



**PLANNING COMMISSION  
MINUTES  
JULY 7, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, July 7, 2020 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Lyle Overbay, Chairman  
Vincent Snider, Secretary

**STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Helton, and seconded by Mr. Roberts, to approve the minutes from the June 4, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **ELECTION OF OFFICERS**

Staff requested this item be deferred until the August 6, 2020 meeting.

### **SITE PLAN – CANTRELL ENGINEERING & SURVEYING PLLC REQUESTS SITE PLAN APPROVAL FOR CHILDREN’S HOSPITAL/FIRESTONE – 502 WINFIELD DUNN PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that this final site plan proposes both a Children’s Hospital and Firestone Auto Care Center, on the site formerly home to Ryan’s restaurant. He also confirmed that this medical facility is affiliated with the East Tennessee Children’s Hospital, located in Knoxville. Each of the uses will have their own leased area but will shared an access point and some parking. The plan meets City requirements and staff recommended approval.

#### **Action Taken**

Mr. Roberts made a motion to approve the site plan, which received a second by Mr. Helton. The motion passed unanimously.

### **SITE PLAN – NOVELL & POE ENGINEERS REQUESTS SITE PLAN APPROVAL FOR CONVENIENCE STORE & PIZZA RESTAURANT – 636 MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this site plan proposes one building which would house a convenience store and pizza restaurant. This narrow lot on Middle Creek Road holds the AC/C-4 – Arterial Commercial zoning designation in the front of the lot and LDR/R-1 – Low Density Residential in the rear. The proposed structure would be located in the AC/C-4 portion of the lot, while the current existing non-conforming use is located in the back LDR/R-1 portion. Both uses would share a single access point from Middle Creek Road. He also explained that while the proposed site distance from the road isn’t currently an issue, it could become one in the future if Middle Creek Road is ever expanded. Given that, staff requested the site be set back an additional 5 feet and can recommend approval subject to this revision.

#### **Action Taken**

Mr. Fox made a motion to approve the site plan subject to an additional 5 feet landscape buffer in the front of the parcel. The motion received a second by Mr. Williams and passed unanimously.

## **SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR MOBILE-MODULAR HOME SALES – 2510 WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith stated that this site plan is for a Mobile/Modular Home Sales to be located on the corner of Winfield Dunn Parkway and Lee Greenwood Way. The business currently operates at their Dolly Parton Parkway site and would move to this location once the project is complete. The plan proposes using the existing asphalt for home display and maintaining current access points. An office and ADA access from the Right-of-Way would be added to the site. The designers are still working out the details of the ADA access, and pending resolution of this issue, staff can recommend approval.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to ADA accessibility requirements being met. Mr. Helton offered a second to the motion, which passed with a unanimous vote.

## **STAFF REPORT**

### **Long Range Plan Outline**

Mr. Smith explained that the Long Range Plan outline provided to the commissioners details each of following 6 steps in the process: information gathering and analysis of existing conditions; community engagement; setting goals, objectives, and policy consideration; land uses (both existing and future); final adoption; a proposed initial survey.

Ms. Rodreick reviewed previous Long Range Plans, making note of what has been previously planned and what has been completed. The timeline of this process is unknown, given the uncertainty of holding public meetings due to COVID-19 restrictions, and being developed in tandem with the transportation study.

### **Action Taken**

Mr. Fox made a motion to approve staff starting the plan information gathering and analysis. The motion received a second by Mr. Williams and passed with a unanimous vote.

### **FY 2020 Annual Report**

Mr. Smith presented a slide show which included charts and graphs of the data provided to the commissioners prior to the meeting. He also offered to email them the information after the meeting.

The data indicates an increase in residential remodel and multi-family dwelling permits issued over the last 3 fiscal years. A large increase in Assembly permits/valuations are due to the Soaky Mountain Waterpark project. He also noted that both Board of Zoning Appeals and Rezoning requests are lower than previous years.

**ADJOURNMENT**

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

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Brooke Fradd, Recording Secretary