



PLANNING COMMISSION MINUTES September 8, 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, September 8, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell

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.

APPROVAL OF MINUTES

A motion was made by Mr. Roberts, and seconded by Mr. Helton, to approve the minutes from the August 4, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MAX HENDERSON REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-2, GENERAL COMMERCIAL – ROBERT HENDERSON ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained the plan of development for the area is mini storage warehouses, and the only cause for concern would be the ingress and egress of truck traffic on Robert Henderson and/or Newport Highway. Staff recommended approval.

Action Taken

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

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR A FARMHOUSE RESTAURANT – PARKWAY, TAX MAP 72, PARCEL 59.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located in front of the old Damon's restaurant and is part of the Five Oaks development. She explained this is part of a larger plan of development and some minor alterations may be needed at the time the larger plan is presented but the current layout meets site plan requirements. Staff recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR SEVIER DISTILLING - 735 OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this property was recently rezoned to accommodate this use. This proposed location is where the vast majority of their distilling and bottling will occur. She explained the site plan was in order 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.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OFFICE SPACE – 513 HIGH STREET (CITY).

Staff Recommendation

Mr. Caskie explained this site plan is located in the HRO district and is a conversion from a residential dwelling to an office space. The site plan has been presented to, and received a vote of approval, by the HRO committee. She explained there is no planned tenant at this time. 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 – MIKE SUTTLES REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING – OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Caskie explained this site plan has previously been review with a shared parking/drive easement. She explained the parties could not come to an easement agreement and have reworked the site plan to accommodate. Staff recommended approval with a full set of plans showing the adequate dumpster pad specifications.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mr. Arwood, to approve the site plan subject to the dumpster pad meeting city specifications. The motion passed with a unanimous vote.

SITE PLAN - T. CLINT HARRISON, P.E. REQUESTS SITE PLAN APPROVAL FOR SWAGGERTY’S HARVEST PLANT ADDITION - 2827 SWAGGERTY ROAD (CITY).

Staff Recommendation

Mr. Caskie explained this site plan currently falls across a lot line and that the lots need to be consolidated prior to approval. She explained we do have the subdivision plat to consolidate the lots in house and would recommend approval subject to the plat going to record.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the site plan subject to the plat combining the two lots going to record. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Caskie explained what the process in the new proposed zoning map and ordinance has been to this point in time.

Ms. Caskie gave an outline of recommended changes to the proposed zoning map and ordinance and asked the Planning Commission members to accept the requested changes.

Ms. Caskie explained there are four concerns that staff could not resolve and explained she would go over them one by one to get the input of the Planning Commission members.

The first concern was a property in Governor's Crossing that currently has a C-5 zoning which has been put into a Tourism Activity zone. Ms. Caskie explained the idea behind the TA zone is to create an environment that has energy and excitement and drives tourism areas. She stated this area is designated to provide for the tourists and not necessarily the residents. Therefore, a doctor's office is not a permitted use in the TA zone. The owner has expressed concern that this is not an allowable use as he has designed and built his building to accommodate a possible future use as a medical office. Staff has concerns with such a local residential use being permitted in a highly intensive tourist area.

Mr. Dale Rhoton, owner of 280 Collier Drive, explained the reasoning behind how the building was constructed for the potential future use as a medical office. He expressed his concern that he was losing potential uses in the zoning transition and asked that this use be reconsidered for this zone. Mr. Rhoton also explained Wyndham is the current lease holder of the building.

Ms. Caskie explained the second concern is the downtown area and the expansive area that has been requested as the Town Center. Staff believes upon further review this may have been an overreach and have a new proposal to accommodate the area of concern with the Activity Center and Commercial Corridor zones.

Mr. Travis McCrosky expressed his concerns with multiple of his properties stating he would like for them to all go Corridor Commercial. He also expressed his concerns with the ordinance and process in general.

Ms. Caskie explained the next property in question was Mr. McCrosky's property located behind 84 Lumber. She explained it is currently being proposed Support Service and Mr. McCrosky would like for it to be Commercial Corridor.

Mr. McCrosky expressed his discontent for the Support Service zone and stated he believes it is affecting the value of the property.

Mr. Ron Ogle also expressed his concern that properties are being down zoned and expressed concerns with the process.

Ms. Caskie explained the final concern was an 11-acre area in the Burchfield subdivision that is currently zoned R-1 and is being proposed as Mixed Residential. She explained there have been concerns expressed that the area is single family in nature and should remain that way. She also explained there have been other opinions expressed that the area should be changed to the Mixed Residential zone.

Ms. Caskie asked the Planning Commission members how they would like to proceed given the comments and recommendations.

It was recommended that any further actions be tabled and a special meeting be held prior to the next Planning Commission meeting. Letters will be mailed to property owners affected by the recent changes and public notices published to inform residents of the special called meeting.

The meeting was set to be scheduled at 5:00 PM on September 27, 2016.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:33 P.M.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary