



PLANNING COMMISSION MINUTES JULY 11, 2023

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, July 11, 2023, at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice Chairman
Douglas Messer, Secretary
Daryl Roberts

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

Chairman Snider declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Helton made a motion to approve the minutes from the June 6, 2023 meeting, which received a second from Mr. Stott. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – TEMPLE ENTERPRISES REQUESTS REZONING FROM AC - ARTERIAL COMMERCIAL TO MDR - MEDIUM DENSITY RESIDENTIAL – TAX MAP 061, PARCELS 012.00 & 013.00, TEMPLE LANE (CITY).

Staff Recommendation

Mr. Smith explained this rezoning request is for property on Temple Lane, located off East Hardin Lane. He further stated that since the parcels are not near an arterial road, staff believes that the proposed MDR zoning would be a better fit for the property and recommended approval.

Action Taken

Mr. Stott made a motion to approve the rezoning, which received a second from Mr. Helton. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

RIGHT-OF-WAY ABANDONMENT – LYNCH SURVEYS LLC REQUESTS ROW ABANDONMENT – TAX MAP 008, PORTION OF PARCEL 026.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this abandonment request is for an unimproved ROW on Bass Pro Drive. Staff has requested that an additional portion of this ROW, located on a different parcel, be included with the request. A meeting next week is scheduled between both property owners regarding the addition of this property.

Action Taken

Mr. Stott made a motion to defer the ROW abandonment. The motion received a second from Mr. Fox and passed unanimously.

SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS CONCEPT APPROVAL FOR A.T. UMBARGER FARM – TAX MAP 062, PARCEL 013.00, HARRISBURG ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this eight-lot subdivision plat meets city regulations for the conceptual approval requested by the applicant. The commission questioned why the proposed new road doesn't align with Mountain Vista Drive on the other side of Harrisburg Road. Mr. Whaley explained that the design considers the topography of the land when placing the road and its frontage point.

Action Taken

Mr. Stott made a motion to grant conceptual approval of the subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS FINAL APPROVAL FOR OAK HAVEN PHASE 6 – TAX MAP 038, PARCEL 001.23, RED CEDAR RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plat proposes an 18-lot subdivision in the existing Oak Haven subdivision. Water pressure concerns have been addressed, and staff recommended approval. The commission inquired if all the lots are buildable without requiring a variance, which Mr. Whaley confirmed they are.

Action Taken

Mr. Helton made a motion to approve the subdivision plat, which received a second from Mr. Fox. The motion passed unanimously.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC. REQUESTS FINAL APPROVAL FOR CHARLES SEATON SUBDIVISION – TAX MAP 038, PARCELS 053.00, 054.00, 054.04, AND 054.05, PULLEN ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that while this subdivision plat does include a landlocked parcel, this is an existing condition. Additionally, the proposed plat provides road frontage for a parcel which was previously landlocked. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the subdivision plat. The motion received a second from Mr. Stott and passed unanimously.

SUBDIVISION PLAT – W C WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR OGLE PROPERTY – TAX MAP 061, PARCEL 148.00, RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this subdivision plat previously received preliminary approval while the applicant worked through access issues on Ridge Road. The proposed plat creates five lots and provides a dedicated roundabout area at the intersection of Britlynn Boulevard and Ridge Road. Staff received road profiles and details, and recommended approval subject to a bond being submitted for the newly created city street.

Action Taken

Mr. Stott made a motion to approve the subdivision plat, subject to city's receipt of the bond. The motion received a second from Mr. Helton and passed with a unanimous vote.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS SITE PLAN APPROVAL FOR MIDDLE CREEK RETAIL – 1240 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes a shopping center on Middle Creek Road, next to the Ridge RV Resort. Staff had ongoing conversations with the applicant about the proposed entrance and its proximity to both the Ridge's access and an adjacent residential access.

Mr. Puckett, addressed the commission on behalf of the applicant. He explained that the topography of the lot has produced a challenge to relocation of the entrance. He further stated that the access point meets city regulations, despite its vicinity to the two others. The commission requested that the applicant meet with the two property owners to further discuss a potential shared access point.

Action Taken

Mr. Fox made a motion to defer the site plan, which received a second from Mr. Helton. The motion passed unanimously.

SITE PLAN – PROE ENGINEERING SERVICES REQUESTS SITE PLAN APPROVAL FOR WORKOUT ANYTIME – 1004 BLUE RIBBON DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is proposed at the corner of the newly created Blue Ribbon Drive, at its intersection with Middle Creek Road. All outstanding concerns have been addressed and staff recommend approval.

Action Taken

Mr. Helton made a motion to approve the site plan. The motion received a second from Mr. Stott and passed unanimously.

MURAL – ARTSIE FARTSY BY BETH REQUESTS MURAL APPROVAL FOR WYNDHAM WELCOME CENTER – 825 PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this mural request proposes a butterfly on the north facing side of the business. A maintenance agreement has been submitted and the design meets the intent of the public art process. The proposal meets city regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the mural. The motion received a second from Mr. Fox and passed unanimously.

STAFF REPORTS

Annual Report

Mr. Smith presented the FY 2023 annual report and stated that he will also email copies to the commissioners. He pointed out the influx of commercial permits in contrast with the small number of residential permits issued for the year. Also included in the report are the outstanding performance bonds and letters-of-credit being held by the city.

Non-State Route TODS

Mr. Smith explained that Mr. Black edited the previously existing Tourist Oriented Directional Signs (TODS) language and created allowances for non-state routes. This new process was prompted by an item on June's Board of Zoning Appeals agenda. The proposal will be refined and presented for approval at a subsequent meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:42 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary