



PLANNING COMMISSION MINUTES May 9, 2017

The regularly scheduled meeting of the Sevierville Regional Planning Commission was rescheduled due a conflict with the City election, and therefore, was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, May 9, 2017 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Vincent Snider, Secretary
Bryan Atchley, Mayor
Wayne Helton
Austin Williams

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager
JC Greene, Fire Marshall

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 Mayor Atchley, to approve the minutes from the April 6, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING –LEONARD WARING REQUESTS REZONING FROM C-4 ARTERIAL COMMERCIAL TO C-3 INTERMEDIATE COMMERCIAL FOR A PORTION OF VETERANS BUSINESS PARK WEST – TAX MAP 62, PARCEL 33.02 (PART OF), VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie described the property and surrounding land use and zoning. She noted that the portion of the parcel proposed for rezoning is one of the lots for which a preliminary plat was approved at last month's meeting. Ms. Caskie explained the proposed use for this lot is multi-family housing which is permitted in the C-3 district, but not in the C-4 district. She said this use would be compatible with surrounding uses and zoning classifications, and recommended approval.

Action Taken

Mayor Atchley made a motion to recommend approval of the request to rezone the parcel from C-4 to C-3. Mr. Helton seconded the motion. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen with approval recommended.

REZONING –WILLIAM MC CARTY REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY C-1 RURAL COMMERCIAL –1410 CHAPMAN HIGHWAY (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained Mr. McCarty is requesting the southern portion of his parcel be rezoned to County C-1 for a depth of 300' from Chapman Highway. She noted the property to the east, 1396 Chapman Highway, is zoned County R-1, but has been developed for a commercial use, and adjoins the City limits and property zoned City C-3. Because of this circumstance, she said staff can only recommend rezoning of the requested portion of Mr. McCarty's parcel, if the commercially used property at 1396 Chapman Highway is also included in the request for rezoning to County C-1.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Williams, to recommend approval of the rezoning request, provided the property at 1396 Chapman Highway is also included in the request for rezoning to County C-1, and to certify such to the Sevier County Commission.

SITE PLAN – MICHAEL BRADY, INC. REQUESTS SITE PLAN APPROVAL FOR BOJANGLE'S RESTAURANT – 912 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Caskie explained the restaurant will be located on a lot to the east of McDonald's. She said site plan is complete and recommended approval.

Action Taken

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

ADJOURNMENT

There being no further business, the meeting adjourned at 5:12 p. m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary