



PLANNING COMMISSION MINUTES October 1, 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, October 1, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Conley T. Murrell, Secretary
Bryan Atchley, Mayor
Daryl Roberts
Wayne Helton

MEMBERS ABSENT

Vincent Snider

STAFF PRESENT

Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director
Tommy White, Fire Marshall

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 September 3, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – SIMS SURVEYING REQUESTS SUBDIVISION PLAT APPROVAL – 500 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Ms. Forkner explained this is a request to subdivide a 17.3 acre parcel into three lots. Lots 1 and 2 are zoned C-4 and the larger remaining parcel has the zoning designations of C-4 and R-1. She explained that staff was still awaiting the receipt of the plat with all necessary signatures and recommended that approval be subject to the receipt of these signatures.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mr. Helton, to approve the subdivision plat subject to receipt of all necessary signatures. The motion passed with a unanimous vote.

REZONING – PS ALLEN GENERAL PARTNERSHIP REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – VETERANS BOULEVARD – TAX MAP 72, PARCEL 158 (CITY).

Staff Recommendation

Ms. Forkner explained that this rezoning request is for an 18 acre parcel from R-1 to C-4. She explained that the western portion of this parcel lies within the floodway or on a steep slope making it challenging to be used for arterial commercial uses under the current development standards for the C-4 district. Staff recommended that the western portion of the property remain in its current zoning designation of R-1, but that the portion lying east of the floodway (5.9 acres ±) can be rezoned to C-4. It was stated that this portion of the property has frontage on Veterans, Ridge Road, and Collier Drive.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Murrell, to rezone the portion of the property east of the floodway to C-4 and leave the rest of the property remaining in its current designation of R-1. The motion passed with a unanimous vote.

REZONING – STACY L. PRICE REQUESTS REZONING FROM R-1 LOW DENSITY DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – 118 DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Ms. Forkner explained that given the property's proximity to commercial and industrial uses, and with the property having adequate frontage on a state road, staff can recommend approval.

Action Taken

A motion was made by Mr. Arwood to approve the site plan. Following the motion additional discussion regarding the southern parcel that was to remain R-1. Following the discussion Mr. Arwood amended his motion to include the remaining back R-1 parcel in the rezoning request

pending correct notification, the motion was seconded by Mr. Roberts. The motion passed with a unanimous vote.

REZONING – JON DEMPERSMIER REQUESTS REZONING FROM C-4 ARTERIAL COMMERCIAL DISTRICT TO R-1 LOW DENSITY RESIDENTIAL – 110 LOVE ROAD (CITY).

Staff Recommendation

Ms. Forkner explained that due to property size, configuration, and access effectively being limited to a street classified as a local street, approval can be recommended.

Action Taken

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

STAFF REPORTS

This month Mr. Tommy White did an overview of special events within the Fire Code. Mr. White discussed what is considered a special event and state law that applies to the regulation of these events. He explained the importance of being able to control issues that may arise from such events from the beginning and needing a way to do so. Mr. Stott expressed the importance behind giving thought into special events as they are becoming more popular. It was agreed upon that this is a good idea and a process needs to be developed.

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

ADJOURNMENT

There being no further business, the meeting adjourned at 5:37 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary