



PLANNING COMMISSION MINUTES June 2, 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, June 2, 2016 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

MEMBERS ABSENT

Vincent Snider

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Director of Code Enforcement
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager
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. Snider, to approve the minutes from the May 5, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

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 the ingress and egress impacts were being addressed by allowing double points of access on the northern side of the creek that crosses the site, and the access points are in conformity with our regulations.

Representative Carr explained that the crossing at the culvert is 22 feet wide and sufficient enough to handle the added traffic impact to the rear of the proposed development on the site.

Concerned citizens raised issues and asked questions regarding the access and right of way on Boyds Creek Highway. Richard Wallace asked that if the rezoning is recommended for approval on to the County that the concerns of the citizens be duly noted.

Tim Wallace, surveyor, explained there will be a deceleration lane off of Boyds Creek highway leading into the proposed development designed to state standards.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the rezoning request with the notation of the concerns and opposition from the concerned citizens. The motion passed with a unanimous vote.

REZONING – DARRELL BOHANON REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO A-1 AGRICULTURAL DISTRICT – E. MOUNT ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that this rezoning request falls within the City’s Planning Region and is a request from the owner to downzone their property from residential to agricultural. She explained that staff has no issues with the request and can recommend 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.

SITE PLAN – NORVELL & POE ENGINEERS REQUEST SITE PLAN APPROVAL FOR A RESTAURANT, OUTBACK STEAKHOUSE, 1705 PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained the location of the site is between Tanger and the new Chipotle development. She explained the site resides on three lots and the lease agreements have been provided. Staff recommended approval.

A representative from Outback confirmed a question about not keeping their current location open as well as the proposed.

Action Taken

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

SITE PLAN – LAND SURVEYING SERVICES REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING, TRI-C OFFICE PARK – OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Caskie explained that the site was originally presented with a joint drive for access to the proposed site as well as the existing adjoining site. The adjoining property owner raised concerns about the joint access easement triggering a late resubmittal of an altered design. She explained the revised design was not ready for approval and staff believes the original design to be much more adequate design than the revised. Ms. Caskie explained that she had contacted the adjoining parcel owner and explained to him the benefit of allowing the joint access to occur, and believes that he has come to agreement it is a better design for both parties. Staff recommended approval of the original design contingent on the addition of a dumpster pad and finalization of the joint access agreement.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the site plan subject to the addition of the dumpster pad and finalization of the joint access easement. The motion passed with all members voting in favor, with the exception of Mr. Arwood who abstained.

SITE PLAN - T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR RETAIL DEVELOPMENT, ALDER BRANCH ROAD (CITY).

Staff Recommendation

Mr. Caskie explained that Mr. Harrison has worked diligently to address all of the concerns staff had with the site. She also explained the background of the right of way crossing the adjoining parcel that is being proposed as the access point for the proposed site. Ms. Caskie also stated that the lots the site is proposed on will need to be consolidated and recommended approval subject to this consolidation.

Action Taken

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

STAFF REPORTS

Ms. Caskie led a discussion on the advantages and disadvantages of road classifications.

ADJOURNMENT

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

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary