



# PLANNING COMMISSION MINUTES November 2, 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, November 2, 2017 at 5:00 P.M.

There were present and participating:

## **MEMBERS PRESENT**

Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Bryan Atchley, Mayor  
Wayne Helton  
Daryl Roberts  
Austin Williams

## **MEMBERS ABSENT**

Lyle Overbay, Chairman

## **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner  
Frank Cravens, Stormwater Tech  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

Vice-chairman Arwood declared a quorum present and announced the meeting would proceed.

## **APPROVAL OF MINUTES**

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the minutes from the October 5, 2017 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **REVIEW OF RESOLUTION – STAFF REQUESTS RESTATEMENT OF CITY BOUNDARY – TAX MAP 71, PARCEL 110.00 – NEAR SUNRISE BOULEVARD AND PARADISE RIDGE DRIVE (PLANNING REGION).**

#### **Staff Recommendation**

Ms. Caskie stated that this property came to staff attention after an effort join the City mapping system with the tax rolls. The owner received a tax bill, and brought the error to staff's attention. Ms. Forkner researched the issue and found that due to an administrative error the property was added to the City map in 1997, but not officially annexed. Due to the length of time which has passed since the error, staff requests Planning Commission and Board of Mayor and Aldermen approval to make the correction.

#### **Action Taken**

Mr. Roberts made a motion to recommend approval of the City Boundary Restatement. Mr. Williams seconded the motion. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen with approval recommended.

### **ROAD NAME CHANGE – ABRAHAM ANDERSON AND HETTIE PEASE REQUESTS NAME CHANGE OF A PUBLIC STREET – OLD MILL ROAD TO RIVER MILL ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained that this street shares a name with the well-known road in Pigeon Forge, causing confusion with emergency services. The Traffic Committee worked with the owners on this street, and were able to reach an agreement on the new name – River Mill Road.

#### **Action Taken**

Mayor Atchley made a motion to recommend approval of the road name change. Mr. Helton seconded the motion. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen with approval recommended.

### **REZONING – TREY MILLER REQUESTS REZONING FROM C-4 ARTERIAL COMMERCIAL DISTRICT TO C-5 TOURIST COMMERCIAL DISTRICT – TAX MAP 72, PARCELS 052.00, 053.00, AND 054.00 – PARKWAY AND NEW ERA ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie stated that this is an example of deep property development the City would like to encourage. Approximately two-thirds of the property proposed for rezoning is presently used for retail, restaurants, and mixed uses compatible with allowable uses in the C-5 District.

Given that the C-5 zoning would be an expansion of adjacent property to the south, which gained Planning Commission's approval at the last meeting, and NASCAR Speed Park, located across the street from this site, currently C-5 zoning, Ms. Caskie stated staff can recommend approval.

**Action Taken**

Mr. Snider made a motion to recommend approval of the request to rezone the parcel from C-4 to C-5. Mr. Roberts seconded the motion, which passed unanimously, and was certified to the Board of Mayor and Aldermen with approval recommended.

**REZONING – SEVIER COUNTY PLANNING DEPARTMENT REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO C-1 RURAL COMMERCIAL DISTRICT – BUSINESS STREET (PLANNING REGION).**

**Staff Recommendation**

Ms. Caskie explained that commercial properties existed on this street before the County Zoning Ordinance became effective. The proposed zoning is consistent with surrounding uses, therefore Ms. Caskie said staff can recommend approval.

**Action Taken**

Mayor Atchley made a motion to recommend approval of the request to rezone the parcel from R-1 to C-1. Mr. Helton seconded the motion. The motion passed with a unanimous vote and was certified to the Sevier County Commission as motioned.

**SUBDIVISION – NORVELL AND POE ENGINEERS, LLC REQUESTS SUBDIVISION APPROVAL FOR TWO RIVERS BUSINESS CENTER SUBDIVISION – BUSINESS CENTER CIRCLE (CITY).**

**Staff Recommendation**

Ms. Caskie explained that this plat proposed a consolidation of four lots into one. State law does not require Planning Commission approval if more than 2 lots are not created. However previous policy had staff bringing any subdivisions of more than two lots – both creation and consolidation – before the Commission. She stated that the plat meets all regulations and staff can recommend approval.

**Action Taken**

Mr. Snider made a motion to grant plat approval. Mr. Roberts seconded the motion which passed on a unanimous vote.

**SITE PLAN – CIVIL AND ENVIRONMENTAL CONSULTANTS, INC REQUEST SITE PLAN APPROVAL FOR AIRPORT MINI-STORAGE – 106 INDUSTRIAL DRIVE (CITY).**

**Staff Recommendation**

Mr. Smith explained that this site plan is for an expansion of the current building with the addition of one more. The Board of Zoning Appeals granted a variance the use of gravel on this site, and Mr. Smith said site plan meets all other regulations. Staff can recommend approval.

**Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the resolution of drainage issues. Mr. Snider seconded the motion, which passed unanimously.

**POLICY ADJUSTMENT – STAFF RECOMMENDS AN ADJUSTMENT TO CURRENT POLICY ON THE IN-HOUSE SUBDIVISION PROCESS.**

**Staff Recommendation**

Ms. Caskie explained that the current policy brings subdivision consolidations, where more than 2 lots are affected, before the Planning Commission. Staff would like to request that the policy be changed so that consolidations can be approved in-house, regardless of the number of lots involved.

**Action Taken**

Mayor Atchley made a motion to allow in-house plat approval on lot consolidations, assuming it meets all other requirements. Mr. Roberts seconded the motion which passed on a unanimous vote.

**SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR ALEXANDER FIELDS SUBDIVISION – EAST HARDIN LANE (CITY).**

**Staff Recommendation**

Mr. Smith explained the plat received preliminary approval at the April meeting. A Letter of Credit is currently in place for the remaining improvements, and the builder is ready to begin construction. Mr. Smith said the plat meets all requirements, and recommended approval.

**Action Taken**

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

**STAFF REPORTS**

Ms. Caskie offered an update on the Zoning Ordinance reformatting project. She stated that progress on the document had been slowed due to meetings with developers as well as research for more Planning Commission and Board of Mayor and Aldermen agenda items. Staff anticipates having the document ready for review at the December meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:20 p. m.

\_\_\_\_\_  
Jim Arwood, Vice-Chairman

\_\_\_\_\_  
Vincent Snider, Secretary

\_\_\_\_\_  
Brooke Fradd, Recording Secretary