



PLANNING COMMISSION MINUTES April 5, 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, April 5, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Vincent Snider, Secretary

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
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. Helton, to approve the minutes from the March 1, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – CANTRELL ENGINEERING AND SURVEYING LLC REQUESTS REZONING FROM LDR (R-1) LOW DENSITY RESIDENTIAL TO TCL (C-5) TOURIST COMMERCIAL – PORTION OF TAX MAP 62, PARCEL 17.00, VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie stated that the requested rezoning is for the LDR (R-1) portion of this parcel, with significant frontage on Veterans Boulevard. The eastern boundary with frontage on Middle Creek Road is currently AC (C-4) and is proposed to retain that zoning, while adjacent property is zoned IC (C-3). A master plan has been submitted and the proposed TCL area exceeds the 25 acres needed to create a TCL zone. Given the proximity to commercial zones and that that utilities appear to be adequate to support the proposed uses on this property, staff can recommend approval.

Action Taken

Mayor Atchley made a motion to approve the rezoning. Mr. Roberts seconded the motion, which passed unanimously and was certified to the Board of Mayor and Aldermen.

SUBDIVISION – W.C. WHALEY, INC REQUESTS SUBDIVISION PLAT APPROVAL FOR BALL PROPERTY SUBDIVISION – 835 HARDIN LANE (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this proposed subdivision is located on Hardin Lane, in the City's planning region. The plat creates four lots out of the one lot presently existing. The plat meets regulations and staff can recommend approval.

Action Taken

Mr. Arwood made a motion to approve the subdivision plat. Mr. Helton seconded the motion, and it passed unanimously.

SUBDIVISION – WALLACE SURVEYING REQUESTS SUBDIVISION PLAT APPROVAL FOR TRULA CHRISTOPHER SUBDIVISION – 355 BOB HOLLOW ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this subdivision is located in the planning region but is not likely to be annexed. The plat would create 2 lots, and meets County regulations, but requires Planning Commission approval for a variance to City Subdivision Regulations. While the lots have access to Bob Hollow

Road, it is not a publicly accepted and improved Right-of-Way, therefore it would not meet City standards. Given this issue, staff is not comfortable recommending approval, however under the circumstances granting the variance would not be unreasonable.

Action Taken

Mr. Arwood made a motion to approve the subdivision plat. Mr. Snider seconded the motion, which passed unanimously.

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

Staff Recommendation

Mr. Smith explained that this site plan offers a compromise on access points from previous versions, as a result of meetings with the property owner, staff, and TDOT representatives. The site plan meets City regulations but requires the recording of the subdivision plat combining the three lots. Subject to the recording of said plat, staff can recommend approval.

Action Taken

Mr. Arwood made a motion to approve the site plan, subject to the approval of the subdivision plat. Mr. Roberts seconded the motion, which passed unanimously.

SITE PLAN – WALLACE SURVEYING REQUESTS SITE PLAN APPROVAL FOR STORAGE BUILDINGS – DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith pointed out that the Planning Commission has previously approved a similar site for the abutting parcel to the east. TDOT has agreed to leave the access point as-is, but it will need to be brought up to standards. The designer has agreed to address drainage concerns by installing a raingarden, and subject to these revisions being made, staff can recommend approval.

Action Taken

Mayor Atchley made a motion to approve the site plan, subject to the approval of the design and location of the proposed rain garden. Mr. Helton offered a second to the motion, which passed unanimously.

SITE PLAN – MICHAEL BRADY INC REQUESTS SITE PLAN APPROVAL FOR KODAK CROSSING APARTMENTS – 168 BASS PRO DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained that this site falls within the Bass Pro TCL (C-5) zone and 80% of the activity within the Master Plan area must be tourist oriented. Currently the entire 20% of other usage, such as housing is still available. Staff accounted for all developed acreage, dedicating it to the 80%. While the adjacent undeveloped acreage would not consent to sign away residential rights for the future, calculations would still allow for this development's housing to remain under the no more than 20% requirement. Mr. Smith stated that there are still issues remaining with the site plan, including utility access and review. Shady Grove is the utility provider in the area, but the applicant would like to get approval to use City of Sevierville utilities. The detention calculations have been submitted, but the design has not yet been reviewed. Subject to the resolution of these issues, staff can recommend approval.

Action Taken

Mayor Atchley made a motion to approve the site plan, subject to the Water and Sewer department's design review and the Stormwater detention calculations. The motion was seconded by Mr. Roberts and passed unanimously.

SITE PLAN – CANTRELL ENGINEERING AND SURVEYING LLC REQUESTS SITE PLAN APPROVAL FOR WEST MAIN APARTMENTS AND CAR TRUST AUTO SALES – 1203 WEST MAIN STREET (CITY).

Staff Recommendation

Mr. Smith stated the property owner proposes converting the existing residence into a triplex. Parking spaces will be added as well as appropriate detention for the site. The plan meets City regulations, and staff can recommend approval.

Action Taken

Mr. Roberts made a motion to approve the site plan which received a second from Mr. Helton. The motion passed unanimously.

SITE PLAN – CIVIL AND ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR SCUD ADDITION – 420 ROBERT HENDERSON ROAD (CITY).

Staff Recommendation

Mr. Smith explained this request is for an additional building on the Sevier County Utility District site for employee training. All fire and grease trap issues which were identified on the original site plan have been resolved. The applicant explained that a hydrant has been added to the plan in order to comply with regulations. Considering this, staff can recommend approval.

Action Taken

A motion to approve the site plan was made by Mr. Arwood and seconded by Mr. Williams. The motion passed unanimously.

SITE PLAN – APPLIED ENGINEERING AND MANAGEMENT CORPORATION REQUESTS SITE PLAN APPROVAL FOR CREEKSIDE GARDEN CONDOMINIUMS – EAST HARDIN LANE (CITY).

Staff Recommendation

Mr. Smith explained that originally this site was part of the Riverbend Gardens project. The submitted plans included 30 proposed units but had multiple issues which remained unaddressed, including water and sewer plans. Staff received a copy of the revised plans shortly before the meeting, without sufficient time to review. The applicant confirmed that this project was originally Phase 3 of Riverbend Gardens, which never developed as intended. He stated that the sewer tap was not located on Phase 3 property, but that an agreement has been reached with the Riverbend Gardens HOA for sewer tap access. A representative from the Riverbend Gardens community addressed the board, stating that no agreement had been reached regarding that matter.

Action Taken

The applicant withdrew the request, allowing time to resolve the site plan issues before bringing it back before the commission.

SIGN REVIEW – CHARLES GANN REQUESTS APPROVAL TO INSTALL AN OFF-PREMISE DIRECTIONAL SIGN – WINFIELD DUNN PARKWAY AT ALLENSVILLE ROAD (CITY).

Staff Recommendation

Mr. Stott stated that Millican Grove Baptist church representatives have requested approval to install an off-premise directional sign. The sign would be located at the intersection of Winfield Dunn

Parkway and Allensville Road, and they have already received approval from the property owners at 529 Winfield Dunn Parkway.

Action Taken

Mayor Atchley made a motion to approve the sign request. Mr. Helton seconded the motion, which passed unanimously.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED MINING AND EXTRACTION AMENDMENT (CITY).

Staff Recommendation

Ms. Caskie explained that the proposed ordinance amendment to add Mining and Extraction to the Zoning Ordinance includes the noise and vapor restrictions, which were discussed in the joint Board of Mayor and Aldermen and Planning Commission Workshop. Additional items include height limits, as defined by the Industrial district, buffering requirements, and a third party technical review specific to each proposed project, to be paid by the applicant.

Action Taken

Mr. Arwood made a motion to approve the Mining and Extraction amendment as presented. Mayor Atchley provided the second, the motion passed unanimously, and was certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED CHANGES TO THE ZONING ORDINANCE (CITY).

Staff Recommendation

Ms. Caskie described the proposed changes to the Zoning Ordinance, breaking them down by type of edit. By staff's count, proposed are 60 added definitions, 30 instances of reorganization of information, 27 instances of consolidated concepts, 20 additions, and 11 changes. Some of these updates include enforcement of MUTCD and ADA laws, which are already applicable but not mentioned in the Ordinance. The documents presented to the Planning Commission included both a Table of Contents as well as the packet detailing the updates. Mr. Arwood requested more time to review the changes, and Ms. Caskie reminded the Commission that staff would appreciate any feedback regarding changes they would like added or omitted.

Action Taken

Mayor Atchley made a motion to defer the presented amendments to the Zoning Ordinance to the next meeting. Mr. Arwood offered the second, and the motion passed unanimously.

CORRIDOR MANAGEMENT AGREEMENT – STAFF REQUESTS APPROVAL OF THE TDOT CORRIDOR MANAGEMENT AGREEMENT (CITY AND CITY OF PIGEON FORGE).

Staff Recommendation

The Veterans Corridor Management Task Force recommended the approval of this agreement, as discussed in the previous workshop. Ms. Caskie explained that staff also could recommend approval of the Corridor Management Agreement.

Action Taken

Mayor Atchley made a motion to approve the Corridor Management Agreement, seconded by Mr. Arwood. The motion passed unanimously and was certified to the Board of Mayor and Aldermen.

STAFF REPORTS

Ms. Caskie stated that the staff planned to have a rough draft of any changes to the Sign portion of the Zoning Ordinance for review at the May meeting. This would allow for review, before being placed on the agenda for approval at the June meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:51 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary