



**PLANNING COMMISSION
MINUTES
OCTOBER 4, 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, October 4, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Bryan Atchley, Mayor
Jim Arwood, Vice Chairman

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

Chairman Overbay declared a quorum present and announced the meeting would proceed. He mentioned Butch Stott's upcoming retirement and thanked him for his service to the City.

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Williams, to approve the minutes from the September 6, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – JIM FALIN REQUESTS REZONING FROM LDR (R-1) LOW DENSITY RESIDENTIAL TO TCL (C-5) TOURIST COMMERCIAL – 1254 EAST RIDGE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained the applicant proposes to develop a cabin resort with overnight rental lodges. A master plan for the development has been submitted, including streets, common areas, and stormwater detention areas. The site is in keeping with the requirements of a TCL zone, with approximately 35 acres and proximity to commercial tourism activities. Staff recommended approval of this rezoning.

Action Taken

Mr. Roberts made a motion to approve the rezoning. The motion was seconded by Mr. Snider and passed unanimously. The motion was certified to the Board of Mayor and Aldermen.

REZONING – RON OGLE REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – 1819 WALNUT GROVE ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie stated that this tract is approximately 71 acres and does not connect with a major arterial road. The applicant is proposing a landscaping business and greenhouses on the site. The County's C-1 zone allows for a wide range of uses, and staff would prefer to see smaller parcels proposed in this rezoning and has reservations regarding road capacity. Despite these issues, staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the rezoning. The motion was seconded by Mr. Roberts, which passed unanimously. The motion was certified to the Sevier County Commission.

SUBDIVISION – CANTRELL ENGINEERING & SURVEYING LLC REQUESTS APPROVAL FOR SUBDIVISION OF BRENT FOX ESTATE – 815 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Ms. Caskie acknowledged staff's work with the real estate agent representing this subdivision to maximize road frontage while keeping with the Veterans Corridor Management Agreement. The plat would create 6 new lots from the one currently existing. Lots 1-3 will have frontage on Veterans Boulevard, while lots 4-6 will have access on Middle Creek Road. Mr. Smith mentioned that this subdivision meets the CMA standards precisely and was used at an APA Conference as a positive example. Due to the number of pins needed, the applicant has requested this plat be approved prior to them being set. Staff recommended approval subject to the surveyor submitting the final plat with pints set.

Action Taken

Mr. Snider made a motion to approve the subdivision subject to final plat being submitted with pins set and seconded by Mr. Williams. The motion passed unanimously.

SITE PLAN – LYNN JANUTOLO REQUESTS SITE PLAN APPROVAL FOR ALEMAN CAR SALES – 729 EASTGATE ROAD (CITY)

Staff Recommendation

Mr. Smith explained that this site plan is for a used car sales lot. The site is located on Eastgate Road, and the existing house will be upgraded to be ADA compliant. The site plan meets regulations and staff recommended 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 – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR THE RIDGE OUTDOOR RESORT – 1250 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Ms. Caskie stated that this site plan proposes a resort campground off Middle Creek Road, consisting of 45 pads. The site is the former home of The Gathering church, and the plan proposes converting the structure to an office and theater. Mr. Smith explained the site must accommodate an existing TVA

Transmission Line Easement. Kacie Huffaker, representing Norvell & Poe Engineers, LLC, stated that the owner met with a TVA representative onsite and the appropriate changes have been made. With these issues resolved, staff recommended approval.

Action Taken

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

SITE PLAN – FULGHUM, MACINDOE, & ASSOCIATES, INC REQUESTS SITE PLAN APPROVAL FOR SUGARLANDS DISTILLING EXPANSION – 178 KYKER FERRY ROAD (CITY).

Staff Recommendation

Mr. Smith explained that while the plan includes future locations of a distillery and a retail expansion, the approval at this meeting would be for the barrel house portion only. Ms. Caskie stated that the additional portions of the expansion will be submitted separately, when the building designs have been completed. The site plan meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR OLD NEWPORT HIGHWAY APARTMENTS – 1408 NEWPORT HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a 12 building, 131-unit apartment complex. The plan provides for a buffer between the complex and the single-family homes. A subdivision plat needs to be submitted and taken to record establishing the boundaries shown on the site plan set and easements for stormwater drainage. The site plan meets all other regulations. Staff recommended approval, subject to the subdivision plat going to record and Stormwater easement approval.

Action Taken

Mr. Snider made a motion to approve the site plan subject to the Stormwater easement and subdivision plat being recorded. Mr. Williams offered a second and the motion passed unanimously.

COUNTY ZONING RESOLUTION – PROPOSED TEXT AMENDMENT – BUILDING HEIGHT RESTRICTIONS.

Staff Recommendation

Ms. Caskie explained that the County Planning Office does not currently have regulations in place regarding building heights and exemptions. Staff had no issues with exemptions listed out in the proposed regulations. The proposed amusement height is taller than allowed by the City, but otherwise the regulations match the City’s closely. Staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the amendment, which was seconded by Mr. Helton. The motion passed unanimously and was certified to the County Commission.

STAFF REPORTS

The Parks and Recreation Master Plan was distributed to the Planning Commission members prior to the meeting. Ms. Caskie requested they review the document and come prepared to vote on adoption at the November meeting. She informed them that Board of Mayor and Alderman had reviewed the document at the October 1, 2018 workshop, and requires Planning Commission approval before moving on to the Board of Mayor and Alderman.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:27 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary