



**PLANNING COMMISSION  
WORKSHOP MINUTES  
MAY 15, 2018**

A workshop meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, May 15, 2018 at 3:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Wayne Helton  
Daryl Roberts

**MEMBERS ABSENT**

Bryan Atchley, Mayor  
Austin Williams

**STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner  
Brooke Fradd, Recording Secretary

Chairman Overbay declared a quorum present and announced the meeting would proceed.

**DISCUSSION**

**ZONING ORDINANCE – CHAPTER 6, SIGNS**

Mr. Stott explained the update to the sign regulations would base allowable signage on the road classification, replacing the speed limit and road size standard. The proposal allows for up to 150 square feet of signage on arterial roads, while collector roads would qualify for 100 square feet and local roads could use up to 50 square feet. Staff is also considering an expansion of the Interstate Overlay District and would like input from the commission on how deep and wide this area should be. Ms. Caskie questioning if this district should be based on land use, current City Tourist Oriented classifications, or some other means of distinction.

## ZONING ORDINANCE UPDATES

Ms. Caskie explained that the proposed changes include adding standard which have previously been implied and enforced, but not directly stated. Some items are repeated in multiple sections, to aid in use of the document. The goal of these updates was to clean-up and consolidated the document along with a few minor changes.

Chairman Overbay expressed a desire to see the term “depth” changed back to the word “setback,” for clarity purposes. Staff agreed to make this adjustment to the document. The commission and staff also discussed the previously approved changes, which reformatted the Zoning Ordinance, adding charts and photos, and incorporated the Town Center Zone.

Chairman Overbay questioned the distinction between Doctor’s Office, Dentist’s Office, Medical Clinic, and Urgent Care. Ms. Caskie explained that the proposed changes use the term “Medical Office” instead of Doctor’s Office and Dentist’s Office and are offices which take appointments. Medical Clinics and Urgent Care facilities, however, see walk-in patients and need to be visible to tourist traffic. One proposed change addresses the increase in parking needed currently by Medical Offices.

Mr. Roberts stated that maintaining property uses are a priority and questioned if the changes would take away any currently permissible uses. Ms. Caskie stated that Single-Family uses have been removed from C-5, which seems to be in line with the already strict nature of the zone. Additionally, Medical Clinics have been removed from certain zones at the request of the Chief of Police, due to issues with Pain Clinics. Funeral Homes have been removed from the HDR (R-3) district, due to issues with Crematoriums. Assembly and Entertainment have been removed from the IN (M-1) zone.

Mr. Stott mentioned concern that Transient Rental Cabins had been removed from the MDR (R-2) and HDR (R-3) zones. Ms. Caskie stated that there will be new revisions to come, based on a State Law pertaining to overnight rentals, but that this omission from those zones was in error and would be corrected.

Chairman Overbay voiced concern of the district name changes and would like to see the traditional letter and number combination references be used instead. Ms. Caskie explained that the change was driven by the confusion that certain zones are better than others, and that due to the higher number many people assumed C-4 was the best and most desirable zone. Referring to the zone as AC, seemed to better explain the intent of the zone. Ms. Caskie agreed to using both for as long as the commission feels the numbers are beneficial.

Ms. Caskie pointed out the proposed new language would allow for the rebuilding of non-conforming uses due to an act of God. Additionally, the update would implement a Zoning Compliance Certificate, allowing staff to discuss fire code, grease trap information, and other improvements before work begins on a project.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:00 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary