



**PLANNING COMMISSION
MINUTES
DECEMBER 5, 2019**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, December 5, 2019 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT

Lyle Overbay, Chairman

STAFF PRESENT

Dustin Smith, Development Director
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

Vice-Chairman Arwood declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the minutes from the November 7, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

SUBDIVISION – WALLACE SURVEYING REQUESTS SUBDIVISION APPROVAL FOR RIVERDALE PHASE II – 409 RIVERDALE DRIVE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this subdivision plat was deferred at the November meeting, to allow staff more time to research concerns addressed by members of the Riverdale Homeowners Association. The issues included violation of the subdivision regulations and concerns that the area sewer capacity would be exceeded by the new lots created by this plat.

Vice Chairman Arwood recognized Jim Ripley and Tim Wallace, who spoke on behalf of the applicant. Mr. Ripley stated that the recent changes to the Riverdale Phase II made this a legal subdivision. Additionally, the commission does not typically address issues with HOA covenants and restrictions. Mr. Wallace explained that the subdivision only increases density by 2 lots, taking 3 lots into 5.

Prior to this meeting, staff consulted the Water and Sewer department regarding the pump station serving this development. Adequate sewer is available for the area, and, given this information, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision, which received a second by Mr. Helton. The motion passed with all voting in favor of the motion, except for Mr. Snider who abstained.

NEW BUSINESS

ANNEXATION – WILDERNESS AT THE SMOKIES REQUESTS ANNEXATION – TAX MAP 037, PARCELS 58.00 AND 59.00, GISTS CREEK ROAD AND DUNN HOLLOW ROAD.

Staff Recommendation

Mr. Smith explained that the two parcels proposed for annexation are owned by Wilderness Development Corporation. The owner has requested annexation by petition, in accordance with State statutes. These parcels are adjacent to the Soaky Mountain Water Park development, and these parcels would be included for future maintenance buildings and/or development expansion. City services and facilities to this property are available in accordance with the adopted policies and fees for such services. Given this information, staff recommended approval.

Action Taken

Mr. Snider made a motion to approve the annexation. The motion received a second from Mr. Roberts, passed unanimously, and is certified to the Board of Mayor and Aldermen.

ZONING – WILDERNESS AT THE SMOKIES REQUESTS ZONING OF TCL/C-5, TOURIST COMMERCIAL – TAX MAP 037, PARCELS 58.00 AND 59.00, GISTS CREEK ROAD AND DUNN HOLLOW ROAD.

Staff Recommendation

Mr. Smith stating that this zoning designation is in conjunction with the annexation request previously heard by the commission. The adjacent property owned by the Wilderness Development Corporation holds the TCL/C-5 Tourist Commercial designation. Staff recommended approval, given that this zone would be a continuation of an existing zone in that area.

Action Taken

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

SITE PLAN – W. SCOTT WILLIAMS AND ASSOCIATES REQUEST SITE PLAN APPROVAL FOR STONEY RIDGE RV RESORT – 1254 EAST RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commissioners this development previously received approval as a concept plan to allow a grading permit to be issued. The site plan proposes 242 RV pads, tiny homes, glamping tents, and other amenities. He stated that the resort's main entrance would be accessed on Collier Drive, but a smaller emergency/maintenance access road would be located on East Ridge Road. A subdivision plat is needed to establish the lot configuration in the proposed site plan. Staff recommended approval, subject to the subdivision plat going to record.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the recording of the subdivision plat. The motion received a second from Mr. Helton and passed with a unanimous vote.

**SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR QUICK
JET EXPRESS CAR WASH – 1217 DOLLY PARTON PARKWAY (CITY).**

Staff Recommendation

Mr. Smith explained that this proposed car wash would be located between the Y-12 Credit Union and Burger King on Dolly Parton Parkway. Ingress/egress discussions with TDOT have taken place, and despite its proximity to the Y-12 entrance on Dolly Parton Parkway staff anticipates TDOT approval of the plan. The car wash access on Dolly Parton Parkway was the original means on ingress/egress to the overall development and will be shared with future back-lot developments. The plan meets City regulations, and staff recommended approval subject to TDOT entrance permitting approval.

Action Taken

Mr. Roberts made a motion to approve the site plan subject to TDOT approval, which received a second from Mr. Williams. The motion passed unanimously.

**ZONING ORDINANCE AMENDMENT – ESTABLISH A HISTORIC ZONING
COMMISSION AND DOWNTOWN COMMERCIAL HISTORIC OVERLAY DISTRICT.**

Staff Recommendation

Mr. Smith reminded the commission of the recommendation to establish a Historic Zoning Commission and a Downtown Historic Commercial Overlay District. These Zoning Ordinance amendments would allow additional development criteria in order to purpose preserve, protect, and increase awareness of the historic nature of Sevierville’s Downtown area.

He also stated that the proposed district boundary map has been updated to include properties mentioned in previous discussions. The Board of Mayor and Aldermen also discussed the changes at a workshop, and if approved, would hear three readings of the amendments. At this time staff has heard no opposition to the proposed amendment and recommended approval.

Action Taken

Mr. Snider made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Williams. The motion passed with a unanimous vote and is certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – AMEND USE CHART TO ALLOW OVERNIGHT RENTALS IN THE TC, TOWN CENTER DISTRICT.

Staff Recommendation

Mr. Smith explained that both the Board of Mayor and Aldermen and this commission have discussed updating the Sevierville Zoning Ordinance use chart to allow Transient Rental Units in the TC, Town Center district. This amendment would also update Section 5.2, relating to parking conditions in the TC district, by including “lodging” as a use requiring that adequate parking is demonstrated by the applicant. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the Zoning Ordinance amendment. The motion received a second from Mr. Snider, passed unanimously, and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

Given the recent subdivision concerns, Mr. Smith asked the commission their opinion regarding adding a disclaimer to all recorded plats. The disclaimer would act as a reminder that the Planning Commission is not bound by the restrictive covenants of subdivision HOAs. The commission stated that they preferred not to add any language to our existing certificate, fearing it would further complicate the issue.

Mr. Roberts requested to move the regularly scheduled January 2, 2020 meeting to the following week. The meeting was set for Tuesday, January 7, 2020 at 5:00 P.M.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:26 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary