



**PLANNING COMMISSION
MINUTES
JUNE 4, 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, June 4, 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

MEMBERS ABSENT

Austin Williams

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Jim Ellison, City Surveyor

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 May 7, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS

Staff Recommendation

Mr. Smith stated that the Public Works Department prepared the Five-Year Paving and Five-Year Sidewalk plans as presented. The plans serve as a schedule of improvements to be made to streets and sidewalks during the next five fiscal years. Staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the plans, with Mr. Helton offering a second. The motion passed unanimously.

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

Staff Recommendation

Mr. Smith advised that this Planning Region rezoning request, which was denied by the Planning Commission earlier in the year, has been resubmitted to include more acreage to the previous request. He reminded the commissioners that the denial was based on the lack of adjacent commercial zoning. He also reminded the commission that parcel has frontage on Interstate 40. Due to this frontage and the general area's trend to commercial use, staff could recommend approval only if buffering options like bushes or fencing were considered.

Action Taken

Mr. Helton made a motion to deny the rezoning request, which received a second from Mr. Arwood. The motion passed 4 to 1, with Mr. Arwood, Mr. Fox, Mr. Helton, and Mr. Snider voting in the affirmative, and Mr. Roberts voting in the negative, and was certified to the County Commission.

SITE PLAN – BARGE DESIGN REQUESTS FINAL SITE PLAN APPROVAL FOR KODAK DISTRIBUTION FACILITY – TAX MAP 005, PARCEL 65.02, SNYDER ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this is the final site plan for a distribution facility, which had previously been granted conceptual approval. The proposed facility, located in the industrial park off Snyder Road, will be approximately 259,000 on a 42.5-acre site. The plan meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – TROTTER & DE FOE ARCHITECT LLC REQUESTS FINAL SITE PLAN APPROVAL FOR THE WOMEN’S CARE CENTER – 800 PARK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes converting an existing single-family dwelling into a new facility for the Women’s Care Center. Buffering will be added to the south-east portion of the property which borders a residential use. The plan includes parking to the rear of the structure. The owners are working with the adjoining property owner regarding the Center’s access onto Park Road. The neighbor is operated a garage, and staff has concerns of sightline issues caused by cars being parked in the Right-of-Way. Staff will continue to follow-up on this issue and make sure it is resolved. Mr. Smith stated that it should not impede this site’s approval. The plan meets regulations and staff recommended approval.

Action Taken

Mr. Arwood made a motion to approve the final site plan. The motion received a second by Mr. Helton and passed unanimously.

STAFF REPORT

Mr. Smith informed the commission that the City has applied for and been awarded a transportation grant, with the goal of improving functionality. The grant will allow for a review of curb cuts, aesthetics, and consideration of multi-modal access tied into existing streets. The Tennessee Department of Transportation will provide up to \$125,000 for this project, with the City matching 10% of the funding for the grant.

Mr. Smith also stated that staff would like to begin working on a new Long-Range Plan for the City. The previous plan was created several decades prior and expires this year. The commissioners had questions regarding the process of developing the plan, and discussed with staff the community involvement, and what would be covered by the plan.

The Historic Zoning District had officially received the Certificate Local Government classification earlier that day, Mr. Smith advised the commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:19 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary