



PLANNING COMMISSION MINUTES September 3, 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, September 3, 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, Director of Development
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager
Bob Parker, Director of Parks and Recreation

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. Roberts, to approve the minutes from the August 6, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SITE PLAN – REALTYLINK REQUESTS SITE PLAN APPROVAL FOR SHOPS AT RIVERLANDING– WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located within a lease area on the same parcel as the Hampton Inn adjacent to the overall Riverlanding development. She explained that this was the northeast corner of the lot that an eight foot rear yard setback variance was granted to at the August 6, 2015 Board of Zoning Appeals meeting. All the issues have been worked through and Ms. Caskie recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC SURVEYING REQUESTS SITE PLAN APPROVAL FOR HHI – 1586 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan is for a building addition and drive access to Lily's As Seen on TV. She explained that the west side of this property has recently been rezoned to C-4 and the property consolidated into one lot. There were some concerns with the access off of Old Mill Road; however, research has been done and provided that this is the most adequate way of providing the access at this point in time. Staff recommended approval.

Action Taken

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

SITE PLAN – WALLACE SURVEYING COMPANY REQUESTS SITE PLAN APPROVAL FOR MODULAR HOMES DISPLAY – WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained that there has been some confusion in the property line and right of way on the southeastern portion of this lot, but these issues have recently been resolved and the correct plan has been submitted. Staff recommended approval.

Action Taken

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

REZONING – DENNIS N. GORE REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – ALTON DRIVE – TAX MAP 12, PARCEL 191 (PLANNING REGION).

Staff Recommendation

This item was pulled from the agenda per requests of Mr. Gore.

Action Taken

None

REVIEW OF PUBLIC SERVICE FACILITY – DOG PARK ADDITION TO CITY PARK – PARK ROAD (CITY).

Staff Recommendation

Mr. Parker explained that this is a lot acquired by the City adjacent to the entrance of City Park. The layout of the dog park including a tree sound barrier and the location of a handicap parking area was described. Mr. Parker explained that the funding for this facility is going to be raised by a community group and will be financed through private funds. It was explained that the State law requires Planning Commission approval for new public facilities and the staff recommended approval.

Action Taken

A motion was made by Mr. Helton, and seconded by Mr. Roberts, to approve the facility. The motion passed with a unanimous vote.

STAFF REPORTS

This month Ms. Forkner did an overview of amusements and how they are regulated. Alderman Robbie Fox was in attendance to lead a discussion on this topic. Alderman Fox serves as the Chairman of the Elevator and Amusement Device Safety Board for the State of Tennessee. Alderman Fox explained the regulations, procedures, and the different agencies involved in the regulation of amusements on the State level. It was then discussed by the staff and Planning Commissioners how much regulation of amusements needs to occur at the site plan level and the best ways to do so.

Planning Commissioner training dates were brought to the member's attention.

Jackson Arwood from the Boy Scouts Troop 119 was in attendance and recognized.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:53 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary