



PLANNING COMMISSION MINUTES April 6, 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, April 6, 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
Daryl Roberts
Austin Williams

MEMBERS ABSENT

None

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
Bryon Fortner, Director of Public Works
Russell Treadway, City Administrator

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. Helton, to approve the minutes from the March 2, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MATTHEW AYERS REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL AND R-3 HIGH DENSITY RESIDENTIAL TO C-4 ARTERIAL COMMERCIAL – 1331 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Ms. Forkner described the property and surrounding land use and zoning. She noted that the parcel also has frontage on Dolly Parton Parkway. Comments had been received regarding impact of traffic generated by a new commercial development on Dolly Parton Parkway, as well as on Old Newport Highway and nearby residential uses. Ms. Forkner stated staff would prefer the portion of the site along Old Newport Highway near existing housing remain in a residential classification, but that commercial zoning along Dolly Parton Parkway would be consistent with commercial zoning to the east and south of this parcel.

Mr. Wayne Ayers, representing the applicant, explained a grocery store was a possible use for the site which would be located near the northern property line and have some type of access from Old Newport Highway. He said smaller shops and fast food businesses would be likely uses on the remainder of the site.

Ms. Caskie noted she had spoken with a resident who was concerned about traffic, especially delivery vehicles, and illustrated an area along the Old Newport Highway frontage that could be considered to remain in some residential classification.

Action Taken

Following discussion, Mr. Roberts made a motion to recommend approval of the request to rezone the parcel from R-1 and R-3 to C-4 noting that this zoning classification was consistent with commercially zoned parcels in the immediate area. Mr. Arwood seconded the motion. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen with approval recommended. Mr. Snider requested consideration be given to providing a buffer between future commercial development and nearby residential properties.

REZONING – STAN HILTON REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY A-1 AGRICULTURAL – 805 HARDIN LANE (PLANNING REGION).

Staff Recommendation

Ms. Forkner described the property and surrounding land use and zoning, noting that much of the property lies within the 100-year flood hazard area. She explained the owner plans to construct a wedding chapel and cabin on the property, and to use the present driveway from Hardin Lane on property he owns immediately to the east as an access point. The County considers this type of business to be a rural business, and considers A-1 to be the zoning classification which would

permit this use. If rezoning is approved by the Sevier County Commission, a site plan will have to be approved by the Sevier County Planning Commission, and meet relevant development standards, including those related to flood damage prevention and stormwater management.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Snider, to recommend approval of the rezoning request, and to certify such to the Sevier County Commission. The motion passed with a unanimous vote.

SUBDIVISION – W. C. WHALEY, INC. REQUESTS SUBDIVISION APPROVAL FOR VETERANS BUSINESS PARK WEST - TAX MAP 62, PARCEL 33.02 –VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that the staff had concerns about the arrangement of lots and access onto Veterans Boulevard during review of the proposal. The staff has since worked with the developer to achieve a concept design that would provide additional flexibility in use of the largest parcel in the subdivision, and also provide a rear access drive aisle for the remaining lots which also have direct frontage on Veterans Boulevard. She explained at this time, members were being asked to approve the development concept, and if approved, the developers would then prepare the information and plans required to receive preliminary plat approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton to approve the development concept plat for this subdivision. The motion passed with a unanimous vote.

SUBDIVISION – W. C. WHALEY, INC. REQUESTS PRELIMINARY PLAT APPROVAL FOR ALEXANDER FIELDS – EAST HARDIN LANE (CITY).

Staff Recommendation

Mr. Smith explained that during staff review concerns were expressed regarding the configuration of Lots 7 and 8 and whether adequate building sites would be available given the presence of a portion of a farm pond on these lots. He also noted that the length of the cul-de-sac and number of lots exceeded that permitted in the subdivision regulations by approximately 100’ and one buildable lot, respectively. Mr. Smith said the Fire Marshall had been consulted regarding provision of fire-fighting services, and that no problems were anticipated in serving the development given the location of proposed hydrant and the cul-de-sac providing sufficient turnaround space. Leonard Waring, developer, noted that some alteration of the portion of the pond in Alexander Fields is planned to address concerns. A resident of a nearby development asked about direction of stormwater flow. Mr. Waring stated that the rear pond will hold some of the runoff. He also noted a detention pond is being constructed in the northeast corner of the subdivision, and that the direction and amount of runoff from the site will not change nor increase from current conditions.

Action Taken

A motion was made by Mayor Atchley to approve the preliminary plat as presented, allowing a variance from the length of cul-de-sac and number of lots previously discussed, and was seconded by Mr. Snider. The motion passed with a unanimous vote.

SITE PLAN – W. C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR MOUNTAIN HOLDINGS RETAIL – DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that the owner may desire to have more than one tenant space. He noted the proposed number of parking spaces could accommodate retail use of the building as presently drawn (no tenant spaces are indicated), but parking could become an issue in the future, depending upon the number and type of use of the tenants, as no additional area on the site would be available to add spaces.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mayor Atchley to approve the site plan with the understanding that floor plans are to be reviewed at the time a use is proposed for any tenant space to confirm that minimum parking standards for the uses on the site can be met. The motion passed with all members voting in favor, with the exception of Mr. Roberts who declared a conflict of interest and, therefore, abstained.

SITE PLAN – W. SCOTT WILLIAMS AND ASSOCIATES REQUEST SITE PLAN APPROVAL FOR HIGHLAND RIDGE PHASE II APARTMENTS – AVERY LANE (CITY).

Staff Recommendation

Mr. Smith explained this site plan is for 96 units of multi-family housing east of Highland Ridge, Phase I, and that the density of units within the total land area of Phases I and II does not exceed the maximum density allowed in the R-2 district. He noted the detention pond that was designed to serve this area and the Dogwood Trace subdivision will be used for stormwater management and recommended that the property owner field verify and confirm to staff it is adequate to accommodate the proposed development, and that an acceptable maintenance agreement is in place. Mr. Smith also reported a landscape buffer plan has not been submitted.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the site plan, subject to the information outlined by staff being presented and approved. The motion passed on a unanimous vote.

Other Discussion

A nearby property owner, Ron Ogle, noted traffic on Cate Road has increased in recent years, and inquired about any planned improvements by the City, including installation of sidewalks. Mayor Atchley stated this matter will be referred to the City's Traffic Committee for review.

DRIVEWAY EASEMENT REQUEST – BRIAN JENSEN REQUESTS A DRIVEWAY EASEMENT ON SEVIERVILLE GOLF COURSE PROPERTY – PARCEL 37E A 005.00 (CITY).

Staff Recommendation

Mr. Smith explained Mr. Jensen presently uses an unimproved driveway that crosses through a portion of the golf course property to reach the rear portion of his lot. He plans to construct an accessory structure on the rear portion of his lot and is asking the City to grant an easement across the area shown on the maps included in the packet so that he can pave the driveway. Members familiar with this area of the course stated they did not think improvement to the driveway would negatively impact that area of the course.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to recommend approval to the Board of Mayor and Aldermen. The motion passed with a unanimous vote.

STAFF REPORT- PROPOSED ZONING ORDINANCE

Ms. Caskie noted that following discussion at the March Planning Commission meeting, members determined that a decision regarding the forward progression of the proposed zoning ordinance would be made at this meeting. She explained that staff and the City Attorney had completed a draft enacting ordinance, the effect of which would be to leave the current ordinance in place, but allow property owners in most current zoning classifications to elect to assume the zoning designation shown on the proposed map which would then make that property subject to the use and development standards of the proposed zoning text. Ms. Caskie said that if this approach is acceptable to the Planning Commission, then the staff will proceed to finalize the most recent draft of the proposed zoning ordinance and finalize the draft of the enacting ordinance. A public hearing would then be held by the Planning Commission prior to referring the ordinance to the Board of Mayor and Aldermen for action which would also involve a public hearing by that body.

Action Taken

Members accepted comments and questions from members of the audience, after which Mr. Arwood made a motion that the current ordinance remain in place, but that staff take the steps necessary to include provisions of the Town Center (TC) and Historic Residential Office (HRO) districts from the proposed zoning ordinance and map within the current ordinance and to the current map, but that otherwise, the Planning Commission not proceed with further effort to revise nor adopt the proposed zoning text and map. The motion was seconded by Mayor Atchley, who called for a roll call vote. The motion passed 6 to 1, with Mr. Arwood, Mayor Atchley, Mr. Helton, Mr. Roberts, Mr. Williams, and Mr. Overbay voting in the affirmative, and Mr. Snider voting in the negative.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 P.M.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary