



PLANNING COMMISSION MINUTES August 3, 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, August 3, 2017 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Wayne Helton, Alderman
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Vincent Snider, Secretary

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Code Enforcement Director
Judi Forkner, Senior Planner
Dustin Smith, Planner
Jim Ellison, City Surveyor
Matt Henderson, Fire Chief
Bob Moncrief, Project Manager
Allison Gantte, Development Department Intern

Chairman Overbay declared a quorum present and announced the meeting would proceed. He noted a gentleman, Mark Jackson, wished to address the Planning Commission regarding parking lot surfacing standards for mini-storage developments. Mr. Jackson stated he understood the need for a paved access from the public street, but was of the opinion gravel surfacing would be appropriate for other areas within such a development. He also noted paving increases stormwater issues for this type of development. Ms. Caskie noted Mr. Jackson had delayed adding additional units at his current place of business, as the proposed zoning ordinance would have contained provisions to allow surfacing materials other than paving for similar developments. The Mayor and Chairman requested staff include this item on the list of priority issues in regard to items within the existing zoning ordinance that need to be reviewed for revision.

APPROVAL OF MINUTES

A motion was made by Mr. Arwood, and seconded by Mr. Helton, to approve the minutes from the July 6, 2017 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

NEW BUSINESS

ZONING TEXT AMENDMENTS – PROPOSED CHANGES TO THE ZONING ORDINANCE REGARDING RETAIL, SMALL, AND LARGE DISTILLERIES.

Staff Recommendation

Ms. Caskie explained that during the process of reviewing construction plans for a new distillery, staff had determined that an additional category of distillery should be created in the zoning ordinance called a 'retail distillery'. The proposed amendments would provide a definition for a retail distillery (which would be the current definition of a small distillery), and create a new definition for a small distillery allowing an increased amount of alcohol product on site. The definition of a 'large distillery' would also be modified to reflect the fact that large distilleries are only allowed in the industrial zoning district. The proposed definitions for all three types of distilleries will also include language that each must comply with applicable provisions of the building and fire codes. Also, with the change in the definition of a small distillery, it was determined that this use would now require an increased setback in the C-4 and C-5 zones above those required for other uses allowed in those districts.

Action Taken

Mayor Atchley made a motion to place the recommended changes in ordinance form and submit that to the Board of Mayor and Aldermen, with approval recommended. Mr. Williams seconded the motion which passed with a unanimous vote.

REZONING – ALLAN S. MCMILLON REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO C-1 RURAL COMMERCIAL DISTRICT – TAX MAP 12, PARCEL 67.00 - WEST MOUNT ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that the proposed use on this site is an office and warehouse for a commercial cleaning and restoration service. She noted there are homes on the properties to the immediate north, south, and west of this property, and that the adjoining property to the east is inside the City and is zoned A-R, Agricultural-Residential. Ms. Caskie said allowing

commercial use on this property would not be compatible with the surrounding uses and would increase traffic on West Mount Road, as that road is its only point of access onto a public road from this property. While the property on the northside of West Mount Road is in the City and zoned for commercial use, its primary point of access is from Winfield Dunn Parkway. Due to the proximity of the parcel to properties zoned for residential use, Ms., Caskie said the staff considers this to be spot zoning, and therefore, cannot recommend approval.

Action Taken

Mr. Arwood made a motion to recommend denial of the request to rezone the parcel from County R-1 to County C-1. Mayor Atchley seconded the motion. The motion passed with a unanimous vote and was certified to the Sevier County Commission with denial recommended.

SUBDIVISION – W. C. WHALEY, INC. REQUESTS MULTIPLE LOT SUBDIVISION APPROVAL FOR ALBERT ATCHLEY PROPERTY – HODGES FERRY ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith noted that this plat involves relocating and removing certain property lines in order to create improved road frontage for a portion of the property, and to identify joint access easements for some of the lots which also have public street frontage. He said staff can recommend approval, subject to all required signatures being placed on the plat.

Action Taken

Mr. Arwood made a motion to recommend final approval of the plat, subject to obtaining the required signatures. Mr. Helton seconded the motion which passed unanimously.

SUBDIVISION – THE LAND SURVEYORS, INC. REQUESTS PHASE I SUBDIVISION APPROVAL FOR JORDAN’S CREEK – MAPLES BRANCH ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained this development was initially presented to the Planning Commission as a condominium Planned Unit Development (PUD) prior to the date the County adopted zoning regulations. While it still has characteristics of a PUD, that is, private roads and other common areas that are the responsibility of a homeowners’ association to maintain, the development pattern has changed from zero lot line duplex condominiums to detached single-family homes. The proposed plat divides the area outside of the roads and common areas into lots for single-family housing. Mr. Smith noted that because the County staff will be responsible for issuing construction permits for new residential structures and any improvements related to stormwater management, the City staff has requested the County staff review the plat, and provide a letter regarding their approval of the revised project design in terms the County’s building and stormwater regulations. Owner, Chuck Laney, and Surveyor Brennan Garrett explained the reasons for the proposed changes from the original concept.

Mr. Smith said the staff can recommend final plat approval, subject to receiving the aforementioned letter from the County staff.

Action Taken

Mr. Roberts made a motion to grant final plat approval, subject to receipt of a letter from County staff regarding their approval of the change in the development's design. Mayor Atchley seconded the motion which passed unanimously.

SUBDIVISION – APPALACHIA DESIGN SERVICES, INC. REQUESTS SUBDIVISION APPROVAL FOR K-VA-T – TAX MAP 49M, GROUP D, PARCELS 12.00, 12.01, 12.02, AND 12.03 – DOLLY PARTON PARKWAY (CITY)

Staff Recommendation

Mr. Smith explained this plat will adjust the lot line between two of the lots and establish easements on the lots to permit access to and between lots. He said the plat met all requirements and staff could recommend approval.

Action Taken

Mr. Arwood made a motion to grant final plat approval. Mr. Roberts seconded the motion which passed on a unanimous vote.

SITE PLAN – W. C. WHALEY REQUESTS SITE PLAN APPROVAL FOR WILLIAMS DANCE STUDIO – 126 KILBY STREET (CITY).

Staff Recommendation

Mr. Smith explained the proposed building will be located to the south of the existing studio and will also be used as a dance studio. Parking for the two structures will be shared. He noted a subdivision plat has also been prepared related to this site plan, and recommended approval of the site plan, subject to the subdivision plat being recorded.

Action Taken

Mayor Atchley made a motion to approve the site plan, subject to the related plat going to record. Mr. Arwood seconded the motion which passed on a unanimous vote.

SITE PLAN – BOB MONCRIEF AND MATT HENDERSON REQUEST SITE PLAN APPROVAL FOR SFD HEADQUARTERS – 1162 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith noted the site plan for the City's new Fire Department headquarters building has been reviewed by staff and can be recommended for approval on the condition that the entrances be constructed to TDOT standards as Dolly Parton Parkway is a part of the state road system, and, that an accessway meeting ADA standards be provided from the street r-o-w to the entrance.

Mr. Moncrief described the various components of the building and noted that the site plan's designer will submit the necessary drawings regarding the driveway entrances and an ADA compliant access to the building.

Action Taken

Mr. Helton made a motion to approve the site plan. Mayor Atchley seconded the motion which passed on a unanimous vote.

SITE PLAN – W. C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR MOUNTAIN HOLDINGS RETAIL – TAX MAP 50, PARCEL 102.01 - DOLLY PARTON PARKWAY (CITY)

Staff Recommendation

Mr. Smith explained this is a revision to the site plan previously approved for a multi-tenant retail building at this location. The changes to the site plan involve a change in the entrance plan from Dolly Parton Parkway and a change in the stormwater management plan. As a result, additional parking spaces can be added to this site. A cross-access easement will be established for the neighboring Y-12 site, as well as drainage easements to convey stormwater runoff from both sites to a detention pond to the south. Mr. Smith said staff can recommend approval, subject the easement agreements being finalized.

Action Taken

Mr. Arwood made a motion to approve the site plan, subject to the easement agreement being finalized. Mr. Helton seconded the motion with all voting in favor of the motion, with the exception of Mr. Roberts who abstained.

STAFF REPORTS

Ms. Caskie reported on the progress of converting the language of the current zoning ordinance into the format used by the consultants who prepared the proposed ordinance in an effort to make our ordinance easier to use and amend. She noted that in order to work the Town Center (TC) district into the ordinance, additional definitions will need to be added to our ordinance which apply only to the TC District, and/or, apply in a different way to similar definitions in our current ordinance. The same circumstance exists in relation to certain development standards for the TC District. Members confirmed that they found those additions acceptable, as the goal was to leave the TC District in tact, while retaining the current language applicable the other existing districts in the current zoning ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:46 p. m.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Dustin Smith, Recording Secretary