



**PLANNING COMMISSION
MINUTES
MARCH 5, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 5, 2020 at 5:00 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
J.C. Green, Fire Marshal
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. Snider, to approve the minutes from the February 13, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ANNEXATION – KAREN WHITLOCK REQUESTS ANNEXATION – 1137 ERNEST MCMAHAN ROAD.

Staff Recommendation

Mr. Smith stated that the front portion of the parcel proposed for annexation currently resides in the Sevierville City limits. The property owners have submitted a petition to bring the rear portion of their lot into the City as well. City services and facilities can be made available to the property, in accordance with the adopted policies and fees for such services. The parcel currently has access from Ernest McMahan Road, a City street. To date, no public opposition has been raised. Given all these factors, staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the annexation. The motion received a second from Mr. Roberts, passed with a unanimous vote, and was certified to the Board of Mayor and Aldermen.

ZONING – KAREN WHITLOCK REQUESTS ZONING OF PROPOSED ANNEXATION R-2/MDR, MEDIUM DENSITY RESIDENTIAL– 1137 ERNEST MCMAHAN ROAD.

Staff Recommendation

Mr. Smith explained that the portion of this parcel currently in the City limits is zoned R-2/MDR, Medium Density Residential. The portion of the property proposed for annexation is currently zoned the County R-2, Medium Density Residential. The owners have requested the City's R-2/MDR designation be placed on the property. Staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the zoning, which received a second from Mr. Helton. The motion passed with a unanimous vote and was certified to the Board of Mayor and Aldermen.

REZONING – JENNINGS A. LESTER REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-1, RURAL COMMERCIAL – 722 EAST DUMPLIN VALLEY ROAD (PLANNING REGION)

Staff Recommendation

Mr. Smith stated that this rezoning request is for a +/- 1.54-acre tract in the Planning Region, located on East Dumplin Valley Road. The owner is requesting the property be rezoned from County R-1 to

County C-1, to allow a development of campsites. The adjacent properties hold either the County R-1 or County A-1 zoning designations, with no commercial parcels surrounding the site. Given the small acreage, lack of compatibility with the area, and no commercial zones nearby, this would be considered a spot zoning and staff could not recommend approval.

Action Taken

Mr. Snider made a motion to deny the rezoning request, receiving a second by Mr. Arwood. The motion passed unanimously and was certified to the County Commission.

REZONING – RONALD OGLE REQUESTS REZONING FROM C-5/TCL, TOURIST COMMERCIAL TO C-3/IC, INTERMEDIATE COMMERCIAL – TAX MAP 62, PARCEL 17.00, VETERANS BOULEVARD (CITY)

Staff Recommendation

Mr. Smith explained that this parcel had been rezoned to C-5/TCL, Tourist Commercial prior to being sold at auction last year. The owner of the property is proposing a Senior Living facility on a portion of the parcel, which is not allowed in the C-5/TCL zone. Removing this portion would leave the remaining property under the 25 acres required for the zoning classification. Adjacent properties to the south and east are zoned C-3/IC, Intermediate Commercial, making the requested rezoning a contiguous expansion of the zone. Staff noted that a Master Plan in the C-5/TCL would better provide for the highest and best use of the property. However, the C-3/IC zone is a reduction of intensity, and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the rezoning request. The motion receiving a second by Mr. Williams, passed unanimously, and was certified to the Board of Mayor and Alderman.

SUBDIVISION – CANTRELL ENGINEERING & SURVEYING PLLC REQUESTS FINAL SUBDIVISION APPROVAL – 811 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith advised the commission that they recently approved a rezoning to C-3/IC, Intermediate Commercial and a site plan for a horse arena for this parcel. The proposed subdivision would allow for the horse arena’s larger tract in the rear of the property while creating 2 additional lots with frontage on Middle Creek Road. In addition to the arena, there is an existing residence on the site. The plat would allow for the addition of offices as well. The number of lots affected by this plat requires action by the Planning Commission, and staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the subdivision plat, with Mr. Helton offering a second. The motion passed with all voting in favor, excluding Mr. Williams, who abstained.

STAFF REPORT

The Historic Zoning Commission, as created by the Planning Commission and the Board of Mayor and Aldermen, has been formed. Their first meeting is scheduled for March 12, 2020 at 5:00 P.M. They will be establishing by-laws, electing officers, and creating guidelines for the Commercial Historic Overlay District.

Mr. Smith also informed the Planning Commission that a new Senior Planner had been hired. She will join the Development Department staff in April, and her first Planning Commission meeting will be in May.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:14 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary