



# PLANNING COMMISSION MINUTES May 5, 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, May 5, 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  
Daryl Roberts

## **MEMBERS ABSENT**

Conley T. Murrell, Secretary

## **STAFF PRESENT**

Pam Caskie, Development Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner/Recording Secretary  
Jim Ellison, Project Manager  
David Black, Chief Building Inspector  
Charlie Valentine, Code Enforcement  
Dan Somerfield, Code Enforcement

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. Snider, to approve the minutes from the April 7, 2016 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

**RATIFICATION – SEVIER AIR REQUESTS A RATIFICATION DECISION ON THEIR PROPOSED SIGN PLAN – COLLIER DRIVE (CITY).**

Ms. Caskie explained that this sign was discussed at last month's meeting and the commission agreed to grant staff authority to approve in house the electronic message board sign for Sevier Air in conformity with regulations. She explained the approved design meets all regulations and recommended approval of the ratification.

#### **Action Taken**

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

#### **NEW BUSINESS**

#### **REZONING – MARK W. RAWLINGS REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL TO C-4 ARTERIAL COMMERCIAL DISTRICT – MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained that a C-4 zoning classification for this area was in keeping with the surrounding classifications. She also stated that an entrance to the property would not be allowed off of Veterans Boulevard and that ingress and egress would be required from Middle Creek Road. Staff recommended approval with this stipulation.

#### **Action Taken**

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the rezoning request with the stipulation that ingress and egress be limited to Middle Creek Road. The motion passed with a unanimous vote.

#### **REZONING – WALLACE SURVEYING COMPANY REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT – BOYDS CREEK HIGHWAY (PLANNING REGION).**

#### **Staff Recommendation**

Ms. Caskie explained that there were concerns with the density of the proposed housing development along with access and the additional volume of traffic that would be added to the adjacent neighborhood. She explained that there has been discussion with the developer on reworking the ingress and egress patterns to better accommodate this development and limit the impact on the adjacent. Ms. Caskie stated that there are concerns with this development, but that this is the exact type of housing that is needed for the area. Staff did not make a recommendation.

Richard Wallace addressed the Planning Commission and voiced his concerns with ingress and egress, and the additional volume of traffic the development would add to Boyd's Creek Highway, stating that the Highway was already at capacity.

Tim Wallace addressed the Planning Commission and explained that the right of way on Boyd's Creek is wider at the location of this lot and the owner also has an option to purchase a lot in the adjoining development for access.

Representative Carr addressed the Planning Commission stating that there is a need for this type of housing and he would recommend approval of the rezoning request.

A request was made for a design to be presented to staff showing an improved ingress and egress plan for the development prior to a decision from the commissioners.

#### **Action Taken**

This item was withdrawn upon request of the owner.

#### **SITE PLAN – GEORGE ARMOUR EWART, ARCHITECT REQUESTS SITE PLAN APPROVAL FOR STORAGE BUILDINGS ON LOT 7-R2 – ALLENSVILLE SQUARE ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained that staff has some concerns with the drive and entrance to the site crossing over the adjoining parcel. Discussions for resolving this concern have been either a replat to incorporate the drive in the current parcel, or the establishment of a cross access easement agreement for this area. It is the understanding of staff that a cross access agreement or replat is in the process of being completed. Staff would recommend approval, subject to a replat or the finalization of a cross access agreement.

#### **Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the site plan subject to a replat or easement agreement. The motion passed with all members voting in favor, with the exception of Mr. Roberts who abstained.

#### **SITE PLAN – BERRY ENGINEERS LLC REQUEST SITE PLAN APPROVAL FOR FINANCE SERVICES BUILDING, PARCEL 049K A 054.00 – WINFIELD DUNN PARKWAY BETWEEN NICHOLS STREET & KING STREET (CITY).**

#### **Staff Recommendation**

Mr. Caskie explained that the site plan is for an Advanced Financial and meets all requirements. 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.

#### **SITE PLAN – W.C. WHALEY INC REQUESTS SITE PLAN APPROVAL FOR A RETAIL BUSINESS, SMOKIES BUSINESS CENTER – ADVENTURE LANE (CITY).**

**Staff Recommendation**

Mr. Caskie explained that the site plan is for a Boot Barn located next to exit 407 on Lot 1 of the Smokies Business Center and meets all requirements. Staff recommended approval.

**Action Taken**

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

**STAFF REPORTS**

The Orion Planning group presented to the Planning Commission an update on the Zoning Ordinance rewrite project.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:40 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