



PLANNING COMMISSION MINUTES April 7, 2016

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, April 7, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director
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. Arwood, and seconded by Mayor Atchley, to approve the minutes from the March 3, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – AMERICAN TRUST BANK OF EAST TENNESSEE REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL TO C-4 ARTERIAL COMMERCIAL DISTRICT – VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that staff would like to see an agreement be secured that provides access off of London Lane. She also explained that there is an existing median cut on Veterans Boulevard that falls in between this parcel and the abutting parcel to the north, and that a joint access from Veterans with the abutting parcel would also be acceptable, and staff recommended approval with these stipulations.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton, to approve the rezoning and certify it on to the Board of Mayor and Alderman with the stipulation that access be limited to London Lane, and/or a joint access agreement be secured with the abutting parcel for an access point off of Veterans Boulevard. The motion passed with a unanimous vote.

REZONING – TENNESSEE STATE BANK REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY C-1 RURAL COMMERCIAL – BRYAN ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that the parcels being requested for rezoning fall in our planning region directly outside of the city limits. She explained that the nature of the surrounding uses is also commercial and that staff can recommend 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.

SITE PLAN – WALLACE SURVEYING COMPANY REQUESTS SITE PLAN APPROVAL FOR RESIDENTIAL OFFICE BUILDING – 1833 BERTIE STREET (CITY).

Staff Recommendation

Mr. Caskie explained that construction on this site was originally intended as a single family dwelling, but once construction had already began the owner was approached to use this dwelling as an office space. Due to the conversion, a site plan conforming to City regulations was required. She explained that since the dwelling was already under construction prior to the decision to use it as commercial office space this site plan is not necessarily the best design for the site, but it does meet our regulations and staff can recommend approval.

Action Taken

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

SITE PLAN – BRIAN PETERSON REQUESTS SITE PLAN APPROVAL FOR DAIRY QUEEN – DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Caskie explained that the site plan is located on the third out parcel of the new Walmart development sitting directly in front of the shopping center site that was approved at last month's meeting. She explained the site plan meets all regulations and recommended approval.

Action Taken

A motion was made by Mr. Helton, and seconded by Mr. Arwood, to approve the site plan. 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 5:16 PM.

STAFF REPORTS

Ms. Caskie asked for the commission's authorization to allow staff to approve a sign with an electronic message board for Sevier Air. She explained that staff will make sure the sign is in conformity with all regulations and it will be ratified at next month's meeting. The commissioners agreed to allow staff this authority.

Ms. Caskie led a presentation on a proposed incentive program for the new zoning ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:34 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary