



PLANNING COMMISSION MINUTES December 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, December 3, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Lyle Overbay, Chairman

STAFF PRESENT

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

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

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Helton, to approve the minutes from the November 5, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MOUNTAIN COMMERCE BANK REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-3 HIGH DENSITY RESIDENTIAL DISTRICT – MAP 61: PARCEL 125.05, VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that the proposed use for the property is tax credit housing. She explained that this property is along Veterans Boulevard which is currently under a corridor study. Ms. Caskie explained that for this reason and due to the topography of the site staff would request that property access be limited to London Lane. A representative of the owner had requested access be available off of Veterans. Ms. Caskie reiterated the fact that staff does have concerns with this request at this time due to the lack of control over the corridor, but that staff would be willing to revisit the subject during the corridor study and implementation of a corridor overlay. Staff recommended approval, noting that if a site plan is submitted prior to the completion of the corridor study that they will recommend access be provided only from London Lane; and if a plan is submitted following the study, access from Veterans Boulevard will be reviewed and considered based upon the results of the study.

Action Taken

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

REZONING – NORVELL & POE ENGINEERS REQUEST REZONING FROM C-3 INTERMEDIATE COMMERCIAL DISTRICT TO C-5 TOURIST COMMERCIAL DISTRICT – CENTERVIEW ROAD/VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that the proposed use is consistent with the type and nature of activities that the city would like to see on Veterans Boulevard. She explained that the staff would recommend only using Centerview Road to access the property.

Ms. Huffaker, Norvell & Poe, commented that they would like to not completely close the option of a curb cut on Veterans Boulevard since there is a crossover in the median at the northern most point of the property.

It was also explained by Ms. Caskie that the recommended rezoning was being requested to provide the height required to complete the site plan in a feasible way. The area being requested meets the City's requirements and a master plan of the area has been provided. Staff acknowledge that they will review the option of access on Veterans Boulevard at the time of site plan review and recommended approval.

Action Taken

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

REZONING – BILL YETT REQUESTS REZONING FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – 735 OLD DOUGLAS DAM ROAD (CITY).

STAFF RECOMMENDATION

Ms. Caskie explained that Old Douglas Dam Road has not been defined as an arterial road, but that there is adjacent C-4 to this property. She explained that the proposed use is not inconsistent with the uses around it and will not generate an added influx of traffic. Staff believes this can be resolved in the future zoning map and rewrite and recommended approval.

Action Taken

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

REZONING – BILL YETT REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL DISTRICT TO COUNTY C-2 GENERAL COMMERCIAL DISTRICT – 735 OLD DOUGLAS DAM ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that this property is the portion of the parcel which adjoins the portion of the property that had just been approved by the Planning Commission for rezoning. She explained that this is consistent with the neighborhood and the City's rezoning of the remaining parcel and recommended approval.

Action Taken

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

REZONING – PETE SMITH REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT – 1719 SNAPP ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that on the basis of the size of the lot this property should not be rezoned to R-2. However, the lot to the north is zoned R-2 and it was assumed by the applicant that this lot could be used in a similar fashion. The intent is to place housing for workers on the lot.

The applicant, Mr. Smith, acknowledged that he had polled the surrounding homeowners and had found no one that objected to the rezoning. He explained that the intent was to use the property for apartment units to house workers for Firehouse Subs.

Staff did not make a recommendation.

Action Taken

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

SITE PLAN – TOWER CO. REQUESTS SITE PLAN APPROVAL – 106 INDUSTRIAL PARK DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained that this plan involves the placement of a cell tower on a property zoned M-1. The plan meets ordinance requirements and staff recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC. SURVEYING REQUESTS SITE PLAN APPROVAL – 231 AND 301 COURT AVENUE.

Staff Recommendation

Ms. Caskie explained that this plan involves the combination of two parcels and the construction of an addition connecting the two existing buildings to be used for storage. Staff recommended approval, subject to receipt of the signed plat combining the two parcels.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton to approve the site plan subject to receipt of the signed plat. The motion passed with a unanimous vote.

SITE PLAN – ASSOCIATED DESIGN GROUP REQUESTS SITE PLAN APPROVAL – COLLIER DRIVE AT RIDGE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan was not submitted with the necessary revisions prior to the agenda deadline, but with the timeframe being cut short due to the holiday and insistence from the applicant this is an addendum to the agenda. She explained that there were still some concerns from staff regarding the current stormwater design and that the applicant had not performed the necessary soil tests to prove that the design will perform as presented. This plan also involves the combination of two parcels and at this time staff has not received a combination plat for review.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Murrell to table the site plan until proof of a working design can be presented. The motion passed with a unanimous vote.

STAFF REPORTS

This month Ms. Caskie did a presentation on thematic buildings.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:59 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary