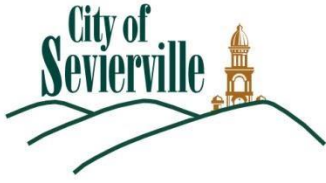


SEVIERVILLE PLANNING COMMISSION

5/9/2023

5:00 P.M. – Civic Center

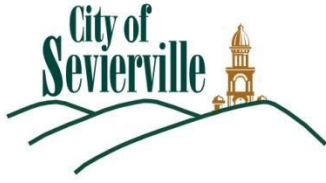


Planning Commission

AGENDA

5/9/2023

- A. Call to Order
- B. Approval of Minutes – 4/6/2023
- C. Old Business
- D. New Business
 - 1. Rezoning – Haywood House, Inc requests rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC) – Portion of Tax Map 027, Parcel 005.01, 1536 Winfield Dunn Parkway (City).
 - 2. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval 407 Business Park, Section 5 – Tax Map 008O, Group A, Parcels 010.00, 011.00, & 012.00, Parker Boulevard (City).
 - 3. Subdivision Plat – Blueberry Development requests preliminary subdivision plat approval – Tax Map 062, Parcel 024.00, Saint Ives Drive (City).
 - 4. Subdivision Plat – Tennessee Land Development Services requests final subdivision plat approval – Tax Map 073, Parcel 032.03, Myers Road (Planning Region).
 - 5. Concept Plan – Vogue Towers requests conceptual approval – 1414 Parkway (City).
- E. Staff Report
- F. Adjournment



Planning Commission AGENDA NOTES

5/9/2023

- A. Call to Order
- B. Approval of Minutes – 4/6/2023
- C. Old Business
- D. New Business

1. Rezoning – Haywood House, Inc requests rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC) – Portion of Tax Map 027, Parcel 005.01, 1536 Winfield Dunn Parkway (City).

Please see the staff report for full comments and details. Staff can recommend approval.

2. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval – Tax Map 008O, Group A, Parcels 010.00, 011.00, & 012.00, Parker Boulevard (City).

This is a proposed subdivision located off Parker Boulevard. The proposed plat creates 13 parcels and a public right-of-way. The plat meets all standards and staff can recommend approval.

3. Subdivision Plat – Blueberry Development requests preliminary subdivision plat approval – Tax Map 062, Parcel 024.00, Saint Ives Drive (City).

This is a proposed 33 lot subdivision located off Saint Ives Drive. The plat meets all preliminary standards and staff can recommend approval.

4. Subdivision Plat – Tennessee Land Development Services requests final subdivision plat approval – Tax Map 073, Parcel 032.03, Myers Road (Planning Region).

This is a proposed three lot subdivision located off Myers Road in the Planning Region. The plat meets all standards and staff can recommend approval.

5. Concept Plan – Vogue Towers requests conceptual approval – 1414 Parkway (City).

This is a proposed conceptual plan for the telecommunication tower that was previously denied a setback variance. The proposed conceptual plan relocates the tower to a separate location on the same site that will meet setbacks and creates the ability to establish a leased lot of record allowing the tower to meet the primary structure requirement. The applicant has requested a conceptual review and approval prior to commissioning final site documents. Staff can recommend conceptual approval.

- E. Staff Report
- F. Adjournment



PLANNING COMMISSION MINUTES APRIL 6, 2023

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, April 6, 2023 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
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 March 2, 2023 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO INTERMEDIATE COMMERCIAL (IC) – TAX MAP 072, PARCEL 162.00 AND PORTION OF PARCEL 162.01, 1515 RIDGE ROAD (CITY)

Staff Recommendation

Mr. Smith explained that the rezoning request is to extend the IC zone to two parcels on Ridge Road. A recent subdivision plat relating to these parcels has been completed but not yet reflected in the tax maps. These changes would prevent this rezoning from creating a split zoned lot. Given that the parcels border the IC zone, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the rezoning request. The motion received a second from Mr. Roberts, passed unanimously, and is 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 explained that the rezoning request for this property on East Dumplin Valley Road falls within the city's planning region. The parcel has frontage on Interstate 40. The rezoning is a logical expansion of the county's C-1 zoning due to the surrounding parcels. Given these considerations, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the rezoning request, which received a second from Mr. Williams. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 050, PARCELS 029.00, 029.01, & 029.02 WITT HOLLOW ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this proposed plan affects 4 parcels in addition to the extension and possible relocation of a Right-of-Way. Anthony Fiorio, a property owner of one of the affected lots, addressed the commission. He stated that residents get a significant number of cars turning in their driveways and this plat would help provide a dedicated area for turning.

The county's planning and road superintendent offices have expressed concerns regarding significant outstanding issues, including questions regarding if the affected area is ROW or a deeded easement. Staff requested either deferral or denial of this plat until issues can be resolved.

Action Taken

Mr. Stott made a motion to defer the subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR CARL EDD MCCARTER SUBDIVISION – TAX MAP 027, PARCELS 028.01, 028.05, 028.07, & 028.08, ALDER BRANCH ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this proposed three-lot subdivision reconfigures the lot lines for property on Alder Branch Road. The plat meets city regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR LODGES AT REEDMONT, PHASE 2 & 3 – TAX MAP 037, PARCEL 057.07, REED SCHOOLHOUSE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the commission had previously granted preliminary approval for this plat. The subdivision is now being presented for final approval. The plat is missing a text notation regarding water and sewer specifications. Subject to the addition of this note, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to the addition of the Water & Sewer specification notation. The motion received a second from Mr. Fox. The motion passed with all voting in favor, excluding Mr. Williams who abstained.

PLANNED UNIT DEVELOPMENT – LAND ENGINEERING, INC REQUESTS FINAL APPROVAL FOR PLANNED UNIT DEVELOPMENT, PHASE I OF BASS PRO TOWNHOMES – TAX MAP 008, PARCEL 026.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this PUD proposes 44 townhome units, located on Bass Pro Drive. The proposal still needs updated sewer specifications and a landscaping plan to be submitted. Otherwise, the PUD meets city regulations. Staff recommended approval subject to these additions.

Action Taken

Mr. Helton made a motion to approve the Planned Unit Development, subject to staff receiving the updated landscaping plan and sewer specifications. The motion received a second from Mr. Roberts and passed unanimously.

SITE PLAN – WELROC ENTERPRISES, LLC REQUESTS FINAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a mixed-use development of 90 cabin units for short-term rental and 160 hotel rooms. The site plan presents multiple challenges, including density and the capacity of Caton Road, a local street, to service the accommodations.

Randy Corlew, representing Welcroc Enterprises, LLC, addressed the commission explaining the proposed design of the site including the building facades and parking proposals. Multiple citizens from the surrounding area addressed the commission in opposition to the development, reiterating staff's concerns about the size of the development and the street access. Staff recommended either deferral or denial of this site plan.

Action Taken

Mr. Roberts made a motion to defer the site plan. The motion received a second from Mr. Fox and passed unanimously.

VARIANCE TO SUBDIVISION REGULATIONS – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS A VARIANCE TO SUBDIVISION REGULATIONS FOR WILDERNESS TRACT D – TAX MAP 037, PARCEL 057.00, GISTS CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the city's Subdivision regulations, Article III, Subsection C, requires forty (40) feet of frontage off a public roadway, while the proposed plat has frontage on a private roadway. He further explained that this subdivision is for financing purposes, with all the tracts having common ownership. While the intention is for the site to remain under one development, Subdivision Regulation variance is required for the subdivision plat to be approved. Staff asked that, if approved, a

notation be added with the stipulation that if the rear tract would ever be sold, the public road frontage requirements would need to be met.

Action Taken

Mr. Roberts made a motion to approve the Subdivision Regulation variance, subject to the requested notation. The motion received a second from Mr. Helton and passed unanimously.

MASTER SIGN PLAN – ROBERT G. CAMPBELL & ASSOCIATES, L.P. REQUESTS APPROVAL FOR 407 GATEWAY MASTER SIGN PLAN – PHASE I (CITY).

Staff Recommendation

Mr. Smith stated that this master sign plan is presented for Phase 1 of the 407 Gateway Development. The overall development would include 4 phases, but with Buc-ee's set to open soon, the developers wanted to go ahead with requesting approval for Phase 1. Mr. Stott questioned the proposed signage size compared to what is allowed by Chapter 6.0, signs of the Sevierville Zoning Ordinance. Mr. Smith explained that the proposal is for a sign larger than the standard allowance but would have no electronic sign component.

Mr. Smith then introduced Brad Knapp, a representative of the developer. Mr. Knapp explained that the project will be an unconventional development over 200 acres, creating an entertainment destination. He presented mock-ups of the Smoky Gap entertainment and dining district, set to break ground this month and open in 2025. Mr. Smith agreed that given the size and scope of the project, it does not fit within our traditional Zoning Ordinance.

Action Taken

Mr. Roberts made a motion to approve the master sign plan, which received a second from Mr. Fox. The motion passed with all voting in favor, except Mr. Stott who voted against.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:04 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



Development Department
Staff Report to Planning Commission
Rezoning Request – City of Sevierville
1536 Winfield Dunn Parkway – Portion of Parcel
027 005.01

Applicant: Haywood House, Inc.

Owners: William Haywood

Staff: Dustin Smith and Kristina Rodreick

Tax ID Number: Tax Map 027, Parcels 005.01

Current Zone: Arterial Commercial (AC)

Requested Zone:
Intermediate Commercial (IC)

Number of Lots: 1

Current Use: Commercial

Proposed Use: Apartments

Notification: City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.

Exhibits: Application and Map

Request

Rezoning a portion of 1 parcel totaling 5.1 acres +/- from Arterial Commercial (AC) to IC (Intermediate Commercial).

Background

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North – Intermediate Commercial (IC) and Arterial Commercial (AC) used for commercial

West – Tourist Commercial (TCL) used for golf course

East – Arterial Commercial (AC) and Winfield Dunn Parkway used for commercial

South – Arterial Commercial (AC) and Low Density Residential (LDR) used for commercial and residential

Staff Comments

The immediate surrounding area is used mostly for commercial with minor residential.

Public Comments

None to date.

Staff Recommendation

The property is located off Winfield Dunn Parkway and is currently fully zoned Arterial Commercial (AC). The request is to create a split zoned lot to build apartments for long-term stays in the rear of the property. The existing zoning designation would not allow for apartments. The intent is to create housing, while sharing the existing commercial driveway, and utilize the view of the river. As the property abuts existing IC zoning, staff recommends approval.

Proposed Rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC)



LDR

IC

LONGVIEW

ROYAL HEIGHTS

RIVER

AC

WINFIELD DUNN

WINFIELD DUNN

LDR

TCL

LDR

RIVER MILL

Legend

- Parcels
- Proposed Rezoning
- City Zoning
- RoadCenterlines

0 115 230 460 Feet

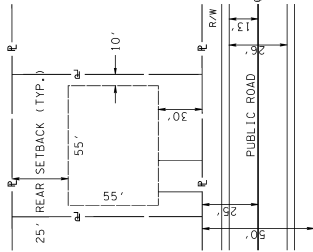
Maxar, Microsoft



LOCATION MAP - NO SCALE

NOTES:

- 1) ALL HOUSE PLOTS ARE 55' X 35' IN SIZE.
- 2) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE EXISTING DRIVEWAY AND SIDEWALKS TO BE MAINTAINED TO BE PAVED WITH QUALITY TYPED AND CONCRETE.
- 3) ACCESS TO ALL UNITS FROM INTERNAL PUBLIC ROAD SYSTEM ONLY.
- 4) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
- 5) PROPOSED BUILDING FOOTPRINTS:
 FRONT - 20' 0" MAX STORY
 REAR - 20' 0" MAX
- 6) CONTIGUOUS UTILIZED FOR THE PROPERTY ARE FROM PREVIOUS COMPANY SURVEY, FIELD VERIFICATION PRIOR TO CONSTRUCTION.
- 7) EXISTING LOT LINES SHALL BE SHOWN WITH A LINE CONTAINING A PERMANENT SURVEY MARK WITH 5' TOLERANCE.
- 8) BUILDING COORDINATES SHOWN ON THIS SITE PLAN ARE POSSIBLE FOOTPRINT OF THE ACTUAL STRUCTURE CONSTRUCTED.
- 9) EACH LOT CONTAINS A MINIMUM OF 6.00 SQUARE FEET.
- 10) DETENTION BASINS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER. DETENTION BASINS SHALL BE CONSTRUCTED AND MAINTAINED TO EXCEED FLOOD PROTECTION AND FLOODING OF THE FINAL PLOT.
- 11) PART OF THE NEIGHBORING 5.000 PROPERTY IS TO BE



CURVE	CHORD BEARING	CHORD LENGTH (RAD)		ARC LENGTH
		CHORD	TABLE	
C1	N 51° 51' W	48.70	524.00	48.73
C2	N 21° 42' E	13.86	150.00	13.87
C3	N 81° 48' E	47.43	75.00	48.26
C4	N 88° 48' E	47.43	75.00	48.26
C5	N 88° 48' E	47.43	75.00	48.26
C6	N 51° 51' W	48.70	524.00	48.73
C7	N 45° 41' W	35.37	250.00	35.33
C8	N 45° 41' W	35.37	250.00	35.33
C9	N 45° 41' W	35.37	250.00	35.33
C10	N 43° 37' E	61.08	75.00	69.35
C11	N 43° 37' E	61.08	75.00	69.35
C12	N 25° 19' E	35.38	250.00	35.38
C13	N 81° 42' E	18.61	200.00	18.62
C14	S 82° 02' E	67.09	75.00	75.00
C15	S 82° 02' E	67.09	75.00	75.00
C16	S 88° 36' E	88.95	50.00	204.13
C17	S 88° 36' E	88.95	50.00	204.13
C18	N 51° 51' E	48.70	524.00	48.73



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SINGLE-FAMILY SUBDIVISION
SITE DEVELOPMENT PLAN / SWPPP

**GENERAL LAYOUT
PLAN VIEW**

DESIGNED BY SWF	CHECKED BY GFN	SCALE 1" = 60'	SHEET ONE	NO. 1	9 SHEETS
DRAWN BY SWF	DATE 9-30-21	FILE NO. 21020			



Certification of Ownership and Dedication
I, the undersigned, being the owner(s) of the property shown and described hereon and that I/we hereby adopt this subdivision plat with my (our) free consent, establish the minimum building restriction lines, setback lines, and easement lines, and dedicate the ways and open space to public or private use as noted.

4/26/23 E. Matthews, E. Matthews, Admin: hsh
Lloyd Myers
Date

Certification of Approval for Recording
I certify that this plat has been found to comply with the provisions of the Tennessee Subdivision Act, and that the improvements have been installed, or an acceptable improvement plan has been submitted, and that this is approved for recording in the office of the county register.

Secretary, Regional Planning Commission

Certification of Street Names
I certify that all street names have been approved by the Tennessee Department of Transportation in compliance with E-911 specifications, and so not conflict with other street names in the county.

4/26/23 E. Matthews, E. Matthews, Admin: hsh
Date

E-911 Coordinator

Certificate of Accuracy
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Professional Surveying of the State of Tennessee. I am a duly Licensed Professional Surveyor in the State of Tennessee. I am the author of this survey and the ratio of precision of this survey is 1:10,000 or better as shown on this map.

This is to certify that I have consulted the federal insurance administration flood hazard boundary map and the property shown is not located in a special flood hazard area, unless otherwise noted.

I, the undersigned, being the owner(s) of the property shown and described hereon and that I/we hereby adopt this subdivision plat with my (our) free consent, establish the minimum building restriction lines, setback lines, and easement lines, and dedicate the ways and open space to public or private use as noted.

Timothy J. Howell, RLS #2263

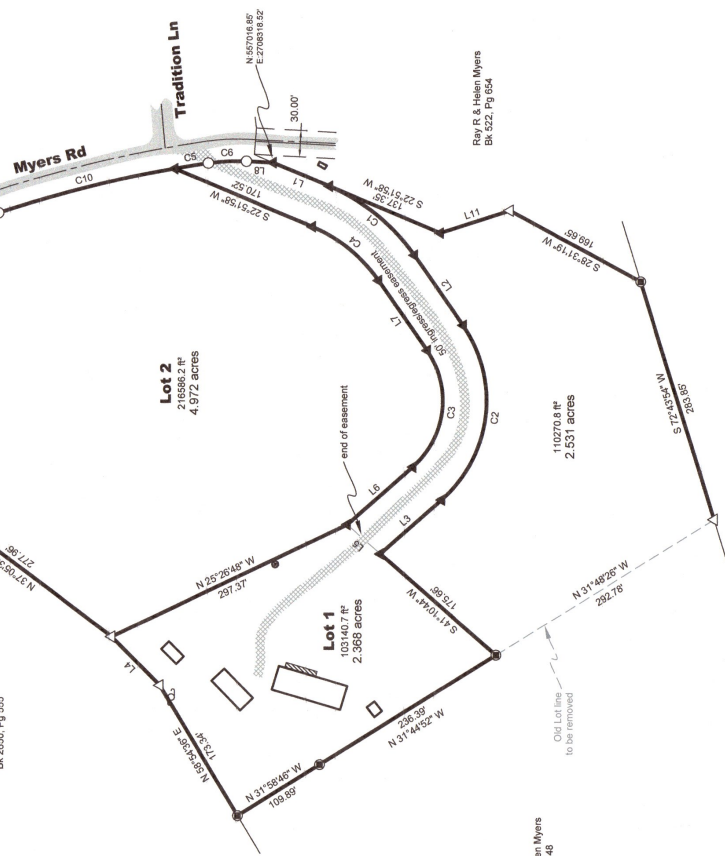


Timothy J. Howell, RLS 2263
865-742-2557
63 Long Springs Rd, Suite #9
Sevierville, TN 37876
thm@tjhs.com

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.00'	126.64'	32°45'37"	N 38°59'21" E	126.88'
C2	1100.00'	148.30'	83°47'11"	S 82°59'24" E	150.33'
C3	1100.00'	148.30'	83°47'11"	S 82°59'24" E	150.33'
C4	1175.00'	88.30'	32°45'37"	N 38°59'21" E	97.20'
C5	1100.00'	148.30'	83°47'11"	S 82°59'24" E	150.33'
C6	225.00'	43.48'	11°04'17"	N 02°46'32" W	43.00'
C7	55.00'	36.13'	31°37'40"	S 44°44'47" E	35.49'
C8	65.00'	94.47'	83°12'12"	N 59°56'06" E	81.49'
C9	1415.23'	207.08'	8°23'01"	N 14°05'47" W	1206.99'

LINE	BEARING	DISTANCE
L1	N 22°31'17" E	69.34'
L2	S 55°05'55" W	97.62'
L3	N 55°05'55" E	97.62'
L4	N 45°08'45" E	77.84'
L5	N 41°10'44" E	50.46'
L6	S 55°05'55" W	97.62'
L7	S 55°05'55" W	97.62'
L8	N 62°43'44" E	30.66'
L9	N 78°25'11" E	45.23'
L10	N 78°25'11" E	45.23'
L11	S 17°43'51" E	153.61'

Lee and Muriel Raulerson
BK 2650, Pg 555

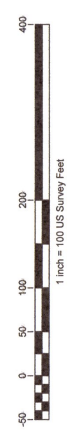


Peggy Patterson
BK 3558, Pg 37

Ray R & Helen Myers
BK 323, Pg 145

110270.8 ft
2.531 acres

Ray R & Helen Myers
BK 522, Pg 554



Lloyd Myers Farm

Final Map of the

Showing property of same
Lloyd Myers
Tax Map 73 Pd 32.03
Deed: BK 532, Pg 774
January 12, 2023

Owner:
Lloyd Myers
1650 Myers Rd
Sevierville, TN 37862

Project:
OHW
Drawing:
Myers 1650



FPA
FARMER & PARTNER
ASSOCIATES
New Jersey New York Pennsylvania Georgia
101 North Point Center East, Suite 120
Atlanta, Georgia 30328
404.378.6719
FPA@fpaowners.com

REV.	DATE	ISSUE FOR:	BY:
0	04/13/23	ZONING	CR
1			KS
2			
3			
4			
5			
6			

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND STAMPED

SITE NAME:

NORTON

SITE NUMBER:

TN-082

SITE ADDRESS:

1414 PARKWAY (US HWY 441 S)

SEVIERVILLE, TN 37862

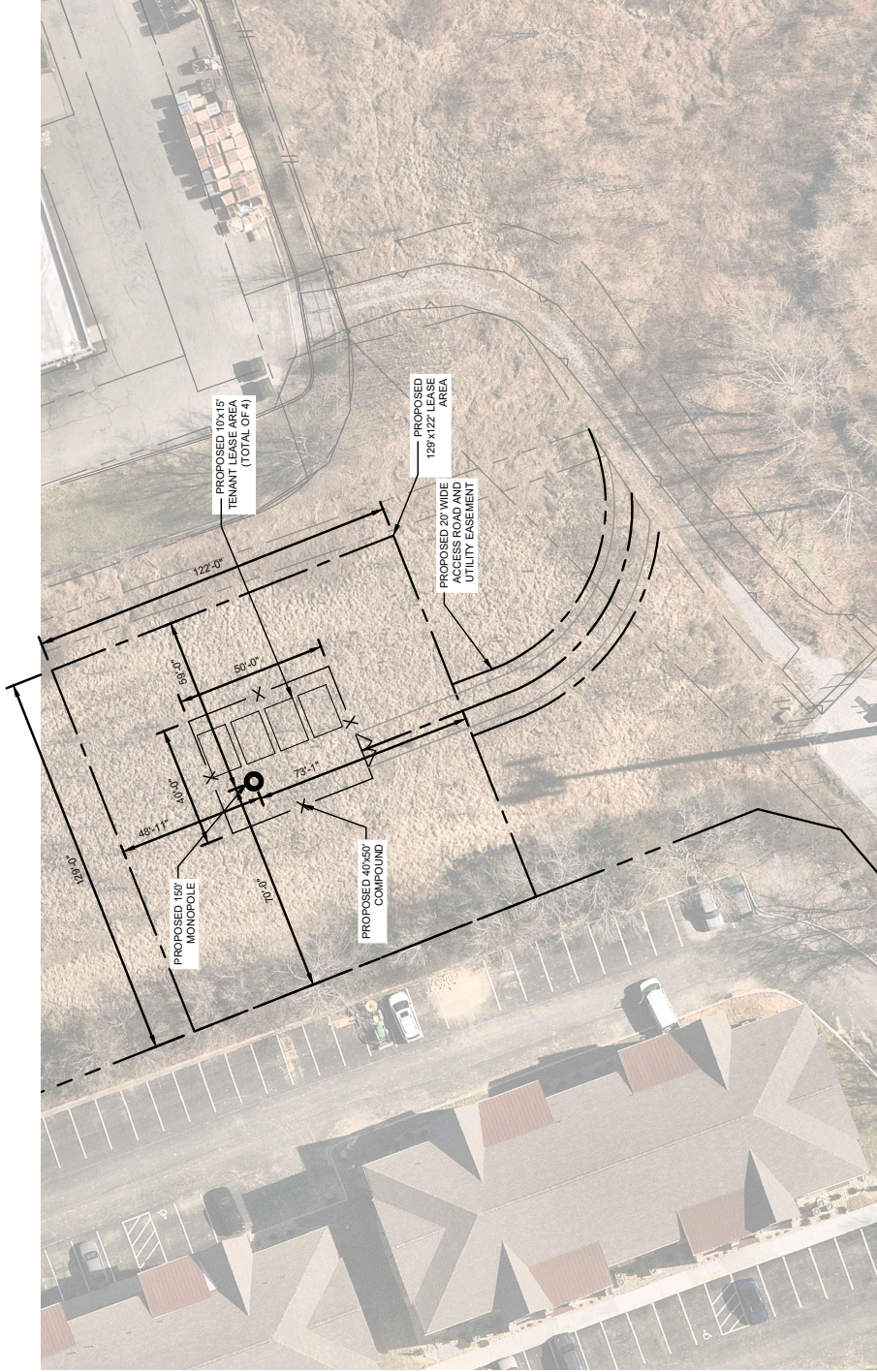
**OVERALL
SITE LAYOUT**

DRAWN BY: CR

CHECKED BY: KS

PROJECT MANAGER: MAS

SHEET NUMBER: C-1



1 **COMPOUND LAYOUT OPTION 1**
C-1
SCALE: 1" = 20' (2X24")
SCALE: 1" = 40' (1X17")

UTILITY NOTE:
PROPOSED UTILITIES SHOWN
ARE SUBJECT TO REVIEW AND
APPROVAL BY THE UTILITY
COMPANY HAVING JURISDICTION