



# PLANNING COMMISSION MINUTES December 7, 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, December 7, 2017 at 5:00 PM.

There were present and participating:

## **MEMBERS PRESENT**

Lyle Overbay, Chairman  
Vincent Snider, Secretary  
Bryan Atchley, Mayor  
Wayne Helton  
Daryl Roberts  
Austin Williams

## **MEMBERS ABSENT**

Jim Arwood, Vice Chairman

## **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

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. Roberts, to approve the minutes from the November 2, 2017 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **SUBDIVISION – NORVELL AND POE ENGINEERS, LLC REQUESTS SUBDIVISION APPROVAL FOR W.G. SHULAR SUBDIVISION – J.F. SHULAR WAY/STOCKTON DRIVE (PLANNING REGION).**

#### **Staff Recommendation**

Ms. Caskie explained that this subdivision is located on the edge of the western boundary of the Planning Region. The subdivision plat divides one large tract into two separate tracts of 35+ acres each. A large subdivision of this nature would typically fall into the exempt category and not require approval. However, this subdivision does not meet City regulations due to the lack of road frontage. Under the County's Article I, D, 3 Ordinance regulation, the plat could meet their requirements with the extension of a 50 foot easement carried from J F Shular Way across Tract 2, to the edge of Tract 2. This would create 50 feet of easement frontage on Tract 2. Given the proximity of the plat on the outskirts of our Planning Region, the fact that it can meet County regulations, and the future possible reduction of the Planning Region, staff feels comfortable recommending approval to grant a variance to the City Subdivision regulations to grant final plat approval.

#### **Action Taken**

Mayor Atchley made a motion to grant plat approval with a variance to City subdivision regulations to meet the County regulations for this type of subdivision. Mr. Helton seconded the motion which passed on a unanimous vote.

### **SITE PLAN – FIORIO BUILDING COMPANY REQUESTS SITE PLAN APPROVAL FOR AN OFFICE AND GARAGE – 840 W. MAIN STREET (CITY).**

#### **Staff Recommendation**

Ms. Caskie stated that this site plan is for an office and construction equipment storage area. The subdivision plat has recently received in-house approval to combine into one lot, and has been recorded at the Court House. Staff can recommend approval.

#### **Action Taken**

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

**SITE PLAN – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR RESORT AT GOVERNOR’S CROSSING HOTEL – 225 COLLIER DRIVE (CITY).**

**Staff Recommendation**

Ms. Caskie stated that this site plan is for renovations and additions to the current Resort at Governor’s Crossing Hotel. As submitted, the site plan does not conform to City setback requirements. After meeting with City staff, the applicant agreed to adjust the lot line in order to meet City regulations. Allowing for this change, staff can recommend approval.

**Action Taken**

Mayor Atchley made a motion to approve the site plan, subject to the property line adjustment meeting staff approval. Mr. Roberts seconded the motion, which passed unanimously.

**SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING – VETERANS BOULEVARD AT MIDDLE RIDGE ROAD (CITY).**

**Staff Recommendation**

Ms. Caskie explained that this site plan is for retail and storage use. The applicant met with City staff along with a TDOT representative prior to the meeting. The plan, as originally submitted, included a right-out only onto Veterans Boulevard. The State does not approve of any access onto Veterans Boulevard, given the lot’s access via Middle Ridge Road. The applicant resubmitted the plan, while keeping an access point on Veterans Boulevard, this time requesting right-in and right-out access. The applicant explained that circling the building would be difficult due to topography issues. Ms. Caskie explained that these issues were created when the property owner removed dirt to another location. Given the access issues, staff recommends rejection of this site plan.

**Action Taken**

Mr. Snider made a motion to reject the site plan, due to TDOT access regulations. Mr. Williams seconded the motion, which passed unanimously.

Chairman Overbay declared a recess at 5:30 PM to hold the Board of Zoning Appeals meeting. The Planning Commission meeting reconvened at 5:36 PM.

**STAFF REPORTS**

Ms. Forkner offered an update on the Zoning Ordinance reformatting project. She stated that process required some text reorganization, while still providing a reference to the location in the current ordinance from which the text was taken. At the request of the Planning Commission, the Town

Center (TC) District has been integrated into the ordinance, and standards which apply only to this district are appropriately indicated. Ms. Caskie stated that this reformatting is important to aid in the addition of the TC District. Mr. Williams requested a few changes be made to specific TC regulations, and the members discussed how these would aid in downtown development. Ms. Caskie suggested that with the recommended updates, staff would be ready to present the ordinance for an official vote at the January meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:49 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary