



# PLANNING COMMISSION MINUTES November 5, 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, November 5, 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  
Wayne Helton  
Daryl Roberts  
Vincent Snider

## **MEMBERS ABSENT**

## **STAFF PRESENT**

Pam Caskie, Development Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner/Recording Secretary  
Butch Stott, Codes Enforcement Director  
Frank Cravens, Stormwater Technician

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 October 1, 2015 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

**ANNEXATION – REQUEST FOR ANNEXATION – LOTS 24, 25, 26, AND 27 OF VICTORIA FIELDS SUBDIVISION, PHASE II ON RICELAND DRIVE – THOMAS K. RICE TRUSTEE AND JOHN AND TRACEY REAGEN, PETITIONERS**

**Staff Recommendation**

Ms. Caskie explained that all parties subject to this annexation have requested and agreed to it, and that City services and facilities are presently available to these properties. A plan of services has been provided. Staff recommended approval.

**Action Taken**

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

**REZONING – RON OGLE, ET UX, REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – VETERANS BOULEVARD – TAX MAP 72, PARCEL 163.27 (CITY).**

**Staff Recommendation**

Ms. Caskie explained that the southern portion of this property is already zoned C-4 and property to the north and west has been recommended for rezoning to C-4. Staff recommended approval.

**Action Taken**

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

**REZONING – JANE DOUGLAS REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL TO C-1 RURAL COMMERCIAL – 625 EAST DUMPLIN VALLEY ROAD (PLANNING REGION).**

**Staff Recommendation**

Ms. Caskie explained that since this parcel has frontage on I-40, and because the area this parcel is located in contains a mix of uses staff can recommend approval.

**Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Murrell, to recommend approval of the rezoning to the County Commission. The motion passed with a unanimous vote.

**SUBDIVISION – SIMS SURVEYING REQUESTS RESUBDIVISION OF LOTS 4, 5, 6, 7 AND 8R OF NORHTVIEW BUSINESS PARK– BUSINESS STREET (PLANNING REGION).**

**Staff Recommendation**

Ms. Caskie explained that this replat will consolidate several lots into one lot of 3.38 acres ±. Mini storage buildings and vehicle storage areas are presently located on this property. Ms. Caskie

explained that at this time the plat had not been received with the necessary signatures and recommended either denial or approval of the plat pending receipt of the signatures.

**Action Taken**

A motion was made by Mr. Snider, and seconded by Mr. Roberts to approve the subdivision plat subject to the receipt of required signatures. The motion passed with a unanimous vote.

Chairman Overbay declared a temporary adjournment at 5:07 PM to hold the Board of Zoning Appeals meeting. The Planning Commission meeting reconvened at 5:33 PM.

**SITE PLAN – MBI REQUESTS SITE PLAN APPROVAL FOR THE OVERLOOK AT ALLENSVILLE APARTMENTS, PHASE II – 293 MOUNT DRIVE (CITY).**

**Staff Recommendation**

Ms. Caskie explained that this site plan had just been discussed at the Board of Zoning Appeals meeting. The variance requested for the reduction in the length of separation between the buildings was denied. During the BZA meeting it was discussed to flip the maintenance building in question to the opposite side of the drive aisle. Staff and Planning Commissioners agreed that this would be a better solution to the problem than allowing for a reduction in the separation length between buildings. Staff recommended approval upon resubmittal of the changes and staff review of those changes, ratification by the Board of Zoning Appeals, and finalization of a cross access easement agreement. Alicia McAuley, MBI, explained that the easement agreement would be finalized upon closing.

**Action Taken**

A motion was made by Mr. Snider, and seconded by Mr. Roberts to approve the site plan contingent upon resubmittal that flips the accessory structure to the opposite side of the drive aisle and staff review of the changes, ratification of the changes by the Board of Zoning Appeals, and providing a copy of the finalized cross access agreement. The motion passed with a unanimous vote.

**SITE PLAN – NORVELL & POE ENGINEERS REQUEST SITE PLAN APPROVAL (REVISED) – 505 HIGH STREET (CITY).**

**Staff Recommendation**

Ms. Caskie explained that this was also a site plan that had just been discussed at the Board of Zoning Appeals meeting. The variance requested for the drive aisle width and side setback was approved. She explained that this site plan was a revision to a previously approved plan to convert the single family home on the property into an office. The owners never fully completed the conversion. Mr. Norvell is interested in the property for use as an office and is proposing this revision to the parking plan. Ms. Caskie explained that the revision proposed will reorient the required parking spaces, provide a driveway connection to the parking lot of Fellowship Baptist Church, and change the way in which

stormwater runoff is managed. The plan has gone before the HRO Committee and they approve of the revisions. 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.

**STAFF REPORTS**

This month Mr. Frank Cravens did a presentation on stormwater management.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:02 P.M.

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Lyle Overbay, Chairman

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Conley T. Murrell, Secretary

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Dustin Smith, Recording Secretary