



**PLANNING COMMISSION  
MINUTES  
AUGUST 2, 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, August 2, 2018 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Daryl Roberts  
Austin Williams  
Wayne Helton

**MEMBERS ABSENT**

Lyle Overbay, Chairman  
Bryan Atchley, Mayor

**STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner  
David Black, Chief Building Inspector  
JC Green, Fire Marshal  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

Vice Chairman Arwood 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 July 10, 2018 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **REZONING – JOBY EDMUNDS REQUESTS REZONING FROM LDR (R-1) LOW DENSITY RESIDENTIAL TO IC (C-3) INTERMEDIATE COMMERCIAL – 1503 RIDGE ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained that this property is located on Ridge Road, near Collier Drive. The property adjoins an existing IC property to the north. The applicant has requested the rezoning to allow for vacation rentals. This request is an extension of an existing IC zone with access to a Minor Arterial street, therefore staff can recommend approval.

#### **Action Taken**

Mr. Roberts made a motion to approve the rezoning request, which was seconded by Mr. Williams. The motion passed unanimously.

### **REZONING – GEORGE H. ABBOTT REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – MCKINNEY DRIVE (PLANNING REGION)**

#### **Staff Recommendation**

Ms. Forkner stated that this property is located at the corner of McKinney Drive and Old Newport Highway, but does not have access onto the latter. The adjoining properties are zoned County R-1, despite some commercial activity in the area. The closest property to the subject property zoned C-1 is approximately 2,550 feet west of this property fronting Old Newport Highway. The location has access to water service, but no sewer hook-up. Because this request would create a spot zone, staff cannot recommend approval. If this property submitted a future request including surrounding properties, staff would reexamine its recommendation.

#### **Action Taken**

Mr. Helton made a motion to deny the rezoning request from County R-1 to County C-1 and was seconded by Mr. Snider. Vice Chairman Arwood called for a roll-call vote. The motion passed 3 to 2, with Vice Chairman Arwood, Mr. Helton, and Mr. Snider voting in the affirmative, and Mr. Roberts and Mr. Williams voting in the negative. The motion was certified to the Sevier County Commission as motioned.

**REZONING – GLENDA FOX AND RHONDA FOX JOHNSON REQUEST REZONING FROM R-1, RURAL RESIDENTIAL TO R-2, HIGH DENSITY RESIDENTIAL – PULLEN ROAD (PLANNING REGION)**

**Staff Recommendation**

Ms. Fornker explained that the western portion of the parcel requesting rezoning is currently County R-2. Properties to the east, south, and north of the portion of this parcel proposed for rezoning are zoned County R-1, with the common boundary of this parcel zoned City MDR (R-2), Medium Density Residential. Given the surrounding zoning designations and that utilities appear to be adequate to support the uses permitted in the County R-2 District, staff can recommend approval.

**Action Taken**

Mr. Roberts made a motion to approve the request to rezone from County R-1 to County R-2. Mr. Snider seconded the motion, which passed with a unanimous vote and was certified to the Sevier County Commission as motioned.

**SUBDIVISION – W.C. WHALEY, INC REQUESTS APPROVAL FOR RESUBDIVISION OF LOTS 14-16 ALEXANDER FIELDS – ELIZABETH LANE (CITY).**

**Staff Recommendation**

Mr. Smith explained that the main purpose of this resubdivision is to increase the size of Lot 16. Allowing for this increase and maintaining lot size and conformance, Lots 14 and 15 require adjusting as well. The subdivision plat meets regulations and staff can recommend approval.

**Action Taken**

Mr. Williams made a motion to approve the subdivision plat. The motion was seconded by Mr. Roberts and passed unanimously.

**SITE PLAN – JOHNSON ARCHITECTURE INC REQUESTS SITE PLAN APPROVAL FOR OTICS EXPANSION – 3787 SNYDER ROAD. (CITY).**

**Staff Recommendation**

Mr. Smith stated that this plan proposes Phase II of the Otics USA facility, adding over 50,000 square feet. Most of this expansion would be used for machine and robotics work, adding only 8 to 10 employees. The parking lot is adequate to facilitate these extra employees, and additional parking is

not needed. Phase III, which is anticipated in a few years, will include increased parking at that time. The site plan meets regulations and staff can recommend approval.

**Action Taken**

Mr. Snider made a motion to approve the site plan, which received a second by Mr. Helton. The motion passed unanimously.

**STAFF REPORTS**

Ms. Caskie explained that the proposed Mining and Extraction ordinance elicited concern by local professionals regarding temporary uses. In addition to the standards passed by the Planning Commission, the Board of Mayor and Aldermen will also consider adding standards allowing for temporary sites, with 6-month extensions possible upon request.

Ms. Caskie communicated to the commission that a rough draft of Chapter 6.0, Signs of the Sevierville Zoning Ordinance should be available by the September meeting.

Ms. Caskie also informed the commission that the Miller’s Landing shopping center has requested changes to their signage but propose working off their existing base. The current sign is 7 feet off the highway, with water and sewer lines surrounding that cause challenges with sign placement. Mr. Stott explained that they are choosing to use considerably less signage than allowed.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:32 PM.

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Jim Arwood, Vice Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary