



**PLANNING COMMISSION  
MINUTES  
DECEMBER 3, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held via electronic means due to COVID-19 on Thursday, December 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  
Butch Stott

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Officer  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Roberts, and seconded by Mr. Stott, to approve the minutes from the November 5, 2020 meeting with a minor revision. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **ANNEXATION – JAMES TEMPLE OF TEMPLE ENTERPRISES, LLC REQUESTS ANNEXATION – TAX MAP 61, PORTION OF PARCEL 019.00, EAST HARDIN LANE.**

#### **Staff Recommendation**

Mr. Smith stated that this annexation request encompasses 0.78 acres of a larger parcel falling under the Sevier County jurisdiction. The annexation of this property, in addition to the portion of this parcel already within the City limits, would facilitate a proposed townhome development. City Water & Sewer services are available at this location, with connection at the developer's expense. Staff recommended approval.

#### **Action Taken**

Mr. Fox made a motion to approve the annexation request. A second was offered by Mr. Helton, passed with unanimous approval, and is certified to the Board of Mayor and Aldermen.

### **ZONING – JAMES TEMPLE OF TEMPLE ENTERPRISES, LLC REQUESTS ZONING OF PROPOSED ANNEXATION MDR/R-1, MEDIUM DENSITY RESIDENTIAL – TAX MAP 61, PORTION OF PARCEL 019.00, EAST HARDIN LANE.**

#### **Staff Recommendation**

Mr. Smith explained that this zoning request is in conjunction with the previously approved annexation request, to bring in the property into the City as MDR/R-2, Medium Density Residential. Also on the December agenda is a request to rezone the portion of the parcel already in the City limits to MDR/R-2, making this a congruent zoning.

The commission questioned the amount of additional traffic East Hardin Lane could support. Mr. Smith informed them that due to traffic studies, adding a double stripe down the center of the road has been added to the Public Works 5-year Paving Plan. The Public Works Department is aware of the proposed zoning designation and expressed no concerns over the increase in traffic volume. Likewise, no comments from nearby property owners have been received at the time of the meeting, and staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve the MDR/R-2 zoning request, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**REZONING – JAMES TEMPLE OF TEMPLE ENTERPRISES, LLC REQUESTS  
REZONING FROM LDR/R-1, LOW DENSITY RESIDENTIAL TO MDR/R-1, MEDIUM  
DENSITY RESIDENTIAL – TAX MAP 61, PORTION OF PARCEL 019.00, EAST HARDIN  
LANE (CITY).**

**Staff Recommendation**

Mr. Smith stated that this rezoning request is associated with the annexation and zoning requests approved by the commission earlier in this meeting. The property to the east is zoned MDR/R-2, while the properties to the north and south are zoned LDR/R-1. Property to the west is vacant land falling under the Sevier County jurisdiction. Given the existing adjacent MDR/R-2 zone, staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the rezoning request from LDR/R-1 to MDR/R-2, which received a second from Mr. Helton. The motion passed with all voting in favor except Mr. Messer, who experienced technical difficulties.

**RIGHT-OF-WAY ABANDONMENT – W.C. WHALEY, INC AND RONALD OGLE  
REQUEST RIGHT-OF-WAY ABANDONMENT – TAX MAP 49N, GROUP D, PARCEL  
1.00, PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that this Right-of-Way abandonment request concerns R-O-W fronting the Smoky Mountain Children’s Home on the Parkway. The abandon area includes 0.32 acres to the edge of the sidewalk. The originally submitted design request prompted on-site meetings with City staff to discuss potential options. Staff offered recommendations which would allow utility poles and hydrants to remain in the R-O-W, ten feet from the sidewalks.

The designer is aware of the requested changes and will provide an updated plan. However due to staffing shortages, he was unable to have the update available at the time of this meeting. Ronald Ogle has proposed constructing a greenway which would connect the existing West Prong Greenway to the sidewalk. He has also discussed constructing a gazebo in exchange for the R-O-W abandonment, but staff has not seen official plans of either of these two projects.

Staff recommended deferring the item, until the revised R-O-W drawing and greenway construction drawings could be reviewed.

## **Action Taken**

Mr. Fox made a motion to defer the Right-of-Way abandonment request. The motion received a second from Mr. Williams and passed unanimously.

## **STAFF REPORT**

None

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:29 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary