



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 6, 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, September 6, 2018 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**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  
David Black, Chief Building Inspector  
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. Snider, to approve the minutes from the August 2, 2018 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **SUBDIVISION – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS APPROVAL FOR SUBDIVISION OF VILLAS AT KYKER FERRY – KYKER FERRY ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained that this subdivision plat aims to create a larger lot for the Villas at Kyker Ferry, a previously approved site plan. The plan was given approval contingent on this subdivision plat going to record. Given that the plat affects the boundaries of three lots, it requires Planning Commission approval. The plat meets regulations and staff can recommend approval.

#### **Action Taken**

Mr. Arwood made a motion to approve the subdivision. The motion was seconded by Mr. Helton, with all voting in favor of the motion, except for Mr. Roberts who abstained.

### **SUBDIVISION – TYSINGER, HAMPTON & PARTNERS, INC REQUESTS APPROVAL FOR SUBDIVISION OF KEYQUEST PROPERTY – TAX MAP 38, PARCEL 27.00, WINFIELD DUNN PARKWAY (CITY).**

#### **Staff Recommendation**

Ms. Caskie stated that this subdivision plat is a part of the Villas at Pigeon River multifamily development, allowing for the construction southernmost units. The leased property is located between two owned lots, which cannot be combined due to the complication of multiple lease agreements and special interests on the property. This development would, however, qualify as a Lease of Record, as defined by the recent updates to the Zoning Ordinance. Due to the lack of road frontage, this subdivision plat would require a variance to the Subdivision Regulations. Given that a site development plan has been approved subject to the development rights for this area, the amount of time remaining on the lease, the utilization of the Lease of Record, and the long-term viability of the multifamily project, staff believes this to be an acceptable solution and would recommend approval.

#### **Action Taken**

Due to the peculiar condition surrounding property ownership and lease holdings, Mr. Snider made a motion to grant a variance to the City's subdivision regulations and approve the plat. The motion was seconded by Mr. Arwood and passed unanimously.

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR A&L RV SALES PARKING LOT – 3269 WINFIELD DUNN PARKWAY (CITY)**

**Staff Recommendation**

Mr. Smith explained that this site plan is for a parking lot behind A&L RV Sales. The business already has some storage space, which this plan proposes to increase. Appropriate screening has been addressed on the site plan, with six-foot fencing and landscaping. The site is approximately 2 acres, and stormwater issues have also been indicated on the plan. The site plan meets regulations and staff can recommend approval.

**Action Taken**

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

**SITE PLAN – DP BUILDERS REQUESTS SITE PLAN APPROVAL FOR FOREST COVE APARTMENTS – 2111 NEW ERA ROAD (CITY).**

**Staff Recommendation**

Mr. Smith explained that this site plan is for 96 units of workforce housing. Issues with the entrance on the initial submittal have been addressed, and all staff requests have been accommodated. The lot shown on the site plan contains an existing residence, and staff has already received a subdivision plat to separate the structure from the remaining lot. Staff currently has the plat, which can be approved in house. Staff can recommend approval of the site plan, subject to the subdivision plat going to record.

**Action Taken**

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

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

**Staff Recommendation**

Mr. Smith stated that this plan is Phase II of the Walters State Community College expansion. Phase I, previously approved by the Planning Commission, addressed the additional parking which this phase would require. Phase II proposes the construction of a new building for classrooms, reconfiguration of

the roundabout drive, and the pedestrian plaza between the buildings. The site plan meets regulations and staff can recommend approval.

**Action Taken**

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

**STAFF REPORTS**

On behalf of the staff, Ms. Caskie requested discussion of developments which receive approval conditioned on the subdivision plat going to record. While most of these plats only concern one to two lots, occasionally those requiring Planning Commission approval hold up the development for several months. In future instances such as these, staff would like authorization allowing for in house approval of these types of plats, so long as they meet all regulations.

**Action Taken**

Mr. Snider made a motion to allow staff to approve subdivisions in-house, where an associated site plan has already been approved by the Planning Commission. Mr. Roberts offered a second and the motion passed unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:17 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary