



PLANNING COMMISSION MINUTES August 6, 2015

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 6, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Daryl Roberts
Wayne Helton
Vincent Snider

MEMBERS ABSENT

Conley T. Murrell, Secretary

STAFF PRESENT

Pam Caskie, Planning Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager

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

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the minutes from the July 2, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SITE PLAN – W.C. WHALEY, INC SURVEYING REQUESTS SITE PLAN APPROVAL FOR AMERICAN LEGION POST 104 – 107 HAZEL DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located on the recently consolidated and rezoned American Legion, Post 104 Property. The rezoning has taken affect and the plat of consolidating this property into one lot has gone to record. This proposed site plan is for an additional parking lot and the addition of a pavilion. She explained the parking pattern and the plan to keep the large existing trees located on the property. Staff recommended approval of the site plan.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the site plan. The motion passed with a unanimous vote.

SITE PLAN – MICHAEL J. GRAY REQUESTS SITE PLAN APPROVAL FOR TACO BELL RESTAURANT – STADIUM DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan is for a Taco Bell located on Stadium Drive. The owners are subdividing the current 4.52 acre lot into two lots. This site is located on the smaller 1.10 acre lot of the subdivision with future development expected for the adjoining lot. The subdivision has been approved in house, but has yet to go to record. The site plan is ready for approval. Staff recommended approval of the site plan on the condition that the subdivision plat goes to record.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Helton, to approve the site plan with the condition that the subdivision plat goes to record. The motion passed with a unanimous vote.

MONUMENT SIGN – SOUTHERN SIGNS, INC REQUESTS APPROVAL FOR THUNDER ROAD DISTILLERY – 3605 OUTDOOR SPORTSMANS PLACE (CITY).

Staff Recommendation

Ms. Caskie explained that this is the monument sign that was withdrawn per request at last month’s meeting to work out concerns regarding the raising of dirt. She confirmed that these concerns have been worked through. However, there is an existing sign on the property that will need to be removed per completion of the requested sign in order to be in compliance with our regulations. Staff recommended approval with the condition that once the requested sign is completed the existing sign be removed within ten days of completion of the new sign.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the monument sign with the stipulation that the existing sign be removed within ten (10) days of completion of the new sign. The motion passed with a unanimous vote.

CONSIDER FOR RECOMMENDATION – APPROVAL OF ASSESSMENT REPORT FROM ORION PLANNING GROUP.

Staff Recommendation

It was explained his is the report that was discussed by Bob Barber, Orion Planning Group, and Ms. Caskie in the BOMA workshop held on August 3, 2015 regarding the Sevierville Zoning Ordinance. This assessment is necessary in the process as an initial overview and recommendation based upon information gathered from the community and officials during Orion Planning Group's Phase I analysis. The staff feels confident that we are moving in the right direction and recommended approval of the Assessment.

Action Taken

A motion was made by Mr. Snider, and seconded by Mayor Atchley, to approve the Phase I Assessment Report. The motion passed with a unanimous vote.

CONSIDER FOR RECOMMENDATION – APPROVAL TO PROCEED WITH PHASE II OF THE ZONING ORDINANCE REWRITE.

Staff Recommendation

Continuing with Phase II of this process will allow the Orion Planning Group to proceed in drafting a new updated code. Ms. Caskie explained that this is a necessary process for our community to go through in order to achieve the goals that have been laid out over the past year. She also explained that she would like for the Planning Commission members to each, with the exception of the Mayor, consider two of the recently established "Planning Neighborhoods" to be involved in group discussions relating to the future development of each neighborhood. The staff fully supports this progression and recommends that the Planning Commission approve the process into Phase II of the rewrite and by their support presenting Phase II to the Board of Mayor and Alderman for approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve progression into Phase II of the Zoning Ordinance Rewrite process with the duty of presenting this approval request to the Board of Mayor and Alderman.

STAFF REPORTS

This month Mr. Bryon Fortner did an overview of access management. Ms. Caskie asked the Planning Commission what their mindset is on the subject in relation to the report done by Mr. Fortner, and specifically the mindset on service roads. The Planning Commissioners stated that there was a public meeting held in the 1980's with property owners to consider the option of service roads, but this idea was denied due to negative comment. However, it was acknowledged that times have changed and larger developments that have been done in the timeframe since this public meeting have proven that access and service roads are beneficial for many reasons. The idea was viewed by all members as something that is necessary for future developments and support for the idea was expressed.

Ms. Caskie handed out a survey to the members of the Planning Commission asking for their opinions and suggestions on the naming of the “Planning Neighborhoods”.

The First Baptist Church corn maze event was discussed.

A member from the Boy Scouts Troop 119 was in attendance and recognized.

ADJOURNMENT

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

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary