



PLANNING COMMISSION MINUTES January 5, 2017

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, January 5, 2017 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

MEMBERS ABSENT

Conley T. Murrell
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. Arwood, and seconded by Mr. Snider, to approve the minutes from the November 3, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MOUNTAIN COMMERCE BANK REQUESTS REZONING FROM C-5 TOURIST COMMERCIAL TO R-3 HIGH DENSITY RESIDENTIAL – BASS PRO SHOP DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained this item has been withdrawn at the owner’s request.

Action Taken

None.

REZONING – W.C. WHALEY, INC REQUESTS REZONING FROM R-3 HIGH DENSITY RESIDENTIAL TO C-3 NEIGHBORHOOD COMMERCIAL DISTRICT – 505 OWNBY DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained the reason for the rezoning request is that the owner plans to construct a storage unit on the property.

Marcus Whaley confirmed this was the intended use and that the owner would fence in the property as well.

Ms. Caskie went on to explain staff is not comfortable making a positive recommendation since adjoining properties to the north and northwest are currently zoned for residential use. In addition, Ownby Drive is presently classified as a “Local Street” with a narrow travel way that would not be suitable for the type of vehicles the use as a storage warehouse would generate. Staff recommended denial.

Action Taken

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

SUBDIVISION – JMC SURVEYING & MAPPING REQUESTS 3 LOT SUBDIVISION APPROVAL – 1273 ATCHLEY DRIVE (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained this subdivision is within the City’s Planning Region and affects three lots therefore requiring the approval of the Planning Commission. She explained it is a straight forward simple subdivision and recommended approval subject to receipt of the necessary signatures.

Action Taken

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

SITE PLAN – MARK FREEMAN ARCHITECTURE PLLC REQUESTS SITE PLAN APPROVAL FOR A HOSPITALITY YOGURT AND COFFEE SHOP – 1259 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is for a Sweet Frogs frozen yogurt and coffee shop combination to be located on the corner of Veterans Boulevard and Middle Creek Road. She explained the site plan meets all 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.

SITE PLAN – WELROCENTERPRISES, LLC REQUESTS SITE PLAN APPROVAL FOR AN AUTO CARE CENTER – COLLIER DRIVE AND RIDGE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located on the 9-acre parcel on the southeast corner of Ridge Road and Collier Drive. The plan being presented details an overall master plan creating three pads, two for future development. She explained the site plan being presented at this time is for an auto care center to be located on the back portion of the site accessed from Ridge Rd. The southernmost entrance on Ridge Road currently does not meet the distance requirement of 25 feet from the side lot line. Staff is going to work with the designer and the adjacent property owner to work out a future joint use access for both parcels to eliminate the need to relocate the entrance. If this cannot be accomplished alternative means of resolution will be needed. Staff recommended approval subject to resolving the Ridge Road entrance concerns.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood, to approve the site plan subject to the establishment of a shared access or ratification of a variance to the setback if need be. The motion passed with a unanimous vote.

SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR A PANCAKE HOUSE – 1819 PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is for a Log Cabin Pancake House to be located next to the McDonalds between the Parkway and Bertie Street. She explained the issues surrounding the dumpster pad have been resolved and staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton, to approve the site plan. The motion passed with all members voting in favor, with the exception of Mr. Arwood who abstained.

SITE PLAN – GENERAL ENGINEERING COMPANY REQUESTS SITE PLAN APPROVAL FOR JET BOAT TICKET OFFICE – TWO RIVERS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is for a jet boat ticket sales office to be located just north of Knifeworks on Two Rivers Boulevard. She stated the site plan meets all regulations and staff recommended approval.

Action Taken

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

SITE PLAN – MICHAEL DUNN REQUESTS SITE PLAN APPROVAL FOR NO LIMIT CARTS BUILDING ADDITION – 3028 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is for an addition to the existing office/retail space along with a larger addition for storage of equipment. She explained that due to the size of the addition staff felt it necessary to be presented to the Planning Commission. 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.

SIGN REVIEW RATIFICATION – FOSTER SIGNS REQUESTS SIGN REVIEW FOR A GROUND IDENTIFICATION SIGN WITH AN ELECTRONIC MESSAGE SECTION – 3269 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this is an electronic message board sign for A&L RV Sales locating at the old Rocky Top car dealership site. The sign meets all requirements and due to the cancellation of January's meeting a permit has been issued for the owner to begin installation. Ratification of this approval is needed by the Planning Commission. Staff recommended approval.

Action Taken

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

STAFF REPORTS

Ms. Caskie presented the proposed Roadway Classification Map to the Planning Commission members and asked for their input and recommendations on changes. Upon the recommendations of the public and Planning Commission members staff will make the requested changes to the map before adoption.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:52 P.M.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary