay, Chairman

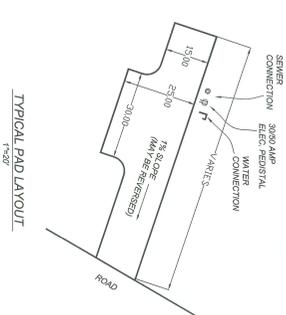
Vincent Snider, Secretary

Dustin Smith, Recording Secretary



NOTES:
 OWNER TO ESTABLISH EMERGENCY PLAN TO NOTIFY CAMPERS FROM FLOODWAY IN ADVANCE OF POTENTIAL LARGE STORM EVENTS EXCEEDING NORMAL RAINFALL. PLAN SHALL ALSO INCLUDE REMOVAL OF ADDITION TO ROUTE SHUT-OFF FOR ELECTRICAL POWER TO CAMPERS IN SEVERE CONDITIONS THROUGHOUT AND HEADBOAT CANS ALL STRUCTURE FINISH FLOOR ELEVATIONS (INCLUDING RELATED HVAC) SHALL BE MIN. ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION. ELEVATION CERTIFICATES SHALL BE PROVIDED TO CITY TO VERIFY)

PROPOSED CAMPGROUND DEVELOPMENT



GENERAL NOTES:
 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO AVOID THE LATEST MANNER OF INTERFERENCE OF NORMAL OPERATIONS TO ALL ADJACENT OWNERS AT ALL TIMES OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO AVOID THE LATEST MANNER OF INTERFERENCE OF NORMAL OPERATIONS TO ALL ADJACENT OWNERS AT ALL TIMES OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO AVOID THE LATEST MANNER OF INTERFERENCE OF NORMAL OPERATIONS TO ALL ADJACENT OWNERS AT ALL TIMES OF THE CONSTRUCTION PROCESS.

DESIGNED	DATE	BY	NO.	DATE
AW	1-16-16	AW	1	1-16-16
TAM	2-10-16	TAM	2	2-10-16
NO.	DATE	BY	NO.	DATE
18		REVISION	18	
19		REVISION	19	
20		REVISION	20	
21		REVISION	21	
22		REVISION	22	
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38		REVISION	38	
39		REVISION	39	
40		REVISION	40	

SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 40'
 DATE: 8-07-16

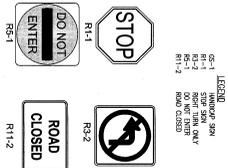
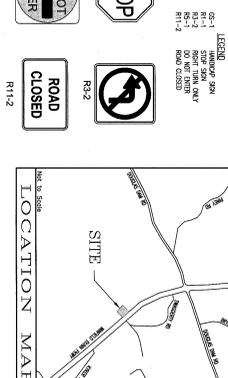
SITE PLAN

PROPOSED RV CAMPGROUND
 DOLLY PATTON PARKWAY, HIGHLANDS S/D, LOT 3
 TAX MAP 50N, GROUP C, PARCEL 001.00
 CNL DISTRICT 4, SEVIER COUNTY, TENNESSEE

DATE: 09-10-16 (CG)
 SHEET 3 OF 9 SHEETS



NORRILL & POE ENGINEERS
 REGISTERED ENGINEERS & LAND SURVEYORS
 1228 S. UNIVERSITY AVENUE, SUITE 200
 SEVIERVILLE, TENNESSEE 37862
 PHONE: 866-883-4883
 FAX: 866-883-4883
 EMAIL: info@norrellpoe.com



- NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. EXISTING UTILITIES NOT SHOWN ARE TO BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
 4. PROTECT EXISTING JOIST W/STIFFENERS AT ALL LOCATIONS WHERE PROPOSED CONCRETE SLABS ARE LOCATED.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES FOR THE STATE OF TENNESSEE.
 6. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES FOR THE STATE OF TENNESSEE.
 8. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
 9. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
 10. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

PARKING TABLE
 47 PARKING SPACES
 2 VAN ACCESSIBLE HANDICAP SPACE
 49 TOTAL PARKING SPACES

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS SHOWN ON THIS PLAN. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

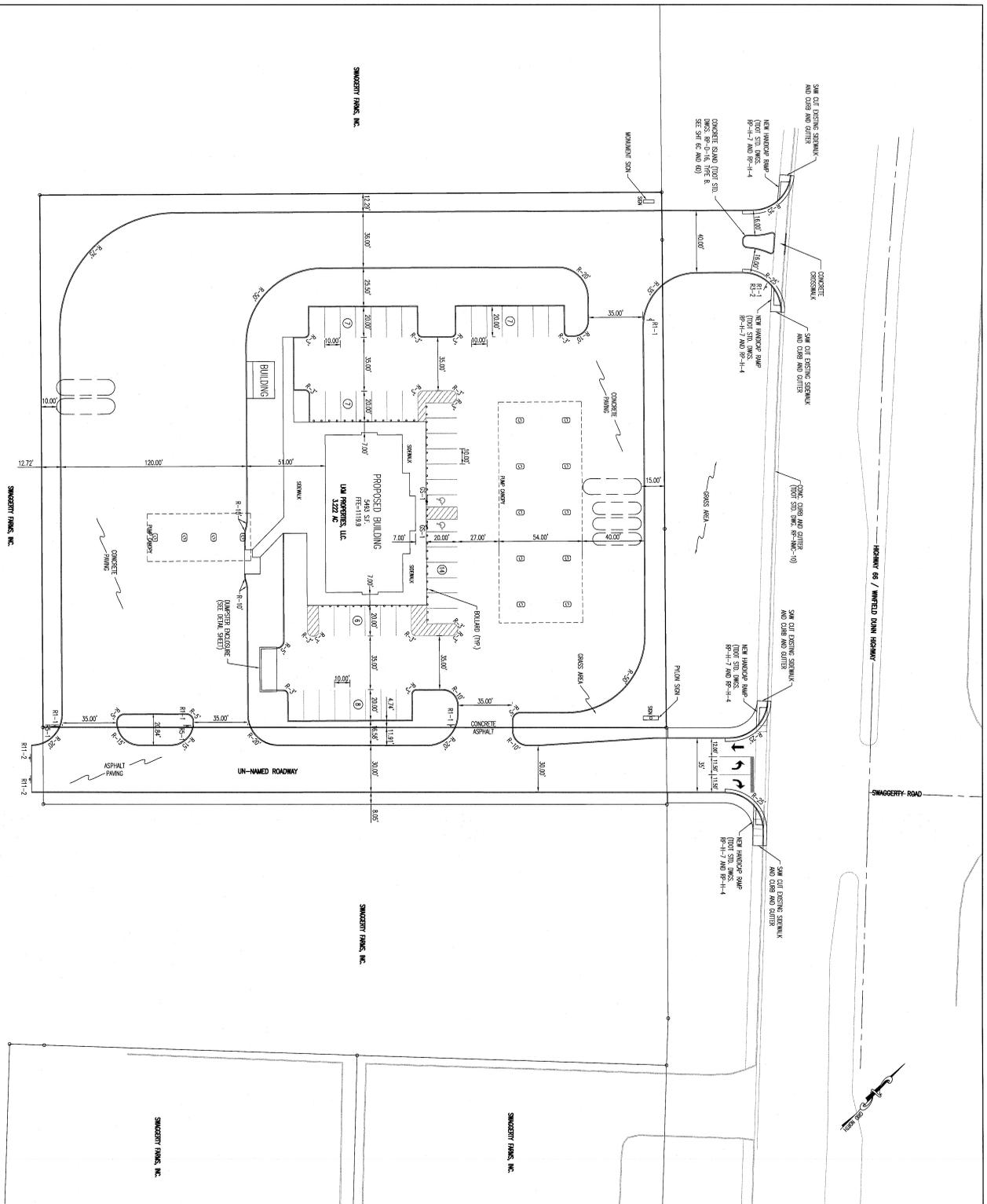
NOTE:
 ALL DETENTION BASIN DISCHARGE PIPES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES FOR THE STATE OF TENNESSEE. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

OWNER/DEVELOPER:
 LUM PROPERTIES, LLC
 P.O. BOX 650, SEVERVILLE, TN 37396
 PHONE: (615) 338-2042
 FAX: (615) 338-2444



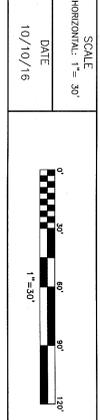
SITE PLAN FOR
WEIGEL'S SEVERVILLE
 TAX MAP 12, PARCEL 21000
 SEVER COUNTY, TENNESSEE
 CITY OF SEVERVILLE

241993-SP
 SHEET 3 OF 8 SHEETS



BANSON, HAMES, NOWELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 1100 N. MAIN ST., SEVERVILLE, TN 37396
 PHONE: (615) 338-6273
 FAX: (615) 338-6273
 www.banson-hames-nowell.com

DESIGNED BY	DR	DATE	NO.
DRAWN BY	JSM	DATE	NO.
CHECKED BY	DR	DATE	NO.
REVISION	BY	DATE	NO.



SCALE
 HORIZONTAL: 1" = 30'
 DATE: 10/10/16

RESOLUTION NO. _____

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY AMENDING ARTICLE 201, 310.1, 502.2, 505.2 TO DEFINE CAMPING IN THE A-1 AGRICULTURAL DISTRICT AND C-1 RURAL RESIDENTIAL ZONING 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, Pigeon Forge, Pittman Center, and Sevierville Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Resolution of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feels that amending the Zoning Resolution is in the best interest of the community.

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

Section 1. Amend **Section 201. Definitions** by adding the following definitions:

Campground. An area upon which two (2) or more *campsites* are located, established or maintained, for occupancy by *camping units* and/or *camping trailers*, as temporary living quarters for recreation, education, or vacation purposes.

Campground (developed). A campground with two or more *campsites*, for a *camping unit* or *camping trailer*, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or by vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections.

Campground (primitive). A campground, with two or more campsites, for a *camping unit*, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Roads, facilities (toilets and/or privies) may be provided for the comfort or convenience of the campers. *Camping Trailers* are not allowed.

Camping trailer. A structure designed to be mounted on a truck chassis, or on wheels and constructed with collapsible partial side walls, with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel,

recreational, and vacation uses. A camping trailer may be towed by another vehicle or be self-propelled.

Camping unit. Any tent, lean-to, platform, or similar structure established or maintained and operated in a *campground* as temporary living quarters for recreation, education, or vacation purposes. No cooking or open-flame appliances allowed within the *camping unit*.

Campsite. Any plot of land within a campground intended for exclusive occupancy by a *camping unit* or *camping trailer* under the control of a camper.

Rural Recreation Business. A rural recreation business shall be a small commercial use facility providing recreation in a rural setting such as zip lines, horse riding trails, hiking trails, or a *campground (primitive)*. A small office with retail sales is allowed. Such businesses are intended to be of smaller size, intensity and scale than commercial uses, which would be more commonly found in commercial zoning districts.

Section 2. Amend **Section 310.1 Applicability of PUD Regulations** by replacing “*travel trailer parks*” with “*campgrounds*”

Section 3. Amend **Section 502.2 Uses Permitted** by adding “*Rural recreation business developed under the PUD regulations in Section 310, minimum site area, five (5) acres.*”

Section 4. Amend **Section 505.2 Uses Permitted** by replacing “*Travel trailer parks*” with “*Campgrounds*”

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____

Pigeon Forge Planning Commission Recommendation: FOR____ AGAINST____

Pittman Center Planning Commission Recommendation: FOR____ AGAINST____

Sevierville Planning Commission Recommendation: FOR____ AGAINST____

Public Hearing Held: _____

Sevier County Mayor

Date

