



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 3, 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, September 3, 2020 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

**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

Mr. Snider declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**

A motion was made by Mr. Helton, and seconded by Mr. Williams, to approve the minutes from the August 6, 2020 meeting. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **ELECTION OF OFFICERS**

Mr. Smith informed the commission of Chairman Lyle Overbay's resignation and reminded them that Vice-Chair position had been vacated with Jim Arwood's resignation. After some discussion, the members voted on new officers.

Chairman – A motion was made by Mr. Roberts and seconded by Mr. Helton, nominating Mr. Snider as chairman. The motion passed with a unanimous vote.

Vice-Chairman – Mr. Roberts made a motion to elect Mr. Williams as vice-chairman. Mr. Fox offered a second to the motion, which passed with a unanimous vote.

Secretary – Mr. Roberts made a motion, which received a seconded by Mr. Helton, nominating Mr. Messer as secretary. The motion passed with a unanimous vote.

## **NEW BUSINESS**

### **REZONING – TEMPLE ENTERPRISES REQUESTS REZONING FROM AC/C-4, ARTERIAL COMMERCIAL TO MDR/R-2, MEDIUM DENSITY RESIDENTIAL – 121 TEMPLE LANE (CITY)**

#### **Staff Recommendation**

Mr. Smith explained that this rezoning request is for a location residential in nature, despite the AC/C-4 designation they currently hold. The area is comprised of 3 parcels, and a portion of a 4<sup>th</sup>, which lie on both the east and west sides of Hardin Lane. On the west side of Hardin Ln, the portion of a parcel is part of a larger parcel that holds split zoning designations of LDR/R-1 (Low Density Residential) and AC/C-4. Only the portion currently zoned AC/C-4 is included with the full parcels on the east side of Hardin Lane in this rezoning request.

Mr. Smith stated that the proposed rezoning change is a logical expansion of the MDR zone, more fitting with character of the area. Given the parcels' location on a local road, the residential nature of the area, and the existing adjacent MDR/R-2 zoning, staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve this rezoning request, which received a second by Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**SITE PLAN – DENIS RYAN REQUESTS SITE PLAN APPROVAL FOR SEVIER COUNTY ANIMAL CLINIC – 803 MIZE LANE (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission that this portion of Mize Lane had recently been approved for a Right-of-Way abandonment to allow for the combining of the two lots and this proposed site plan. Sevier County Animal Clinic would like to continue working out of the existing building until the new facility has been completed. At that point, they will demolish the old structure.

The plan as presented still needs a fire hydrant, and the designers have been made aware of the change needed. Additionally, drainage calculations need to be verified. Pending the resolution of these issues, staff recommended approval.

**Action Taken**

Mr. Williams made a motion to approve the site plan, subject to verification of drainage calculations. Mr. Fox offered a second, and the motion passed with a unanimous vote.

**SITE PLAN – 360 SURVEY & MAPPING REQUESTS SITE PLAN APPROVAL FOR HICKORY HILL TOWNHOMES – 1137 ERNEST MCMAHAN ROAD (CITY).**

**Staff Recommendation**

Mr. Smith remind the commission that the originally submitted site plan for this development was withdrawn due to layout and site distance issues for the ingress and egress points. The current plan details Phase I, which consists of 14 units, and resolves all previous concerns. The designer has agreed to add a fire hydrant to the plan, but the update is not reflected in the presented version. With this addition, staff recommended approval.

**Action Taken**

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

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR VENTURE CONTRACTING TRANSFER STATION – 1119 GLENNHILL LANE (CITY).**

**Staff Recommendation**

Mr. Smith explained that this plan proposes a site for the transfer and breakdown of construction waste. The city's Public Works Department has recommended Wilson Road be widened from 18 feet to 26 feet to facilitate the additional traffic this station would generate. Mr. Smith confirmed for the

commission that the existing Right-of-Way is large enough to accommodate this request, and no further land would need to be purchased.

Additionally, the drive aisle adjacent to parking area needs to be increased to 20 feet in width to allow for tower truck setup. Prior to operation of the facility, TDEC permits would be required. Mr. Smith also explained that due to the nature of the facility, the transfer station must obtain Board of Mayor and Aldermen approval. Pending obtainment of these permits, staff recommended approval.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the issuance of TDEC permits. Mr. Williams provided a second, the motion passed unanimously, and is certified to the Board of Mayor and Aldermen.

### **SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR EZ LOG STRUCTURES SALES CENTER – 1751 WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith stated that this plan proposes a modular home sales and display site on the corner of Winfield Dunn Parkway and Badger road. The existing pavement, shown on the plan, is currently in the Right-of-Way. TDOT has agreed to allow the pavement to remain if the entrance is relocated from its current location to a new location further south from Badger Road. The designer has been notified that a fire hydrant also needs to be included. With that addition, the plan meets city regulations and staff recommended approval.

### **Action Taken**

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

### **SITE PLAN – NORVELL & POE, ENGINEERS REQUEST SITE PLAN APPROVAL FOR CLABOUGH'S CAR WASH – TAX MAP 610, GROUP A, PARCEL 22.01, PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained this car wash is proposed to be located in the Cate Road Retail and Restaurant development. No additional access points will be needed, as it is sharing the existing driveway. The site plan meets city regulations. Subject to the subdivision plat going to record, staff recommended approval.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the subdivision plat going to record. Mr. Messer provided a second, and the motion passed with a unanimous vote.

### **ROAD RELOCATION – W.C. WHALEY, INC REQUESTS ROAD RELCATION FOR CHURCH OF GOD HOME FOR CHILDREN ACCESS ONTO PARKWAY – 440 PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Smith informed the commission that this proposed plan relocating Connie Houston Drive, currently a private street providing access from the Parkway to the Church of God Home for Children and to the soccer fields on the property. Staff has requested removal of the existing curb cuts, outside of the road entrance and northern most access point. Staff approval is contingent on this change, which is not depicted on the plan as presented.

Marcus Whaley addressed the commission, explaining that the move would provide a safer road location, as visibility is currently poor. He also stated that this is a preliminary drawing, and if approved, it will be followed with a subdivision plat.

The commission discussed the potential options for improving the traffic flow of this area. They also asked Mr. Whaley questions about the plan, including potential traffic to be generated by future developments of this commercial land. Mr. Smith explained that the road location is too close to Forks of the River Parkway to allow the addition of a traffic signal, even if high traffic development was built at this site.

### **Action Taken**

Mr. Roberts made a motion to approve the road relocation, subject to the additional existing curb cuts being removed at the Parkway, taking the site down to 1 road access and 1 additional access point. Mr. Messer offered a second, and the motion passed with a unanimous vote.

### **MASTER SIGN PLAN – INTERGRATED IMAGE A MASTER SIGN PLAN AMENDMENT FOR SMOKY MOUNTAIN GATEWAY – 730 WINFIELD DUNN PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that the Smoky Mountain Gateway master sign plan originally received approval from this commission, and this amendment only pertains to the Mapco portion of the site. The approved plan allows Mapco to have one monument sign, fronting Winfield Dunn Parkway. The

amendment requests this sign be changed to a pole sign, and the addition of a monument sign on the internal development road.

The applicant addressed the commission, explaining that they are requesting a pole sign to help with visibility due to the site's elevation. Staff recommended two signs be allowed, so long as the overall total square footage does not surpass the previously established 180 allowable square feet, and both signs constructed as monument signs. The applicant requested that a pole sign be allowed at the roadway.

The applicant expressed disinterest in a monument sign and offered to wrap the supporting pole in brick columns to make it more visually appealing. Mr. Smith explained that the sign location had been brought to grade, allowing a monument sign to be visible from the street. Staff saw no reason for a pole sign to be necessary and could not recommend any amendment which approved the use of something other than a monument sign.

Given the lack of consensus between the commission and the applicant, the petitioner requested additional time to create an acceptable modification.

### **Action Taken**

Mr. Roberts made a motion to defer the amendment request. Mr. Williams seconded the motion, which passed with a unanimous vote.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:05 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary