



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 5, 2024**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, September 5, 2024 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Vincent Snider, Chairman  
Butch Stott, Vice Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Shane Patterson

**STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Corey Divel, Development Director  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

**MEMBERS ABSENT**

Daryl Roberts

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 August 1, 2024 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

**OLD BUSINESS**

**RIGHT-OF-WAY ABANDONMENT – SEVIER COUNTY ELECTRIC SYSTEM REQUESTS ROW  
ABANDONMENT – CREEK AVENUE BETWEEN MAIN STREET AND BRUCE STREET (CITY).**

This request was withdrawn by the applicant prior to the meeting.

## **NEW BUSINESS**

### **ANNEXATION – UNIVERSAL CONSTRUCTION SERVICES LLC REQUESTS ANNEXATION AND ADOPTION OF PLAN OF SERVICES – TAX MAP 062, PARCEL 38.03, PULLEN ROAD.**

#### **Staff Recommendation**

Mr. Divel explained that this request would include a small piece of property next to Hickory Hills development. The owners have acquired the 0.39 acres to provide a buffer between the development and adjacent parcels. The property has been purchased and combined with the existing lot via subdivision plat. Staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve the annexation and adoption of the Plan of Services, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **ZONING – UNIVERSAL CONSTRUCTION SERVICES LLC REQUESTS MEDIUM DENSITY RESIDENTIAL (MDR) ZONING – TAX MAP 062, PARCEL 38.03, PULLEN ROAD.**

#### **Staff Recommendation**

Mr. Divel explained that this zoning request would apply the MDR zone to the property requested for annexation. This is consistent with the existing zoning of the remainder of the parcel, and staff recommended approval.

#### **Action Taken**

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

### **REZONING – COMPASS VENTURES REQUESTS REZONING FROM INTERMEDIATE COMMERCIAL (IC) TO TOWN CENTER (TC) – 120 EAST MAIN STREET (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this rezoning request is to add 1.79 acres on the corner of North Parkway and Main Street to the TC zone. Both this parcel and the adjoining lots on this side of Main Street lie in the urban core and have smaller lot configuration, similar to those already in the TC zone. The applicant has proposed mixed use development.

Commissioners questioned the value of extending the zone across the street. Mr. Divel stated that the expansion of the zone makes sense given the structure of the lots. He further stated that this rezoning could potentially be the first step to allow for redevelopment opportunities in that area.

### **Action Taken**

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

### **REZONING – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO HIGH DENSITY RESIDENTIAL (HDR) – 139 SMOKY MOUNTAIN WAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this rezoning request would eliminate the split zoning on the front parcel the Echota development. The front portion is currently zoned AC, and the HDR zoning designation would bring it in line with the rest of the development. The surrounding neighborhood is a mix of Short-Term Rental units and vacant land. Staff recommended approval.

### **Action Taken**

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

### **REZONING – AMANDA ORTIZ REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO AGRICULTURE RESIDENTIAL (AR) – 1109 WILSON ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that the applicant would like to build several Short-Term Rental (STR) units on this 5.52-acre parcel. The AR zone would allow both the STR use and a residence for the owner. This rezoning would orphan a small piece of land across Wilson Road in the LDR zone. Staff considers this to be a spot zone and cannot recommend approval. Ms. Ortiz addressed the commission to further explain her plans for the property. She stated that she would like the land to remain like a farm, while also adding a personal residence and STR units.

### **Action Taken**

Mr. Helton made a motion to deny the requested rezoning, which received a second from Mr. Stott. The motion passed unanimously.

### **PLANNED UNIT DEVELOPMENT – WELROC ENTERPRISES, LLC REQUESTS APPROVAL FOR HARDIN PUD – TAX MAP 061.00, PARCEL 012.00, 013.00, 014.00, 014.01, AND 015.00, TEMPLE LANE (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this Planned Unit Development (PUD) proposes 119 townhome units, for long term housing. Prior to the Planning Commission meeting, the Board of Zoning appeals denied a request for the PUD to encroach in the 100-year floodway boundary. Changes to the layout will need

to be made to bring the development into compliance with this regulation. Additionally, several staff comments remain outstanding. Staff recommended deferral.

### **Action Taken**

Mr. Patterson made a motion to defer the PUD, which received a second from Mr. Fox. The motion passed unanimously.

**PLANNED UNIT DEVELOPMENT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS PRELIMINARY PUD APPROVAL FOR ECHOTA EXPANSION – TAX MAP 038, PARCELS 032.12, 032.15, 032.16, TAX MAP 038J, GROUP A, PARCELS 138.00 – 154.00 AND 169.00, ECHOTA WAY, TSALI WAY, RAVENS FORD WAY, & SMOKY MTN WAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that the commission previously granted conceptual approval to this PUD, and the preliminary submittal has stayed consistent with the approved concept. The PUD has several minor outstanding comments, and staff recommended approval subject to the resolution of these issues.

### **Action Taken**

Mr. Stott made a motion to grant preliminary approval for the PUD, subject to the resolution of staff comments. The motion received a second from Mr. Messer and passed unanimously.

**SITE PLAN – ROBERT CAMPBELL AND ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR SEVIER LANDING RVs – TAX MAP 062, PARCELS 023.00, 025.00, AND 033.07, MIDDLE CREEK ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes 190 RV pads, 15 tiny homes, and a common area in the middle of the property. The development will be accessed from Fox Landing Court, rather than Middle Creek Road. The entrance from Middle Creek Road will be limited to emergency access only. Staff recommended approval, subject to the resolution of minor outstanding comments.

### **Action Taken**

Mr. Messer made a motion to approve the site plan, subject to the resolution of staff comments. The motion received a second from Mr. Patterson and passed unanimously.

**SITE PLAN – MCSPADEN INC REQUESTS SITE PLAN APPROVAL FOR HEALTHSTAR – 2928 WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this plan proposes a medical clinic on Winfield Dunn Parkway. The site is located in front of the Kodak Global Methodist Church. There are several outstanding staff comments on the site plan, including landscaping, drainage, and the recording of the associated subdivision plat. Staff recommended approval subject to the resolution of the comments and platting.

**Action Taken**

Mr. Stott made a motion to approve the site plan, subject to the resolution of the comments and recording of the subdivision plat. The motion received a second from Mr. Patterson and passed unanimously.

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUEST SITE PLAN APPROVAL FOR CATE ROAD CABINS – TAX MAP 072, PARCEL 006.00, CATE ROAD (CITY).**

**Staff Recommendation**

Mr. Divel explained that this site plan proposes 19 short-term rental units, near Lewelling Road. The site includes a private drive around the perimeter. Staff is still awaiting site distance confirmation in addition to the resolution of other minor outstanding comments. Staff recommended approval, subject to resolution of these issues.

**Action Taken**

Mr. Stott made a motion to approve the site plan, subject to the resolution of outstanding staff comments. The motion received a second from Mr. Patterson and passed unanimously.

**STAFF REPORTS**

None

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:46 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary