



PLANNING COMMISSION MINUTES November 3, 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, November 3, 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
Bob Parker, Director of Parks and Recreation
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 October 6, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – NORVELL & POE ENGINEERS LLC REQUESTS HIGHLANDS SUBDIVISION APPROVAL – HIGHLANDS SUBDIVISION, TAX MAP 50N, PARCELS 1, 2, AND 3 (CITY).

Staff Recommendation

Ms. Caskie explained the number of lots being affected by movement of two lines requires this plat to be presented for Planning Commission approval. Staff recommended approval subject to obtainment of the necessary signatures.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the subdivision plat contingent upon obtainment of the necessary signatures. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR AN RV CAMPGROUND – DOLLY PARTON PARKWAY, TAX MAP 50N PARCEL 001.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan was presented last month for a preliminary review and this is now the formal submittal. She explained there are still some concerns with the location of the dumpster enclosure, and the subdivision plat in the previous agenda item needs to go to record prior to final approval. Staff recommended approval subject to the solid waste concerns being resolved, and the plat going to record.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Snider, to approve the site plan subject to the subdivision plat going to record and review of the dumpster location. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR WEIGEL’S CONVENIENCE STORE – WINFIELD DUNN PARKWAY, TAX MAP 12, PARCEL 175.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is a Weigel’s convenient store and gas station that is to be located on the west side of the signalized intersection at Winfield Dunn Parkway and Swaggerty Road. She explained Weigel’s is to purchase this portion of the parcel the site is to be located on, and a subdivision plat accomplishing this will need to go to record prior to final approval. She explained staff does have this subdivision plat in house under review and recommended approval subject to the approved plat going to record.

Action Taken

A motion was made by Mr. Helton, and seconded by Mayor Atchley, to approve the site plan subject to the subdivision plat going to record. The motion passed with a unanimous vote.

REVIEW OF PUBLIC PROJECT – CONCEPT PLAN – PETSAFE UNLEASHED DOG PARK – CITY PARK – PARK ROAD

Staff Recommendation

Mr. Parker presented and explained the concept design and layout for the new proposed dog park adjacent to City Park. Mr. Parker recommended approval of the design.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood, to approve the dog park conceptual design. The motion passed with a unanimous vote.

CONSIDER A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY AMENDING ARTICLE 201, 310.1, 502.2, 505.2 TO DEFINE CAMPING IN THE A-1 AGRICULTURAL DISTRICT AND C-1 RURAL RESIDENTIAL ZONING DISTRICT.

Staff Recommendation

Ms. Forkner explained this request is to amend the text of the Sevier County Zoning resolution to accomplish a variety of changes including adding a definition of primitive camping and verbiage that would allow for certain amusement activities in certain areas. She explained that as a Regional Planning Commission one of their duties is to review text amendments to the County Resolution and provide a recommendation on the changes to the County Commission. Staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the amendment and certify the change on to the County Commission with a positive recommendation. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Caskie discussed the series of upcoming meetings with various groups to further discuss the proposed zoning ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:17 P.M.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary