



**PLANNING COMMISSION  
MINUTES  
JANUARY 7, 2021**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held via electronic means due to COVID-19 on Thursday, January 7, 2021 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  
JC Green, Fire Marshal  
Brooke Fradd, Recording Secretary

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

**APPROVAL OF MINUTES**

Mr. Stott made a motion to approve the minutes from the December 3, 2020 meeting, which received a second from Mr. Williams. The motion passed with a unanimous vote.

## **OLD BUSINESS**

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

#### **Staff Recommendation**

Mr. Smith reminded the commission that this Right-of-Way abandonment request was first presented at the December 2020 meeting. Staff has requested that the abandonment area be reduced to 10 feet from the sidewalk to allow for utility access. Mr. Ogle has proposed constructing a connecting greenway in exchange for this ROW abandonment, but the plan was not provided at the time of the meeting.

The commission discussed ensuring that the greenway be built to Tennessee Department of Transportation (TDOT) and Americans with Disabilities Act (ADA) standards. Mr. Smith informed the commission that Mr. Whaley, the project designer, is aware of these requirements. He presented them with two options to help ensure that the work was completed in a timely and adequate manner – holding a bond for the estimated project cost amount and adding a reversion clause to the Quit Claim deed. He explained that the greenway should be approximately 300 to 400 feet in length, and the work should take no longer than 1 year.

#### **Action Taken**

Mr. Roberts made a motion to approve the Right-of-Way abandonment request, subject to a bond being issued, the Greenway being built to TDOT and ADA specifications, and a reversion clause if the work is not completed in one year being added to the Quit Claim deed. A second was offered by Mr. Stott, passed with unanimous approval, and is certified to the Board of Mayor and Aldermen.

## **NEW BUSINESS**

### **REVIEW OF RESOLUTION – STAFF RECOMENDS RESTATEMENT OF THE CITY BOUNDARY – TAX MAP 48E, GROUP C, PARCEL 7.01, 923 JERSEY DRIVE (PLANNING REGION)**

#### **Staff Recommendation**

Mr. Smith stated that upon review the City's Finance Department and the County's Tax Assessor's office discovered discrepancies in the tax roll. Both this property on Jersey Drive and the following agenda item have been included in the City limits, despite never being annexed. The proposed resolution would restate the City boundary, to reflect that this location is not within the City limits.

The property owner contacted staff for clarification but had no issues with the proposal. This resolution will be presented to the Board of Mayor and Aldermen and will have a public hearing prior to adoption.

### **Action Taken**

Mr. Stott made a motion to approve the map restatement resolution, and Mr. Helton offered a second. The motion passed with unanimous approval and is certified to the Board of Mayor and Aldermen.

### **REVIEW OF RESOLUTION – STAFF RECOMENDS RESTATEMENT OF THE CITY BOUNDARY – TAX MAP 49A, GROUP A, PARCEL 21.01, SPRING STREET (PLANNING REGION)**

### **Staff Recommendation**

Mr. Smith explained that this location on Spring Street was included in the City limits without any record of annexation. As with the previous agenda item, this resolution would restate the City boundary and correct that error.

Staff sent a notification letter to the property owner but had no further discussion with them. Mr. Smith explained that if they had issues with this action, they either must provide proof of annexation or request annexation by petition. This resolution will also be presented to the Board of Mayor and Aldermen and will be open for public comment at the public hearing prior to passage.

### **Action Taken**

Mr. Stott made a motion to approve the map restatement resolution, which received a second from Mr. Fox. The motion passed with unanimous approval and is certified to the Board of Mayor and Aldermen.

### **SITE PLAN – MIKE SUTTLES SURVEYING REQUESTS SITE PLAN APPROVAL FOR PCA PRODUCTS WAREHOUSE – 1803 & 1807 PITTMAN CENTER ROAD (CITY)**

### **Staff Recommendation**

Mr. Smith stated that this proposed site plan is for two buildings to be located on two lots, with a shared driveway and access point onto Pittman Center Road. The location would be the home of a screen door construction business, which uses non-combustible materials. The buildings would be completed in 2 phases. All staff concerns have been addressed on the existing site plan, and staff recommended approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

### **SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS SITE PLAN APPROVAL FOR UT MEDICAL OFFICE – 1130 MIDDLE CREEK ROAD (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this site plan proposes a 9,500 square foot addition to the existing University of Tennessee Medical Office, located on Middle Creek Road. Additional parking for the addition has been included on the plan and exceeds City requirements. Landscaping plans were received on the most updated copy of the plan, and staff recommended approval.

### **Action Taken**

Mr. Fox made a motion to approve the site plan. Mr. Messer offered a second and the motion passed with a unanimous vote.

### **SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR TIMELESS RESORT OF THE SMOKY'S – TAX MAP 61, PARCEL 125.05, VETERANS BOULEVARD (CITY).**

### **Staff Recommendation**

Mr. Smith presented the site plan, which proposes a 22-unit cabin overnight rental development to be located on Veterans Boulevard. The resort also includes a pool and a clubhouse. The plan proposes ingress/egress at an existing median cut, an approved access in compliance with the Corridor Management Agreement. All outstanding issues have been addressed and staff recommended approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan, receiving a second from Mr. Roberts. The motion passed with a unanimous vote.

**STAFF REPORT**

None

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:28 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary