



**PLANNING COMMISSION
MINUTES
JANUARY 7, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, January 7, 2020 at 5:04 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
David Black, Building Official
Jim Ellison, City Surveyor
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. Helton, to approve the minutes from the December 5, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR EAST TENNESSEE CHILDREN’S HOSPITAL – 1115 BLANTON DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that a front yard setback variance of 10 feet associated with this site plan was granted by the Board of Zoning Appeals at their January meeting. The existing office at this site is not large enough, and a temporary trailer is currently being used to augment the office space. This proposed site plan would allow for building expansion, upon which time the trailer would be removed. With the variance, this site plan meets regulations. Staff recommended approval, subject to the associated subdivision plat going to record.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the recording of the subdivision plat. The motion received a second from Mr. Arwood and passed with a unanimous vote.

SITE PLAN – NORVELL & POE, ENGINEERS REQUESTS SITE PLAN APPROVAL FOR HAIR SALON – 538 BELLE AVENUE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that in prior months, they approved an amendment to the Zoning Ordinance pertaining to hair salons in the Historic Residential/Office District. These changes were approved on 3rd and final reading by the Board of Mayor and Aldermen on January 6, 2020, and will be effective Saturday, January 11, 2020. Given these updates, the proposed site plan meets City regulations. The HRO Citizen Advisory Committee met to consider the site plan. With only 4 members in attendance, they did not have a quorum to officially vote on the site plan. However, the members found no issue with the plan as presented. Acting as an advisory committee, their action is not required for Planning Commission site plan approval, and committee members agreed to vote to ratify the plan at their next meeting. During the previous meetings with the committee, they addressed concerns about adequate parking. Allowances for such on-site parking have been made, to ensure that street parking does not need to be used.

Action Taken

Mr. Arwood made a motion to approve the site plan, which received a second from Mr. Snider. The motion passed unanimously.

SUBDIVISION – THE LAND SURVEYOR’S, INC. REQUESTS FINAL SUBDIVISION APPROVAL FOR TINO PROPERTY AND DENTON FAMILY PARTNERSHIP – TAX MAP 38, PART OF PARCEL 29.02 AND TAX MAP 49, PART OF PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat is associated with the Smoky Mountain Gateway development and would create four out-lots. The plat also reflects the moved easement for the Tennessee Department of Environment and Conservation’s drainage ditch, which was relocated from the middle of the property. Due to the multiple layers of owners and lease holders associated with this development, the City was unable to secure greenway and greenbelt access easements. City staff will continue working with the developers to obtain these easements. Staff recommended subdivision plat approval.

Action Taken

Mr. Williams made a motion to approve the subdivision plat. Mr. Roberts offered a second to the motion, which passed unanimously.

SUBDIVISION – W.C. WHALEY, INC. REQUESTS PRELIMIARY SUBDIVISION APPROVAL FOR SAVANNAH MEADOWS –TAX MAP 49, PARCEL 11.03, MAGGIE MACK LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commissioners that a concept plan had previously been approved in 2019 for this subdivision, to be located off Maggie Mack Lane. The plat creates 17 total lots, with a detention pond being located on one of the lots. The subdivision plat meets City regulations, and staff recommended preliminary approval.

Action Taken

Mr. Snider made a motion to approve the site plan, which was seconded by Mr. Roberts. The motion passed unanimously.

RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY, INC. REQUESTS ABANDONMENT OF PORTION OF STREET RIGHT-OF-WAY –MIZE LANE (CITY).

Staff Recommendation

Mr. Smith explained that the portion of the Right-of-Way proposed for abandonment dead ends on 3 parcels, under common ownership. The lots are to be combined upon the abandonment of this portion

of the Right-of-Way. Easements for utilities and a truck turn around have been provided for. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the Right-of-Way abandonment. The motion received a second from Mr. Arwood. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY, INC. REQUESTS
ABANDONMENT OF PORTION OF STREET RIGHT-OF-WAY –SNYDER ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this request for a Right-of-Way abandonment is due to the relocation of Snyder Road. The Right-of-Way was originally purchased by the County but has since been deeded to the City. Abandoning the proposed area would give the parcels frontage on the realigned roadway. Staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the Right-of-Way abandonment, with Mr. Arwood providing a second. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

None

ADJOURNMENT

There being no further business, the meeting adjourned at 5:18 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary