



PLANNING COMMISSION MINUTES July 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, July 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, Alderman
Austin Williams

MEMBERS ABSENT

Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary
Allison Gantte, Development Department Intern

Chairman Overbay declared a quorum present and announced the meeting would proceed. He welcomed Allison Gantte, intern for the Development Department, to the meeting and introduced her to the Planning Commission.

APPROVAL OF MINUTES

A motion was made by Mr. Arwood, and seconded by Mr. Snider, to approve the minutes from the June 1, 2017 meeting. The motion passed with a unanimous vote.

ELECTION OF OFFICERS

A motion was made by Mr. Helton and seconded by Mr. Williams, for the current officers to continue in their positions. The motion passed with a unanimous vote.

OLD BUSINESS

REZONING – UNIVERSAL DEVELOPMENT AND CONSTRUCTION REQUESTS REZONING FROM C-4 ARTERIAL COMMERCIAL DISTRICT TO C-3 INTERMEDIATE COMMERCIAL DISTRICT – PORTION OF TAX MAP 38, PARCEL 026.00 AND PORTION OF TAX MAP 38, PARCEL 027.00.

Staff Recommendation

Ms. Caskie explained that with the addition of the second parcel and property owner, the proposed rezoning area covered more than 10 acres. The front section of the parcel, which abuts Winfield Dunn Parkway, will remain zoned C-4. Both of these factors allowed the staff to recommend approval of the requested rezoning.

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.

NEW BUSINESS

ROAD NAME CHANGE – RON OGLE REQUESTS APPROVAL TO CHANGE A PRIVATE STREET NAME FROM APPLE RIDGE WAY TO BRITTANY WAY (CITY).

Staff Recommendation

Ms. Caskie noted that this private street is used to access 2-3 rental cabins (owned by Mr. Ogle) and a City water tank. Given the lack of significant impact to the City, staff recommended approval of the name change.

Action Taken

Mayor Atchley made a motion to recommend approval of the private street name change. 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.

REZONING – JAKE GILREATH REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT, TAX MAP 12, PARCEL 202.01, DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that the property surrounding this small parcel is currently zoned C-4, making this request consistent with the area. Staff recommended approval of this rezoning request.

Action Taken

Mr. Snider made a motion to recommend approval of the request to rezone the parcel from R-1 to C-4. 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 – RACHEL RISPLER REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 INTERMEDIATE COMMERCIAL DISTRICT – TAX MAP 48, PARCEL 94.00, 101 CIRCLE DRIVE (CITY).

Staff Recommendation

Ms. Caskie stated that the requested zoning was consistent with the pattern of the neighborhood. She cautioned that a neighbor to this parcel had already inquired about a C-3 zone farther back on Circle Drive. Mr. Snider questioned at what point off West Main Street should commercial zoning be allowed. Mr. Arwood suggested that this sort of rezoning followed a natural progression of growth.

Action Taken

Mayor Atchley made a motion to recommend approval of the request to rezone the parcel from R-1 to C-3. 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.

SITE PLAN – W.C. WHALEY INC. REQUESTS SITE PLAN APPROVAL FOR SUDS CAR WASH – 135 ROBERT HENDERSON ROAD (CITY).

Staff Recommendation

Mr. Smith noted the proposed plan included only inbound access from Dolly Parton Parkway. All traffic would exit onto Robert Henderson Road. Mr. Smith said the site plan met requirements and staff could recommend 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.

STAFF REPORTS

Ms. Caskie discussed the addition of the TC – Tourist Commercial District to the current zoning ordinance. She also requested approval to convert the current ordinance, keeping the text the same but changing the style and readability.

Action Taken

A motion was made by Mr. Snider to give staff approval to update the appearance of the zoning ordinance and to add the TC zone. Mayor Atchley seconded the motion. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:16 p. m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary