



**PLANNING COMMISSION  
MINUTES  
AUGUST 6, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, August 6, 2020 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Robbie Fox  
Wayne Helton  
Austin Williams

**MEMBERS ABSENT**

Daryl Roberts

**STAFF PRESENT**

Dustin Smith, Development Director  
Bob Parker, Parks & Recreation Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
Brooke Fradd, Recording Secretary

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Arwood, and seconded by Mr. Williams, to approve the minutes from the July 7, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **ELECTION OF OFFICERS**

Staff requested this item be deferred.

## **NEW BUSINESS**

### **REZONING – BOBBY W. RIGGS REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-2, GENERAL COMMERCIAL – 380 RAINBOW ROAD (PLANNING REGION)**

#### **Staff Recommendation**

Mr. Smith explained that this site is just outside the City limits, in the Planning Region, A heliport operated out of this location as a nonconforming use but ceased used approximately two years ago. Given the amount of time which has passed, resuming operation requires conformity to the zoning requirements. The property is currently zoned County R-1, Rural Residential, and is surrounded by other residential and agricultural properties. The site does not meet County site plan regulations, due to its proximity to residential uses. In consideration of these factors, staff could not recommend approval.

#### **Action Taken**

Mr. Helton made a motion to deny this rezoning request, which received a second by Mr. Snider. The motion passed unanimously and is certified to the County Commission.

### **SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR JENSEN PROPERTY – PHEASANT RIDGE ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this proposed subdivision would create 5 lots out of 1 existing lot. The proposed lots will each be over one acre. The property lies near the Sevierville Golf Club, just off Old Knoxville Highway. The subdivision meets regulations and staff recommended approval.

#### **Action Taken**

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

**SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR SAVANNAH MEADOWS – 219 MAGGIE MACK LANE (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission that they granted preliminary approval for this subdivision last year and explained that this submittal is for final approval. The plat creates 17 lots, including a lot used as a permanent detention area. The road topping has not yet been applied to the subdivision's street, Brooklyn Springs Court. A bond in the amount of \$22,000 must be provided for this work prior to staff recording the subdivision plat.

Mr. Smith also explained that lots 13-16 do not meet the 80-foot width requirement, as outlined in the Subdivision Regulations. A variance to these regulations can be made at the discretion of the commission. He stated that the developer has presented sample house layouts which will fit on the lot as designed. Staff has explained to the developer that approval of the subdivision as it is currently presented would preclude future variances from being granted for these lots.

**Action Taken**

Mr. Arwood made a motion to approve the subdivision, subject to the \$22,000 bond being received by the City and the understanding that no future variances will be granted because of the variance from the subdivision regulations for lots 13-16. Mr. Snider offered a second to the motion, which passed with a unanimous vote.

**SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR AN OFFICE BUILDING – 545 HIGH STREET (CITY).**

**Staff Recommendation**

Mr. Smith informed the commission that that Citizen Advisory Committee to the Historic Residential/Office District approved the site plan at their meeting earlier in the week. The designer presented two options for the handicap accessibility to the committee, and they chose the option which keeps the access on the site, rather than connecting it to the sidewalk. The selected option is as presented on the site plan submitted to the Planning Commission.

The property sits on the corner of High Street and Eastgate Road, currently having an access point on each road. The site plan proposes eliminating the entrance off Eastgate Road. The HRO committee also recommended the existing brick from the front of the building be extended 2 feet around the corner of the northern side of the building. The plan meets City requirements and staff recommended approval.

**Action Taken**

Mr. Helton made a motion to approve the site plan, with Mr. Arwood providing a second. The motion passed with a unanimous vote.

**PLAYGROUND PROJECT – STAFF REQUESTS APPROVAL FOR A NEW PARKS & RECREATION PLAYGROUND PROJECT (CITY).**

**Staff Recommendation**

Mr. Parker explained that request is for improvements to the playground located just behind the community center. Approval would allow staff to pursue a grant from BlueCross BlueShield of Tennessee Foundation, which would fully fund construction of BlueCross Healthy Place totaling \$750,000. The new facility would require just over 13,000 square feet, around one-third of the available space on-site.

**Action Taken**

Mr. Snider made a motion to approve the playground project, an improvement to public property. The motion received a second from Mr. Helton and passed with a unanimous vote.

**STAFF REPORT**

Mr. Smith reminded the commission of the online training opportunities he sent them via email, acknowledging the members who will be participating. He promised to send future opportunities as they become available.

Mayor Fox recognized Vice Chairman Arwood for his service to the Planning Commission and informed the group that Mr. Arwood would be stepping down from his role. Mr. Smith thanked the vice-chair for 26 years of service to the City of Sevierville.

**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