



PLANNING COMMISSION MINUTES JULY 10, 2018

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, July 10, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Wayne Helton
Austin Williams

MEMBERS ABSENT

Bryan Atchley, Mayor
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
Butch Stott, Director of Code Enforcement
David Black, Chief Building Inspector
JC Green, Fire Marshal
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. Helton, and seconded by Mr. Williams, to approve the minutes from the June 7, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS

A motion was made by Mr. Helton and seconded by Mr. Arwood, for the current officers to continue in their positions. The motion passed with a unanimous vote.

CONSIDERATION OF FIVE-YEAR PLANS FOR PAVING AND SIDEWALK CONSTRUCTION.

Mr. Arwood moved to approve both the Five-Year Paving and Five-Year Sidewalk Plans as presented. Mr. Helton seconded the motion which passed with a unanimous vote.

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 a revision for a commercial laundry facility which was approved at the June Planning Commission meeting. The proposal requests an increase in the building square footage for storage only, changing the building from 5,400 to 9,000 square feet. The site plan meets all regulations and staff can recommend approval.

Action Taken

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

SITE PLAN – MITCH COX COMPANIES REQUESTS SITE PLAN APPROVAL FOR VILLAS AT KYKER FERRY – LEE GREENWOOD WAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan would allow for 268 apartment units on property recently rezoned from TCL (C-5) Tourist Commercial to IC (C-3) Intermediate Commercial. The site plan meets regulations, but a subdivision plat establishing the boundaries of the proposed site needs to be submitted. The project will exit onto Kyker Ferry Road and requires access approval from Sevier County. Ms. Caskie explained that the plan also provides access via Lee Greenwood Way. However, it is a private road, and would require \$100,000 in improvements in order to bring it up to standards and be accepted as a City street.

Action Taken

Mr. Arwood made a motion to approve the site plan, contingent on the subdivision plat going to record and Sevier County granting road access onto Kyker Ferry Road. The motion was seconded by Mr. Williams and passed unanimously.

SITE PLAN – FULGHUM, MACINDOE, & ASSOCIATES, INC REQUESTS SITE PLAN APPROVAL FOR DOUGLAS GREEN APARTMENTS – SNYDER ROAD. (CITY).

Staff Recommendation

Mr. Smith explained that this plan proposes 80 apartment units on the site. An access easement has been established across adjoining property and property line adjustments were made. Both have been shown on a subdivision plat, which has gone to record. The site plan meets regulations and staff can recommend approval.

Action Taken

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

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED PROPANE AND LIQUEFIED PETROLEUM GAS FACILITY (CITY).

Staff Recommendation

Ms. Caskie stated that staff received an inquiry on locations for a facility which would include a propane and liquefied petroleum gas tank with a capacity of more than 2,000 gallons. Due to safety concerns, especially fire related, staff felt it is necessary to establish a definition, reference additional fire safety standards, and establish the zones in which this use would be allowed. The proposed amendment would require compliance with the NFPA58 standards Liquefied Petroleum Gas Code and current adopted edition of the IFC. This proposal would allow for the use in the IN (M-1) Industrial District, while allowing for the use in the AR (A-R) Agriculture Residential and IC (C-3) Intermediate Commercial Districts in the case of special exceptions. The commission and staff discussed potential appropriate locations for such facilities, and a recommendation was given to table the amendment until more information can be gathered.

Action Taken

Mr. Arwood made a motion to table the proposed amendment. The motion was seconded by Mr. Williams and passed unanimously.

STAFF REPORTS

Ms. Caskie facilitated an online survey regarding the enforcement of sign regulations, asking the commissioners to consider what they feel constitutes a sign. She directed them to answer the questions based on their opinions rather than what they know to be true of the current regulations. The results of the survey will assist staff in updating the sign portion of the Zoning Ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:08 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary