



PLANNING COMMISSION MINUTES January 4, 2018

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, January 4, 2018 at 5:30 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
JC Green, Fire Marshal
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. Helton, and seconded by Mr. Roberts, to approve the minutes from the December 7, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – GREG HOPPER REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL TO C-2 GENERAL COMMERCIAL – TAX MAP 50, PARCELS 35.02 AND 43.09, NEWPORT HIGHWAY (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that these parcels abut property currently zoned C-2. While the topography may limit more intense commercial uses, they have access to both Robert Henderson Road and Newport Highway. Staff can recommend approval.

Action Taken

Mr. Arwood made a motion to recommend approval of the request to rezone the parcel from R-1 to C-2. Mr. Snider seconded the motion. The motion passed with a unanimous vote and was certified to the Sevier County Commission as motioned.

REZONING – MICHAEL RUGH REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL TO C-1 RURAL COMMERCIAL – 405 RUGH RIDGE WAY (PLANNING REGION).

Staff Recommendation

Ms. Caskie stated that the intent for this property is to develop a campground. The property, which is in the planning region, is contiguous to City C-5 Tourist Commercial zoning, however there is currently no public sewer available. Access to City water would require approval under the extension policies of the City, at the owner's expense. Additionally, Reed Schoolhouse Road is a City street, and would need major upgrades to facilitate this use. Staff cannot recommend approval.

Action Taken

Mr. Snider made a motion to deny the request to rezone the parcel from R-1 to C-1. Mr. Arwood seconded the motion. The motion passed with a unanimous vote and was certified to the Sevier County Commission as motioned.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR RIVER PLANTATION OFFICE BUILDING – 1020 PARKWAY (CITY).

Staff Recommendation

Ms. Caskie stated that this site plan requires resolution of handicap parking access issues as well as utility access issues. The Board of Zoning Appeals granted a variance for reduced setback

requirements at the January meeting prior to the Planning Commission meeting. Given the variance and allowing for those modifications, staff can recommend approval.

Action Taken

Mayor Atchley made a motion to approve the site plan, subject to the resolution of utility access and handicap access issues. Mr. Arwood seconded the motion, which passed unanimously.

SITE PLAN – ROMANS ENGINEERING REQUESTS SITE PLAN APPROVAL FOR OAK CLUSTER DAY CARE – TAX MAP 62L, GROUP A, PARCEL 4.00, OAK CLUSTER DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is for a day care center, which meets City regulations. Concerns remain regarding the steep slope of the property and driveway, which would lead to drainage onto an adjacent property owner and into a City street. Staff can recommend approval, contingent on the stormwater concerns being addressed.

Action Taken

Mr. Williams made a motion to approve the site plan, subject to resolution of stormwater issues. Mr. Williams seconded the motion, which passed unanimously.

ZONING ORDINANCE AMENDMENT – PLANNING COMMISSION REQUESTS APPROVAL OF REFORMATTED ZONING ORDINANCE (CITY).

Staff Recommendation

Ms. Caskie explained that this amendment of the Sevierville Zoning Ordinance contains the exact language of the current ordinance reformatted, with the addition of the Town Center (TC) zone, as requested by the Planning Commission. The purpose of this reformatting is to make the document easier to read and edit. The document removes the hierarchical language, so that one zone is not defined by what another zone allows. Mr. Overbay opened the floor to anyone who would like to comment on the matter. Elise Bruce and Thomas Taylor addressed the Planning Commission with comments regarding specific allowed uses, and building forms and materials. Ms. Caskie explained that the TC regulations as presented are a result of meetings with the Sevierville Commons Association and property owners. Any desired changes could be addressed as a later amendment, with board approval.

Action Taken

Mr. Arwood made a motion to adopt the zoning ordinance amendment as presented reformatted with the Town Center addition. Mr. Williams provided a second, and the motion passed unanimously. This item is certified to the Board of Mayor and Aldermen.

REZONING – PLANNING COMMISSION REQUESTS REZONING FROM C-1 CENTRAL BUSINESS DISTRICT TO TC TOWN CENTER (CITY).

Staff Recommendation

Ms. Caskie explained that the owners of property zoned C-1 within the City received notification letters. The boundaries of the zone remain the same, but the name of the zoning district along with its requirements will change with the rezoning.

Action Taken

Mr. Roberts made a motion to recommend approval of the request to rezone the C-1 District to Town Center. Mr. Snider seconded the motion, which passed unanimously.

STAFF REPORTS

Ms. Caskie presented a list of potential edits to the Zoning Ordinance, and asked the Planning Commission to review. She explained that the goal is to make the simplest changes first, that can be batched together for approval. Any amendments which could be controversial can be addressed as individual items. Staff will prepare the initial changes for discussion at the February meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary