



# PLANNING COMMISSION MINUTES May 3, 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, May 3, 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  
David Black, Chief Building Inspector  
Charles Valentine, Building Inspector  
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 April 5, 2018 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

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

#### **Staff Recommendation**

Mr. Arwood suggested holding on this item until further discussion could be held in a workshop. Ms. Caskie expressed concern about continued delays without communication, stating that staff had received no questions or comments regarding the changes. She urged the commission notify staff with any concerns they have, as the intention was to make the changes simple. After discussion, May 15, 2018 at 3:00PM was chosen as an acceptable date to hold the workshop.

#### **Action Taken**

Mr. Arwood made a motion to hold a Planning Commission workshop to discuss the Zoning Ordinance. Mr. Helton offered the second, and 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 this project was deferred at the last meeting due to utility easement, stormwater detention, and a memorandum of understanding with the Riverbend Gardens Home Owners association. These issues have since been resolved, and staff can recommend approval.

#### **Action Taken**

Mr. Helton made a motion to approve the site plan, which was seconded by Mr. Williams. The motion passed unanimously.

## **NEW BUSINESS**

### **SITE PLAN – CDS DEVELOPMENT REQUESTS SITE PLAN APPROVAL FOR HOOTERS RESTAURANT – TAX MAP 8, PORTION OF PARCEL 36, STADIUM DRIVE (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this site plan meets City regulations, however there is an outstanding issue with the grease trap placement. Due to unforeseen circumstances, Water and Sewer department staff were not able to communicate the information to designers in time for the corrections to be made prior to

the meeting. The applicant addressed the commission, stating that the revised plans should be ready for submittal the following day. Subject to the resolution of these issues, staff can recommend approval.

### **Action Taken**

Mr. Williams made a motion to approve the site plan, subject to the resolution of grease trap issues. The motion was seconded by Mr. Arwood and passed unanimously.

### **SITE PLAN – US CELLULAR REQUESTS SITE PLAN APPROVAL FOR A CELL TOWER – NEW ERA ROAD/PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained that the proposed cell tower is located behind Wal-mart on the Parkway, near New Era Road. The applicant has obtained an easement on the parking lot for the installation and maintenance of this tower. The plan meets regulations and staff can recommend approval.

### **Action Taken**

Mr. Snider made a motion to approve the site plan, which was seconded by Mayor Atchley. The motion passed unanimously.

### **SITE PLAN – NORVELL & POE ENGINEERS REQUESTS SITE PLAN APPROVAL FOR DAVE AND BUSTER’S ENTERTAINMENT COMPLEX – TAX MAP 72, PORTION OF PARCEL 53, NEW ERA ROAD (CITY).**

### **Staff Recommendation**

Ms. Caskie stated that this proposed site plan is located in the vacant portion Miller’s Landing Development. This plan asks that off-site parking be located at Nascar Speedpark. While the zoning ordinance allows for offsite parking within 400 feet of the front door of the development, this proposal would exceed that distance. The applicant has submitted a letter explaining that the parking would be used for valet parking with a plan for motor vehicle transportation from the parking to the valet stand. The applicant has applied for a variance on this distance requirement at the May 3, 2018 meeting of the Board of Zoning Appeals. Staff believes this plan to be adequate, and subject to the BZA granting a variance, staff can recommend approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan, subject to the Board of Zoning Appeals granting a parking variance. The motion was seconded by Mayor Atchley and passed unanimously.

**SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR DOLLAR GENERAL STORE – 1748 WINFIELD DUNN PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith stated that this store would be located adjacent to the Army Surplus store. An agreement has been reached to close the existing entrance and created a shared entrance which aligns with the median cut on Winfield Dunn Parkway. Subject to the subdivision plat, which combines the existing lots into one, going to record, staff can recommend approval.

**Action Taken**

Mr. Arwood made a motion to approve the site plan, subject to the subdivision plat recording. The motion was seconded by Mr. Roberts and passed unanimously.

**SITE PLAN – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR DOLLAR GENERAL STORE – MIDDLE CREEK ROAD AT MEDICAL PARK COURT (CITY).**

**Staff Recommendation**

Mr. Smith explained that the developer has agreed to move the access point from Middle Creek Road, using Medical Park Court instead. Ms. Caskie also thanked the developer for agreeing to a building design that will fit with the neighborhood. Staff can recommend approval, subject to the lot combination subdivision plat going to record.

**Action Taken**

Mr. Snider made a motion to approve the site plan, subject to the subdivision plat recording. The motion was seconded by Mr. Roberts and passed unanimously.

**STAFF REPORTS**

Ms. Caskie distributed a report listing recommended changes and updates to the Zoning Ordinance, Chapter 6.0, signs. She asked that if the commission had concerns with any items on the list, they would notify staff. She also suggested that the changes could be addressed at the upcoming Planning Commission workshop, if time allowed.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:19 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary