



PLANNING COMMISSION MINUTES August 4, 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, August 4, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Wayne Helton
Daryl Roberts
Vincent Snider

MEMBERS ABSENT

Conley T. Murrell, Secretary
Bryan Atchley, Mayor

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

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

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to Nominate Lyle Overbay as the Chairman. The motion passed with a unanimous vote.

A motion was made by Mr. Roberts, and seconded by Mr. Snider, to Nominate Jim Arwood as the Vice Chairman. The motion passed with a unanimous vote.

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to Nominate Vince Snider as the Secretary. The motion passed with a unanimous vote.

ANNUAL REPORT.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to accept the Annual Report. The motion passed with a unanimous vote.

RATIFICATION OF COMMITTEE OF THE WHOLE REPORT – JULY 7, 2016.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the Committee of the Whole report from July 7, 2016. The motion passed with a unanimous vote.

REZONING – MARK GALLI REQUESTS REZONING FROM R-1, LOW DENSITY RESIDENTIAL TO C-3, INTERMEDIATE COMMERCIAL – 1405 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Ms. Caskie explained that adjoining parcel to this request is currently C-3, and this request is in conformity with the proposed use for this area in the new zoning map. Staff recommended approval.

A concerned citizen owning property in the area and expressed his concern that continuing commercial in this area would increase traffic on Old Newport Highway and ruin the character of the neighborhood.

It was discussed that the property in this area with frontage on Dolly Parton could all potentially become commercial and it was the intent of this owner to have their access off Dolly Parton and not Old Newport.

It was agreed upon to limit access to Dolly Parton for this parcel at the site planning process.

Action Taken

A motion was made by Mayor Arwood, and seconded by Mr. Snider, to approve the rezoning request contingent on addressing the access issues at the site plan level. The motion passed with a unanimous vote.

SITE PLAN – T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR AN INDUSTRIAL MAINTENANCE BUILDING – 2827 SWAGGERTY ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is only for the maintenance building and there will be a future expansion of the existing building which can be seen on this plan. The plan meets regulations and staff recommended approval.

Action Taken

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

STAFF REPORTS

Ms. Caskie explained there were still a few minor changes to be made to the draft of the new ordinance and copies will be sent out to the Planning Commission members as soon as the changes are complete.

The best times to meet to have a workshop on the proposed new ordinance were discussed.

Due to the Labor Day holiday the next Planning Commission meeting will be held on Thursday, September 8, 2016.

The public hearing at the Planning Commission level for approval of the new ordinance on to the Board of Mayor and Alderman will be held at the September 8, 2016 meeting.

ADJOURNMENT

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

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary