



PLANNING COMMISSION MINUTES February 1, 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, February 1, 2018 at 5:00 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
Jim Ellison, City Surveyor
Joseph Dodgen, Traffic Operations Manager
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. Arwood, and seconded by Mr. Roberts, to approve the minutes from the January 4, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MITCH COX COMPANIES REQUESTS REZONING FROM C-5 TOURIST COMMERCIAL TO C-3 INTERMEDIATE COMMERCIAL AND C-4 ARTERIAL COMMERCIAL – TAX MAP 18, PARCELS 8.00, 8.15, 8.16, 8.17, 8.26, 8.27, 8.28, 8.29, 8.30 AND 8.31, WINFIELD DUNN PARKWAY AND KYKER FERRY ROAD (CITY).

Staff Recommendation

Ms. Caskie stated that these parcels make up one of the original C-5 zones in the City. The sites did not develop according to the Master Plan for the area. The proposal of C-4 zoning for the parcels on Winfield Dunn Parkway would be consistent with its arterial nature, while the proposed C-3 zones are deeper and would allow for the proposed housing development. Staff received comments from affected property owners before the meeting, resulting in a change of their original recommendation of approval. In addition, several property owners/representatives attended the meeting. One owner expressed a desire to remain C-5, retaining the Tourist Commercial designation. Ms. Caskie explained to the Planning Commission that the C-5 zoning designation requires 25 acres, which would not allow certain parcels to be removed from the zone without pushing the property further into a non-compliant state. The applicant addressed the commission, reiterating the need for housing in the area, and the current zoning would not allow for this proposed development.

Action Taken

Mayor Atchley made a motion to defer the request to rezone the parcel, allowing the concerned property owners to come to an agreement. Mr. Snider seconded the motion, which passed unanimously.

SUBDIVISION – 360 SURVEYING AND MAPPING REQUESTS SUBDIVISION PLAT APPROVAL FOR JEFF HEDRICK SUBDIVISION – 1280 ATCHLEY DRIVE (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this 3-lot subdivision is located in the City's planning region. One single-family dwelling currently resides on the property, and the two other proposed lots are currently vacant. The plat meets City regulations and staff can recommend approval.

Action Taken

Mr. Arwood made a motion to approve the subdivision request, and Mr. Williams offered a second. The motion passed with a unanimous vote.

CONCEPT PLAN – W.C. WHALEY, INC REQUESTS CONCEPT PLAN APPROVAL FOR RETAIL AND OFFICE BUILDINGS – VETERANS BOULEVARD AT MIDDLE RIDGE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that the submitted plan is a preliminary concept plan rather than a full site plan. If passed, a site plan complete with full detail would need to be submitted. TDOT has recommended against the Veterans Boulevard access points on the presented plan. The applicant stated that the plan represents 3 different lots, and two of which meet City standards. He also clarified that while TDOT has provided recommendations on these sites, they have not provided approval or rejection of the plan. Ms. Caskie commented that while TDOT only provides recommendations before reviewing approved site plans, those recommendations are treated as decisions, not merely suggestions. The applicant acknowledged that the third lot still had outstanding issues to be resolved in order to meet stormwater detention, and landscaping regulations. The property owner addressed the commission, expressing his frustration of being denied road access in the manner in which he feels would best serve the needs of his development. He also pointed out that there is not common ownership between the three lots. Ms. Caskie recommended the applicant, property owner, Public Works Department staff and consultants, and the Development Department meet together with TDOT to come to an understanding on the access issues.

Action Taken

Mr. Snider made a motion to deny the site plan, due to lack of compliance with TDOT recommendations. Having no second, the motion died. The applicant requested the site plan be withdrawn, allowing for a meeting with all involved parties.

CONCEPT PLAN – MITCH COX COMPANIES REQUESTS CONCEPT PLAN APPROVAL FOR VILLAS AT PIGEON RIVER – TAX MAP 38, PORTIONS OF PARCELS 26.00, 26.01 AND 27.00, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie stated that this concept plan is a slight rearrangement of a previously approved site plan. The applicant's attempt to acquire the adjacent land may fall through, and, if so, would like to be able to move forward on his development. While staff prefers the original plan, Ms. Caskie asked the commission to consider this concept plan as a contingency if the property sale is not able to close. TDOT has provided access recommendations for this plan. Staff can recommend approval, only if the original site plan cannot be accomplished.

Action Taken

Mayor Atchley made a motion to approve the site plan, subject to nullification of the original site plan. Mr. Arwood seconded the motion, which passed unanimously.

SITE PLAN – ASFOUR AND ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR MIDTOWN AUTO SALES – 508 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes an additional 4,200 square feet to be used for auto repair bays. The site plan does not meet parking requirements, nor does it meet landscaping or drainage standards. In addition, TDOT has requested revision to the driveways, making one access a right-in/right-out only. Staff has unsuccessfully attempted to contact the applicant regarding these concerns. Given the lack of resolution of these issues, staff cannot recommend approval.

Action Taken

Mr. Snider made a motion to deny the site plan, which was seconded by Mr. Arwood. The motion passed unanimously.

NEW CITY STAFF INTRODUCTION

Ms. Caskie introduced Joseph Dodgen to the Planning Commission. Mr. Dodgen is the City's new Traffic Operations Manager.

FUNCTIONAL ROAD CLASSIFICATION MAP – STAFF REQUESTS APPROVAL OF FUNCTIONAL ROAD CLASSIFICATION MAP (CITY).

Staff Recommendation

Ms. Caskie explained that the City's road classifications were last considered in the early 2000s. Staff would like to incorporate this map into the Zoning Ordinance. State classification of a few roads are higher than how the roads currently function, which are indicated on the map. Potential uses for this map include amending the sign regulations in the Zoning Ordinance, using the road classifications to guide those regulations. Public Works staff may also use the map in order to prioritize their road projects.

Action Taken

Mayor Atchley made a motion to adopt the Functional Road Classification Map as presented. Mr. Williams provided a second, and the motion pass unanimously. This item is certified to the Board of Mayor and Aldermen.

STAFF REPORTS

Ms. Caskie stated that the staff is still working on minor Zoning Ordinance changes and is preparing two potential sets of amendments for the Planning Commissions consideration. Chairman Overbay requested that staff draw up a list of these amendments for the commission to review.

ADJOURNMENT

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

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary