



# PLANNING COMMISSION MINUTES September 7, 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, September 7, 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  
Daryl Roberts  
Austin Williams

## **MEMBERS ABSENT**

None

## **STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Code Enforcement Director  
Judi Forkner, Senior Planner  
Dustin Smith, Planner  
Jim Ellison, City Surveyor  
JC Green, Fire Marshal  
Brooke Fradd, Recording Secretary

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. Roberts, to approve the minutes from the August 3, 2017 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **REZONING – BRIAN LEWIS REQUESTS REZONING FROM R-1 RURAL RESIDENTIAL DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT – TAX MAP 12, PARCEL 152.00 - 510 RAINBOW ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Ms. Caskie noted rezoning requests for this parcel began two years ago, when the County received a request for rezoning to County C-2 General Commercial. The City's Planning Commission recommended against this rezoning, based off the wide variety of uses allowed under C-2, and eventually the request was pulled. Approximately one year ago, the City received an annexation request for this parcel. A Plan of Services was presented to the Board of Mayor and Aldermen, but the item was deferred until such a time as the developer and nearby land owners can reach a complete agreement with regards to easements and rights of way to access the property.

#### **Action Taken**

Mayor Atchley made a motion to recommend denial of the request to rezone the parcel from County R-1 to County R-2 until such a time as an access agreement and utilities plan can be reached. Mr. Arwood seconded the motion. The motion passed with a unanimous vote and was certified to the Sevier County Commission as motioned.

### **REZONING – BLUE SKIES PROPERTY MANAGEMENT, LLC REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – TAX MAP 49L, GROUP A, PORTIONS OF PARCELS 010.00 AND 030.00 – ROBERT HENDERSON ROAD (CITY).**

#### **Staff Recommendation**

Ms. Caskie explained this property is adjacent to C-4 zoned property. The requested rezoning area is in the flood hazard area, with the remainder of parcel 010.00 in the floodway. As of the meeting time, no objections had been expressed by neighboring property owners. A representative from the Henderson family contacted Ms. Caskie to inquire about use, concerning lighting issues. At the meeting Mr. Carr addressed the commission, stating that the parcels' intended use is a metal structure to store building materials.

#### **Action Taken**

Mr. Snider made a motion to approve the rezoning. Mr. Arwood seconded the motion which passed unanimously.

**VARIANCE TO SUBDIVISION REGULATIONS – W. C. WHALEY, INC. REQUESTS A VARIANCE TO THE CITY’S SUBDIVISION REGULATIONS FOR RIVER VIEW ESTATES – TAX MAP 27H, GROUP A, PARCEL 002.00, LONGVIEW DRIVE (CITY).**

**Staff Recommendation**

Mr. Smith noted that while the proposed 60 feet lot width does meet the requirements for a C-3 zone, it does not meet the 75 feet access requirements as stated in the City’s Subdivision Regulations. When two city regulations are different, the most stringent is applied. Mr. Whaley explained that a duplex would be allowed on the current lot, making the impact the same as the proposed two-lot single-family-dwelling configuration.

**Action Taken**

Both Mr. Arwood and Mr. Snider expressed concern with issuing a variance based on neighborhood impact. Mr. Whaley withdrew the request, in an effort to solicit neighborhood feedback before the commission made an official vote.

**SITE PLAN – W. C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR ROCKY TOP MEDICAL CENTER – TAX MAP 62, PARCEL 036.16, FOX LANDING COURT (CITY).**

**Staff Recommendation**

Mr. Smith explained the plan, for traffic circulation, includes the northern-most driveway 5 feet from the property line, instead of the 25 feet required by the Zoning Ordinance. In an attempt to resolve the issue, staff provided several options which would ensure a minimum of 50 feet between neighboring driveways. The one option required written agreement by the abutting property owner to place their driveway 45 feet off the lot line. Staff also recommended shared access between the two lots. Finally, the driveway could be moved down to meet the standards. Mr. Smith stated that while it does not meet Zoning Ordinance standards, the presented driveway placement did provide optimal traffic pattern for emergency vehicles which would need to access the medical facility. Leonard Waring proposed making the northern most entrance a one-way drive. Ms. Caskie stated this would close the variance gap and be appropriate for the site.

**Action Taken**

Mayor Atchley made a motion to approve the site plan, subject to ratification of a variance by the Board of Zoning Appeals. Mr. Williams seconded the motion which passed on a unanimous vote.

**SITE PLAN – MITCH COX COMPANIES REQUESTS SITE PLAN APPROVAL FOR VILLAS AT PIGEON RIVER – TAX MAP 38, PORTIONS OF PARCELS 026.00, 026.06, AND 027.00, WINFIELD DUNN PARKWAY (CITY).**

**Staff Recommendation**

Ms. Caskie informed the commission that staff received a letter of access approval from TDOT. Mr. Smith stated that the proposal meets city regulations, but that the developer must provide letters of agreement from property owners to the north and south of these parcels, showing they have development rights.

**Action Taken**

Mr. Arwood made a motion to approve, subject to documentation of development rights. Mayor Atchley seconded the motion, which passed by unanimous vote.

**SITE PLAN – W. C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR OGLE FURNITURE – TAX MAP 50, PARCEL 098.15, 1103 DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that the owner of the furniture store would like to expand his retail area more than shown on the plan, but the parking requirements do not allow for it. There may be a variance request submitted to the Board of Zoning Appeals at a future date to address this concern. Mr. Green still has some outstanding concerns about the site plan, and would like to see a hydrant added to the site.

**Action Taken**

Mr. Arwood made a motion to approve, subject to the resolution of the fire safety concerns. Mr. Williams provided a second, and the motion passed unanimously.

**SITE PLAN – W. C. WHALEY, INC. REQUESTS SITE PLAN APPROVAL FOR SEVIER COUNTY VOLUNTEER FIRE DEPARTMENT – TAX MAP 62, PARCEL 052.07, INDUSTRIAL PARK DRIVE (CITY).**

**Staff Recommendation**

Mr. Smith informed the commission that this site plan had previously been approved in 2009. Due to the time lapse, the plan needs reconsideration. He stated that nothing on the site plan had changed since the original approval, and it meets our current regulations.

**Action Taken**

Mr. Snider made a motion to approve the site plan, and Mr. Helton seconded. The motion passed with a unanimous vote.

**SIGN REVIEW – KEN MAPLES REQUESTS SIGN REVIEW FOR AN ELECTRONIC MESSAGE BOARD –705 WINFIELD DUNN PARKWAY (CITY).**

**Staff Recommendation**

Mr. Stott explained that the addition of the electronic message board to the sign requires the approval of the commission. The sign is 1 foot too tall, but that calculation includes the spacers between signs. Considering that, as well as the topographical hardship (the base of the sign is below the road elevation) staff can recommend approval to the sign. Ms. Caskie asked Mr. Maples if the owners would be willing to add additional spacers between the bottom panel and the electronic message board. Mr. Maples informed the commission they would prefer to add the spacers, but left them out in an attempt to comply with City regulations.

**Action Taken**

Mayor Atchley made a motion to approve, subject to the addition of like-styled spacers between the bottom panel and the electronic message board. Mr. Helton provided a second, and the motion passed unanimously.

**STAFF REPORTS**

Ms. Caskie stated that a draft first 4 chapters of the Zoning Ordinance reformatting had been emailed out to them for review. Mayor Atchley, Mr. Helton, Mr. Overbay, and Mr. Stott requested a hard copy be printed for them.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:49 p. m.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary