



PLANNING COMMISSION MINUTES June 1, 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, June 1, 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
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Bryon Fortner, Public Works Director
J. C. Green, 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 May 9, 2017 meeting. The motion passed with a unanimous vote.

PUBLIC FORUM

Ms. Caskie noted that two groups of citizens were present to address the interpretation and enforcement of provisions of the sign section of the zoning ordinance.

Monument Signs

Mr. Jake Ogle, representing Five Oaks Development, Tanger Mall, and the manager of another Five Oaks Development Property, Lodge at Five Oaks, were present to address issues regarding monument signs. Mr. Ogle presented illustrations of proposed sign faces having support structures architecturally compatible with these developments, but which cannot be constructed under the present interpretation of the maximum allowable area for a monument sign. Mr. Ogle noted that while the lettering on the sign does not exceed the maximum square footage for such a sign, the enforcement staff includes the support structure for the sign face as part of the maximum allowable square footage for a monument sign, thereby making the proposed signs noncompliant.

Action Taken

Following discussion of the matter, Mayor Atchley made a motion the staff calculate the maximum allowable square footage for a monument sign based only upon the square footage of the portion of a sign containing letters, logos or, other symbols identifying a business location. Mr. Arwood seconded the motion which passed with a unanimous vote. Mr. Arwood requested staff review the language regarding this category of signs in the zoning ordinance, and if necessary, present amended language for consideration.

Sign Location in Multi-tenant Buildings

Ms. Mary McManara and her daughter, owners of ‘Mountainside Merchantile – Antiques and More’ on Winfield Dunn Parkway, were present to address issues regarding location and types of signs for businesses in multi-tenant structures. Due to the store’s location within the structure, the wall sign has not been effective in attracting traffic. As a result, she had placed a sign she considered to be an on-site directional sign near the roadway to direct customers to the store. Since that sign did not comply with the type of directional sign provided for in the zoning ordinance, it had been removed by enforcement staff. The owners noted that topography and highway improvement projects have resulted in reduced visibility for both the landlord’s complex sign and their wall sign.

Action Taken

Members noted that the landlord is generally the entity that provides identification for tenants on a ground sign, in addition to the size and type of wall sign permitted for individual tenant spaces under the zoning ordinance. After further discussion, members requested the Development Director, Codes Enforcement Director, and sign inspector meet with the McManaras, and the landlord to review the circumstance on this specific site and to assist in reaching a solution that meets the needs of for adequate business identification.

OLD BUSINESS

None

NEW BUSINESS

CONSIDERATION OF FIVE-YEAR PLANS FOR PAVING AND SIDEWALK CONSTRUCTION.

Staff Recommendation

Ms. Caskie introduced Public Works Director, Bryon Fortner, whose department prepared the plans. Mr. Fortner summarized the plans, noting they were a guide for street and sidewalk construction or improvement in the coming five fiscal years.

Action Taken

Mr. Arwood moved to approve the plans and certify them to the Board of Mayor and Aldermen (BOMA) with approval recommended. Mr. Roberts seconded the motion which passed with a unanimous vote.

**REZONING – UNIVERSAL DEVELOPMENT AND CONSTRUCTION REQUESTS
REZONING FROM C-4 ARTERIAL COMMERCIAL DISTRICT TO C-3
INTERMEDIATE COMMERCIAL DISTRICT.**

Staff Recommendation

Ms. Caskie explained the applicant was seeking rezoning in order to construct multi-family housing which is not a permitted use in the C-4 district. She said staff could not recommend rezoning of the entire parcel, but would work with the applicant to determine if the western portion of the adjoining parcels (in other ownership) could also be rezoned to C-3.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood, to recommend approval contingent on the property owner to the north agreeing to participate, in order to obtain the requested amount of acreage and an additional property owner in the request. Mr. Mitch Cox, representing Universal Development Corporation, explained their plan for the property, including a proposed entrance from Winfield Dunn Parkway across adjoining property at a more favorable location for the project. He also noted they could change the long-term housing to short-term rentals along the eastern portion (Winfield Dunn Parkway) of the parcel with a design that looked more like a motel, and keep the long-term housing behind the distillery and the short-term housing,

Following additional discussion, Mayor Atchley amended his motion, and Mr. Arwood accepted the amendment to allow the applicant to work with other owners of property to the north to form a proposed C-3 district of a reasonable size and orientation, and if that is accomplished, the request will be resubmitted for approval. The motion then passed unanimously.

**SITE PLAN –W.C. WHALEY INC. REQUESTS SITE PLAN APPROVAL FOR
DENTAL OFFICE – 802 MIDDLE CREEK ROAD (CITY).**

Staff Recommendation

Mr. Smith explained a dental office would be constructed on a site formerly occupied by a carwash. He also noted solid waste collection will be handled on this site by rolling cans. Mr. Smith said the site plan met requirements and staff could recommend approval.

Action Taken

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

SITE PLAN - NORVELL & POE ENGINEERS REQUEST SITE PLAN APPROVAL FOR CURLS HAIR SALON – 541 BELLE AVENUE (CITY).

Staff Recommendation

Ms. Caskie reported the Historic Residential Office (HRO) Committee met recently to discuss placement of a hair salon at this location at the corner of Belle Avenue (a local street) with Park Road (a collector street). She said hair salons are permitted in the HRO district on collector streets, but because the house being converted into a hair salon faces Belle Avenue and the preliminary site plan proposed an entrance to customer parking from Belle Avenue, staff requested the HRO Committee review the matter. That body determined that a hair salon could be at this location as long as the customer parking area was accessible only from Park Road at a location reviewed by the Public Works Department. Ms. Caskie said the applicant has now revised the site plan accordingly, and staff can recommend approval.

Action Taken

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

SITE PLAN – KEENE CONSTRUCTION REQUESTS SITE PLAN APPROVAL FOR MINI-WAREHOUSES – 1315 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained two mini-warehouses will be constructed on this site on which a similar development had once been located and would use the existing access point onto Dolly Parton Parkway. Although the site is somewhat constricted in terms of corner turning radii, it meets requirements, and staff can recommend approval.

Action Taken

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

**QUIT CLAIM DEED – NED VICKERS REQUESTS A QUIT CLAIM DEED FOR
ABANDONED PORTION OF KYKER FERRY ROAD – TAX MAP 13, PARCEL 26.00**

Staff Recommendation

Ms. Caskie explained the request for a quit claim deed from the City to relinquish any rights in a particular portion of Kyker Ferry Road. She said the County, rather than the City, was the entity that most likely had ownership of this portion of the road, but due to some uncertainty as to the history of ownership of this part of the road, the adjoining property owner has asked for this action in order to establish clear title.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Helton to approve the request and certify it to the BOMA with approval recommended.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:55 p. m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary