



# PLANNING COMMISSION MINUTES October 6, 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, October 6, 2016 at 5:00 P.M.

There were present and participating:

## **MEMBERS PRESENT**

Lyle Overbay, Chairman  
Vincent Snider, Secretary  
Conley T. Murrell  
Bryan Atchley, Mayor  
Wayne Helton

## **MEMBERS ABSENT**

Jim Arwood, Vice Chairman  
Daryl Roberts

## **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. Snider, and seconded by Mr. Helton, to approve the minutes from the September 8, 2016 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

**NEW BUSINESS**

**SUBDIVISION – WILL ROBINSON & ASSOCIATES REQUESTS SUBDIVISION AND RIGHT-OF-WAY APPROVAL FOR ROAD EXTENSION – ALLENSVILLE SQUARE ROAD (CITY).**

**Staff Recommendation**

Ms. Caskie explained the subdivision plat is establishing a continuation of the Allensville Square Road ROW in order to obtain the required amount of public road frontage to create Lot 7R-2R2. She explained the subdivision plat meets all requirements but, staff is still awaiting the revisions of the specification and detail sheets for the road construction. Staff recommended approval contingent upon installation of the roadway to City specifications, or obtaining a bond for the required improvements.

**Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the subdivision plat contingent upon obtaining a bond and receiving the revised specification sheets. The motion passed with a unanimous vote.

**SUBDIVISION – JMC PROFESSIONAL SURVEYING & MAPPING REQUESTS SUBDIVISION APPROVAL FOR DAVID RUSSELL SUBDIVISION – 370 PINEY ROAD (PLANNING REGION).**

**Staff Recommendation**

Ms. Caskie explained the subdivision plat is creating three lots out of two existing and moving the lot line on the fourth in order to increase its size and bring the existing house into conformity. Due to the amount of lots being affected Planning Commission approval is required. Staff recommended approval subject to the obtainment of the necessary signatures.

**Action Taken**

A motion was made by Mr. Murrell, and seconded by Mayor Helton, to approve the subdivision plat subject to receipt of the necessary signatures. The motion passed with a unanimous vote.

**SUBDIVISION – W. C. WHALEY, INC REQUESTS SUBDIVISION APPROVAL FOR OGLE FURNITURE ADDITION – 1063 DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Ms. Caskie explained this subdivision plat is combing five lots into one on the Ogle Furniture property and is correcting the entrance of the Victoria Landing parcel to reflect the existing entrance drive. On the proposed plat the required frontage would be pushed from the existing R-2 zone into the C-4 zone. She explained staff is comfortable with this at the moment given it is still serving a residential use, but will correct the proposed zoning map to reflect the proposed new drive upon approval and recording of the plat. Since three lots are being affected this requires approval by the Planning Commission. Staff recommended approval subject to the necessary signatures being obtained.

**Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the subdivision plat subject to obtainment of the necessary signatures. The motion passed with a unanimous vote.

**SITE PLAN – W. C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OGLE FURNITURE ADDITION – 1063 DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Mr. Caskie explained that staff has some concerns with the amount of parking being provided in relation to the amount of square footage the overall building consists of. She explained that at this time she feels comfortable that the current amount of parking is adequate for the existing use, but if the use was to convert to one that would generate more traffic staff would have no way to readdress the parking at this time. Ms. Caskie stated that staff was uncomfortable making a recommendation at this time.

Mr. Ogle gave an overview of the history of this project, and explained the intention of the addition is for extra storage and a small retail display area.

**Action Taken**

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the site plan subject to the plat voted on in the previous item going to record. The motion passed with a unanimous vote.

**STAFF REPORTS**

Ms. Caskie brought up for discussion a site plan for an RV Campground whose owners were seeking a preliminary approval so that they may proceed with closing on the land. There were some changes to be made to the originally submitted plan that were significant enough to hold until next month She explained they will return next month with the formal submittal for final approval.

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to grant preliminary approval. This motion passed with a unanimous vote.

Ms. Caskie engaged in a discussion with the Planning Commission members on the proposed new zoning ordinance and the best way to proceed moving forward.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:06 P.M.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Dustin Smith, Recording Secretary