



PLANNING COMMISSION MINUTES October 5, 2017

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 5, 2017 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Bryan Atchley, Mayor
Wayne Helton, Alderman

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
JC Green, Fire Marshal

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. Roberts, to approve the minutes from the September 7, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – T. S. PROPERTIES, LP REQUESTS REZONING FROM C-4 ARTERIAL COMMERCIAL DISTRICT TO M-1 INDUSTRIAL DISTRICT – 162 KYKER FERRY ROAD – TAX MAP 13, PARCEL 17.00 (CITY).

Staff Recommendation

Ms. Caskie noted that plans are to use the warehousing facilities currently on this property as part of an alcohol distilling operation. She explained that the amount of alcohol proposed to be on the site would classify the use as a large distillery, a use permitted only in the M-1 District. Ms. Caskie reviewed surrounding zoning and uses, noting that an industrial use is located across Kyker Ferry Road from the property proposed for rezoning.

Given that the property proposed for rezoning is presently the site of a large warehouse facility, a use permitted in the M-1 District, and that an industrial use is located across Kyker Ferry Road from this property, Ms. Caskie said staff can recommend approval.

Action Taken

Mr. Roberts made a motion to recommend approval of the request to rezone the parcel from C-4 to M-1. Mr. Williams seconded the motion which passed unanimously.

REZONING – PRIME MOUNTAIN PROPERTIES REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-3 HIGH DENSITY RESIDENTIAL DISTRICT – 1408 AND 1420 OLD NEWPORT HIGHWAY - TAX MAP 50, PART OF PARCEL 78.00 AND TAX MAP 50N, GROUP A, PARCEL 1.00 (CITY).

Staff Recommendation

Ms. Caskie explained that the smaller parcel of this property was previously used as a veterinarian's office and as a pet adoption center. The larger parcel is the site of a single-family home with the rear portion of the parcel zoned R-3. She noted surrounding properties to the east, north, and to the west of the larger parcel are zoned R-3 and the site of apartment complexes and a mobile home park.

Given that a portion of the property is presently zoned R-3, as are other adjoining and nearby properties, and could accommodate the development of additional housing, Ms. Caskie stated staff can recommend approval.

Action Taken

Mr. Arwood made a motion to approve the rezoning. Mr. Snider seconded the motion which passed unanimously.

REZONING – NORVELL AND POE ENGINEERS REQUEST REZONING FROM C-3 INTERMEDIATE COMMERCIAL DISTRICT, C-4 ARTERIAL COMMERCIAL DISTRICT, AND R-3 HIGH DENSITY RESIDENTIAL DISTRICT TO C-5 TOURIST COMMERCIAL DISTRICT – TAX MAP 72, PARCELS 27.00, 28.00, 40.00, 45.00, 50.01, 59.01, 59.02, 59.03, 59.07, 59.08, AND 60.00 – OGLE LANE, PARKWAY, AND NEW ERA ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that the property proposed for rezoning is a mix of accommodations, restaurants, and amusements. She said the property owner has an interest in further development of the vacant portions of the property under the provisions of the C-5 District. Ms. Caskie said the area proposed for rezoning exceeds the minimum of 25 acres required for the establishment of a C-5 zone, and that a master plan for the district has been submitted.

Given the area proposed for rezoning meets the requirements for consideration as a C-5 zone by size of area and submittal of a master development plan, and is located across Parkway from C-5 property in the same ownership which contains tourist-related uses, Ms. Caskie said staff can recommend approval.

Action Taken

Mr. Snider made a motion to approve the rezoning. Mr. Roberts seconded the motion which passed unanimously.

SUBDIVISION – M. LACEY LAND SURVEYING REQUESTS SUBDIVISION APPROVAL FOR CARL BRYAN SUBDIVISION – 406 EAST DUMPLIN VALLEY ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained the plat is creating four lots from an 18 acre parcel +/- in the Planning Region. He said the plat meets all requirements, and recommended approval.

Action Taken

Mr. Arwood made a motion to grant final plat approval. Mr. Williams seconded the motion which passed on a unanimous vote.

SITE PLAN – CIVIL AND ENVIRONMENTAL CONSULTANTS, INC REQUEST SITE PLAN APPROVAL FOR NEW HOPE CHURCH PAVILION - 2450 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained the pavilion will be placed on the east side of the church adjoining an existing parking lot. The pavilion will consist of an enclosed kitchen and bathroom area attached to an open, but covered recreation area. Mr. Smith said site plan meets regulations and staff can recommend approval.

Action Taken

Mr. Roberts made a motion to approve the site plan. Mr. Snider seconded the motion, which passed unanimously.

SITE PLAN – CIVIL AND ENVIRONMENTAL CONSULTANTS, INC REQUEST SITE PLAN APPROVAL FOR BLALOCK ENTRANCE – 1309 PARK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that a plat combining lots for this area had been approved recently in anticipation of requesting an entrance onto Park Road for this business. Ms. Caskie noted this entrance should provide improved access to the site by providing an alternative to the existing point of access onto Parkway. She said the entrance plan meets regulations and staff can recommend approval.

Action Taken

Mr. Arwood made a motion to approve the entrance plan. Mr. Williams seconded the motion which passed unanimously.

STAFF REPORTS

Ms. Caskie provided an update on the Zoning Ordinance reformatting project. She also noted once the reformatting is completed and adopted, staff will provide additional information on areas where the ordinance should be considered for an update to address certain issues, such as paving standards for uses like mini-storage businesses, as was discussed in a recent meeting. In relationship to that particular issue, Ms. Caskie asked if members would consider review of a site plan for the expansion of an existing mini-storage business, which proposes to use a circulation surface other than asphalt, during the period the zoning ordinance provisions are being reformatted. Members indicated they would review such a plan. Ms. Caskie also reported there are now interactive maps on the City's website which provide various types of information important to those interested in Sevierville for development projects. She said Brooke Fradd will provide a link for members to these maps for review. Ms. Caskie noted that business cards are also being produced which will provide a quick reference to business prospects and citizens wishing to access this and related information on the City's website.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 p. m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Judi Forkner, Recording Secretary