



**PLANNING COMMISSION
MINUTES
JUNE 7, 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, June 7, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Bryan Atchley, Mayor
Wayne Helton
Austin Williams

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development 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. Snider, and seconded by Mr. Helton, to approve the minutes from the May 3, 2018 meeting and May 15, 2018 workshop. 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

Per the discussion at workshop held on May 15, 2018, the proposed changes were updated as requested by the Planning Commission. Staff also provided definitions for the various medical terms addressed in the ordinance. Ms. Caskie confirmed with the commission that the terms were acceptable as provided.

Action Taken

Mayor Atchley made a motion to approve the proposed Zoning Ordinance changes, and Mr. Williams offered the second. The motion passed unanimously and was certified to the Board of Mayor and Aldermen.

NEW BUSINESS

REZONING – THE LAND SURVEYORS, INC REQUESTS REZONING FROM LDR (R-1) LOW DENSITY RESIDENTIAL TO MDR (R-2) MEDIUM DENSITY RESIDENTIAL – TAX MAP 62H, GROUP B, PARCELS 21.00, 22.00, 25.00, 26.00, AND 27.00, ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that a portion of these parcels previously requested rezoning to a commercial use, and were denied. The current MDR (R-2) request would allow for the area to use one access point at Oak Cluster Drive. Staff believes this to be preferable to the currently LDR (R-1) zone, which would allow for 5 different access points on Ernest McMahan Road. Ms. Caskie assured the commission that the access road width issues as well as any drainage issues would be addressed with the applicant in the site plan application process. The property's access and utilities support the uses permitted in the MDR (R-2) District. Additionally, the adjoining property to the east is zoned MDR (R-2) and is located across the street from property zoned IC (C-3). Given these considerations, staff can recommend approval.

Action Taken

Mr. Williams made a motion to approve the rezoning, with a recommendation to the Traffic Committee to consider the Ernest McMahan Road at Oak Cluster Drive Intersection. The motion was seconded by Mr. Snider and passed unanimously and was certified to the Board of Mayor and Aldermen.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR V TRIPS LAUNDRY FACILITY – FOX LANDING COURT (CITY).

Staff Recommendation

Mr. Smith explained that this site plan is for a proposed Vacation Rental Pro’s commercial laundry facility, located in Veterans Business Park. Should the future development proposed on the site plan occur, the area will be subdivided before proceeding. The site plan meets all regulations and staff can recommend approval.

Action Taken

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

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS REQUESTS SITE PLAN APPROVAL FOR WALTERS STATE COMMUNITY COLLEGE EXPANSION, PHASE I – 1720 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is the first of two phases for the expansion of the college. Phase I creates parking to replace what will be lost during construction and will be needed for Phase II of the project. Ms. Caskie expressed thanks to Walters State Community College for being proactive with their plans for expansion, as it relates to parking. The site plan meets all regulations and staff can recommend approval.

Action Taken

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

SITE PLAN – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR DOLLAR GENERAL STORE – TAX MAP 18, PORTION OF PARCEL 1.00, WINFIELD DUNN PARKWAY AT HUFFAKER ROAD. (CITY).

Staff Recommendation

Mr. Smith explained that this plan proposes an access easement via Advanced Auto Parts to allow for traffic to access the traffic light, while also allowing for a possible future easement for neighboring property to have access to the intersection. He also stated that a small portion of this property is outside of the City limits, but the County has been contacted and has no issues with this plan. Subject to the subdivision plat being recorded, staff can recommend approval.

Action Taken

Mr. Snider made a motion to approve the site plan contingent on the subdivision plat going to record. The motion was seconded by Mr. Helton. The motion passed unanimously.

SMALL AREA PLAN – JERRY BURNS AND BILL DOCKERY REQUEST SMALL PLAN APPROVAL – LOVE ADDITION (CITY).

Staff Recommendation

Ms. Caskie stated that the property owners contacted Development Department staff, requesting assistance with future planning. Creating this small area plan would require staff research and interviews with those currently living in the neighborhood. Data such as income range and home ownership status would assist staff in any grant applications, if available for the area. Mr. Williams expressed an interested in being included in this project, asking to be included in some of the meetings to be held in relation to the plan.

Action Taken

Mayor Atchley made a motion to approve for staff to begin a Small Area Plan for Love Addition. The motion was seconded by Mr. Helton and passed unanimously.

STAFF REPORTS

Ms. Caskie asked if the commission had any issues with the proposed changes and updates to the Zoning Ordinance, Chapter 6.0, signs. After discussion, regarding electronic messaging on pole signs, Chairman Overbay asked the staff to proceed with the revisions. Ms. Caskie stated that a draft would be available for discussion at the July meeting, and placed on the agenda for the August meeting.

Ms. Caskie explained that Affordable Housing would be another topic for updates on the ordinance. Currently City staff is working with Sevier County Economic Development Council as well as several developers regarding several high-density housing projects. She stated that the updates which would be presented to the commission would be geared towards more low density housing developments.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:36 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary