



**PLANNING COMMISSION
MINUTES
JANUARY 3, 2019**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, January 3, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Pamela Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
David Black, Building Official
Jim Ellison, City Surveyor
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. Williams, to approve the minutes from the December 6, 2018 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SITE PLAN – W. SCOTT WILLIAMS AND ASSOC. REQUESTS SITE PLAN APPROVAL FOR GATEVIEW RIDGE APARTMENTS – MAP 61, PARCEL 49.04, CATE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes 96 apartment units to be located on Cate Road. The site plan had previously received approval from the Planning Commission for the same number of apartments with a different building configuration, under the Highland Ridge Phase II name. The revision consolidates the units and reduces the number of buildings from five to four. The plan accommodates fire standards and included some changes to the utility layouts. Staff can recommend approval, contingent on the detention pond being field verified at the time of construction.

Action Taken

Mr. Arwood made a motion to approve the site plan subject to detention pond being field verified by an engineer at the time of construction. The motion received a second from Mr. Snider and passed unanimously.

STAFF REPORTS

Ms. Caskie stated staff had been working on updates for Chapter 6.0, Signs of the Sevierville Zoning Ordinance. She indicated that the changes proposed would regulate total allowable signage based off road classification, rather than the current speed limit rules. She also cited the Supreme Court ruling on Reed vs. Gilbert which deemed content control of signs by municipalities unconstitutional. The commissioners had questions regarding the types of changes and requested a workshop prior to the changes being presented for a vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:30 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary