



**PLANNING COMMISSION
MINUTES
DECEMBER 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, December 6, 2018 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Lyle Overbay, Chairman
Bryan Atchley, Mayor

STAFF PRESENT

Pamela Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor

Vice Chairman Arwood declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

A motion was made by Mr. Roberts, and seconded by Mr. Williams, to approve the minutes from the November 1, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – THE LAND SURVEYORS REQUEST PLAT APPROVAL FOR TRUNDLE PROPERTY – 3150 BOYDS CREEK HIGHWAY (PLANNING REGION).

Staff Recommendation

Mr. Smith explained this is a subdivision creating three lots from one lot. Staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the plat. The motion was seconded by Mr. Helton and passed unanimously.

SUBDIVISION – W. C. WHALEY, INC REQUESTS PLAT APPROVAL FOR SUBDIVISION OF HENDERSON PROPERTY – 135 ROBERT HENDERSON ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this is a four-lot subdivision between Dolly Parton Parkway and Eastgate Road. He noted there is a car wash on Lot 1, a vacant building on Lot 3, and that Lots 2 and 4 will need water and sewer services when developed. Mr. Smith confirmed that those requesting these services in the future would be responsible for bearing the cost of service extensions, and recommended approval of the plat.

Action Taken

Mr. Helton made a motion to approve the plat. Mr. Roberts seconded the motion which passed unanimously.

SITE PLAN – NORVELL & POE ENGINEERS, LLC REQUESTS SITE PLAN APPROVAL FOR OGLE BROS. TRADING POST – 1640 PARKWAY (CITY).

Staff Recommendation

Mr. Smith said this is a plan to redevelop the former Damon’s Restaurant building and surrounding area. The project will include indoor and outdoor retail opportunities, including a farmer’s market, smoker, and performance stage. He also noted that lease lines will be adjusted to reflect the boundaries of the development area. Ms. Caskie remarked that all structures are separated by twenty feet (20’) in accordance with commercial PUD regulations. If the proposed amendment to the zoning ordinance to be discussed later at this meeting regarding the separation requirement is adopted, the developer may submit a revised site plan in the future to adjust the location of some of the structures proposed for the site. Staff recommended approval of the site plan.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to adjustment of development boundaries to match the lease lines for the project. Mr. Snider seconded the motion, which passed unanimously.

SITE PLAN – CANTRELL ENGINEERING AND SURVEYING, LLC REQUESTS SITE PLAN APPROVAL FOR RIVERSIDE VILLAGE APARTMENTS - TAX MAP 49, PARCEL 25.01, EAST HARDIN LANE – (CITY).

Staff Recommendation

Mr. Smith explained that this multi-family project will consist of two, 16-unit buildings for multi-family housing. A buffer consisting of a privacy fence, landscaping, and/or retention of natural vegetation will be provided. He also explained that the stormwater management system has been designed to address this site’s stormwater runoff, as well as some runoff from the neighboring Paine Lake Estates. Noting that the property is zoned MDR and meets development requirements for this zone, staff recommended approval.

Residents of adjoining neighborhoods, Riverbend Gardens and Paine Lake Estates, were present and expressed concerns regarding the site plan. They mentioned the width of the street and safety issues additional traffic would compound and inquired about plans for improvements to both East Hardin Lane and Hardin Lane. Ms. Caskie suggested that staff bring these concerns and suggestions to the City’s Traffic Committee. A resident of Paine Lake Estates requested landscape material be placed along the side of the fence facing Paine Lake Estates. Ms. Caskie explained the fence was an acceptable buffer to meet development standards, but the developer could be asked to consider adding the landscape materials she requested.

Action Taken

Mr. Williams made a motion to approve the site plan, with a request to the City's Traffic Committee to fast track measures which could improve the area. Mr. Snider seconded the motion which passed unanimously.

RIGHT-OF-WAY ABANDONMENT – RONALD W. OGLE REQUESTS ROW ABANDONMENT – MIDDLE RIDGE ROAD AND VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie noted this is an unused right-of-way running from Veterans Boulevard to Middle Ridge Road. One-half of the right-of-way adjoins Mr. Ogle's property for which a site plan was reviewed a few months ago and the other half adjoins property in different ownership which is presently undeveloped. Ms. Caskie said the City no longer has a use for the right-of-way and recommended approval of the request.

Action Taken

Mr. Roberts made a motion to recommend closure of the right-of-way. Mr. Helton seconded the motion which passed unanimously. The recommendation will be certified to the Board of Mayor and Aldermen.

BOUNDARY REDUCTION - SEVIERVILLE PLANNING REGION

Staff Recommendation

Ms. Caskie displayed a map showing the City limits, current planning region boundary, and the proposed planning region boundary. She commented on the history and purpose of municipal planning regions, noting that circumstances surrounding the placement of the current planning region boundary had changed. Most notably, the County has established zoning regulations in the unincorporated areas of the County, along with a stormwater management ordinance and building code since the most recent expansion of the planning region boundary. For those reasons, she said the staff is recommending that the City reduce the planning region area significantly. The boundary would retain only those areas close to the City limits where land has developed in a similar pattern to that inside the City or where growth is expected to occur in a similar fashion. Ms. Caskie noted that North Veterans Boulevard will eventually pass through much of that area and staff felt it would be advisable for the Planning Commission to retain its role of subdivision plat approval and in reviewing recommendations in County zoning in that area.

Action Taken

Mr. Snider made a motion to recommend approval of the proposed changes to the planning region boundary. Mr. Williams seconded the motion which passed unanimously. The recommendation will be certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED BUILDING SEPARATION REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS (CITY).

Staff Recommendation

Ms. Caskie explained that since the time the requirement for 20 feet of separation between buildings within a planned unit development (PUD) was initially established in the zoning ordinance, building construction methods and materials have changed. Today, if constructed in accordance with applicable provisions of the Building and Fire Codes, buildings may be in closer proximity. She noted that to be able to obtain approval of a PUD plan showing a separation of less than 20 feet, a developer would have to submit accompanying architectural drawings and specifications to support a reduced separation. Ms. Caskie said the 25-foot perimeter setback of buildings from adjoining properties would not be changed by this amendment nor the maximum unit density within residential PUDs. Staff recommended approval of the amendment.

Action Taken

Mr. Roberts made a motion to approve the amendment. Mr. Helton seconded the motion which passed unanimously. The amendment will be certified to the Board of Aldermen.

ZONING ORDINANCE AMENDMENT – STAFF REQUESTS APPROVAL OF THE PROPOSED CHANGES TO PROJECTING SIGNS IN THE TOWN CENTER DISTRICT (CITY).

Staff Recommendation

Ms. Caskie explained that the Board of Mayor Aldermen has requested a recommendation regarding amending regulations related to projecting signs within the Town Center District. Such an amendment would permit signs that are more visible to downtown patrons and allow for more creativity in sign design. As proposed, the maximum size of a projecting sign would be 20 square feet, the bottom of the sign would be at least 8 feet above the sidewalk, and the maximum height of the sign above the sidewalk would be 20 feet. Ms. Caskie noted that since drafting the proposed wording, the staff would like to revise the wording so that the maximum height of the sign above the sidewalk would be twenty feet (20') or the height of the building façade, whichever is less. The maximum width would be no larger than the width of the sidewalk.

Mr. Williams, a member of Sevierville Commons noted that group has not discussed the proposal but offered that the maximum size width should be at least one foot (1') less than the width of the sidewalk. Mr. Jim McGill, Alderman and Executive Officer of Sevierville Commons, said this type and size of projecting sign is particularly of value to businesses on Court Avenue and Bruce Street and said he was in favor of this type of amendment to the zoning ordinance for the Town Center District.

Action Taken

Mr. Snider made a motion to recommend the amendment, with the revisions made as discussed. Mr. Helton seconded the motion which passed unanimously. The ordinance will be certified to the Board of Mayor and Aldermen.

SET CODE VIOLATION HEARING FOR BOARD OF ZONING APPEALS

Ms. Caskie reported that a property owner had requested a hearing, following receipt of a notice of violation of a property-related provision of the Municipal Code. Since the Board of Zoning Appeals' role is hearing and deciding matters related to the interpretation and application of provisions of the zoning ordinance, and the matter to be heard is a violation related to the manner of use of a property, she asked that the Board of Zoning Appeals set a hearing date to consider this matter. Members set a hearing date as soon as was feasible, given the newspaper publishing schedule for notice, for Thursday, December 20, 2018 at 5:00 p.m. in Council Hall of the Sevierville Civic Center. Notice will be provided to the property owner by mail and to the public by newspaper notice.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:16 PM.

Jim Arwood, Vice Chairman

Vincent Snider, Secretary

Judi Forkner, Recording Secretary