



# PLANNING COMMISSION COMMITTEE OF THE WHOLE MINUTES July 7, 2016

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held as a committee of the whole meeting at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, July 7, 2016 at 5:06 P.M.

There were present and participating:

## **MEMBERS PRESENT**

Lyle Overbay, Chairman  
Conley T. Murrell, Secretary  
Wayne Helton

## **MEMBERS ABSENT**

Jim Arwood, Vice Chairman  
Bryan Atchley, Mayor  
Vincent Snider  
Daryl Roberts

## **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Director of Code Enforcement  
Bryon Fortner, Public Works Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner/Recording Secretary  
Jim Ellison, Project Manager

Chairman Overbay declared that a quorum was not present and adjourned the meeting into a committee of the whole.

## **APPROVAL OF MINUTES**

Delayed for formal action.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **ELECTION OF OFFICERS**

Delayed for formal action.

### **FIVE YEAR SIDEWALK AND PAVING PLANS.**

#### **Presentation**

Mr. Fortner stated that the proposed plans were in the packet and asked for any questions. Staff recommended approval

#### **Recommendation**

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

### **REZONING – RHONDA V. JOHNSON REQUEST REZONING FROM C-4, ARTERIAL COMMERCIAL, TO C-3, INTERMEDIATE COMMERCIAL – 926 MIDDLE CREEK ROAD (CITY).**

#### **Presentation**

Ms. Caskie explained that the owners have requested the rezoning in order to return to living in the household that resides on this site. She explained that this request is contiguous with the current adjoining zoning classification, and is also in conformity with the intended uses proposed for this area in the new zoning map. Staff recommended approval.

#### **Recommendation**

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

### **SITE PLAN – W C WHALEY INC. REQUESTS SITE PLAN APPROVAL FOR TOWNHOUSE APARTMENTS, RIVER VALLEY ESTATES – RIVER VALLEY CIRCLE (CITY).**

#### **Presentation**

Mr. Caskie explained she has spoken with Mr. Whaley regarding the waste disposal issue and an agreement has been reached to provide a dumpster at the rear of the site with a turnaround for pickup. The turnaround will also serve for emergency services if the need should arise. Ms. Caskie explained there had not been adequate time for Mr. Whaley to make these corrections and recommended approval subject to the revision that shows the requested changes.

#### **Recommendation**

A motion was made by Mr. Helton, and seconded by Mr. Murrell, to approve the site plan subject to the addition of the dumpster pad and turnaround. The motion passed with a unanimous vote.

The meeting was temporarily adjourned at 5:14 PM by the Chairman to conduct the business of the Board of Zoning Appeals. The meeting was reconvened at 5:32 PM.

### **STAFF REPORTS**

Ms. Caskie discussed possible meeting dates and times for discussion on the new development code, and discussed a tentative schedule for adoption.

Ms. Caskie gave an explanation of the process and committees involved in determining the new zoning map, and did a review of the proposed draft of the new zoning map. She asked the members present to accept the proposed map as a draft for staff to proceed forward with. Mr. Helton made a motion to accept the proposed map, which was seconded by Mr. Murrell. A unanimous decision was made to allow staff to proceed with the proposed map.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:00 P.M.