



**PLANNING COMMISSION
MINUTES
APRIL 1, 2021**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, April 1, 2021 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice Chairman

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

Mr. Fox made a motion to approve the minutes from the March 4, 2021 meeting, which received a second from Mr. Stott. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR VARSITY SQUARE SUBDIVISION – 1201 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith informed the commissioners that this subdivision plat creates 5 total lots at Graduate Drive and Industrial Park Drive, including one lot with frontage on Dolly Parton Parkway. No additional curb cuts will be created on Dolly Parton Parkway. The property owner's intention, as staff understands it, is to sell this property to auction. This subdivision plat approval allows for the property to be sold to multiple owners or can remain in one piece with the plat unrecorded, should one party purchase the entire area. The plat meets City regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the final subdivision plat. Mr. Messer offered a second and the motion passed with a unanimous vote.

SUBDIVISION – TENNESSEE LAND DEVELOPMENT SERVICES REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR LOVELAND BUILDING SITES AND CEDAR HILLS – 113 CEDAR HILLS ROAD (CITY/PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this proposed subdivision affects six lots on Cedar Hills Road and is being requested for estate planning purposes. The plat will also correct setback issues, bringing two lots into further compliance. The portions of the property to the south of Cedar Hills Road are in the City limits, while the lots to the north are located in the City's Planning Region. The subdivision plat meets regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the final subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

**SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS PRELIMINARY
SUBDIVISION PLAT APPROVAL FOR EAST HARDIN LANE SUBDIVISION –
PORTION OF TAX MAP 61, PARCEL 19.00, EAST HARDIN LANE (CITY).**

Staff Recommendation

Mr. Smith stated that the applicant amended the original request, ask for preliminary rather than final approval for this 20 lot Planned Unit Development (PUD). As indicated on the plat, lot 20 will be reserved for detention purposes only. Mr. Smith explained that there is a conflict between the City PUD standards and the City’s Zoning Ordinance regulations. The PUD standards have been updated to allow for a bit more flexibility with building separation on a single lot, so long as they meet building code standards. However, the required setbacks for these individually parceled PUD lots would be that required of the MDR – Medium Density Residential zoning district.

Mr. Smith explained that the separation between the buildings will be between 14 to 16 feet, closely matching the MDR standards of 8-foot side setbacks. He also explained that the easement in the back of the lots is for a 14-foot drive aisle, accommodating garbage pickup and two car garages accessed in the rear of the homes. The property developer Leonard Wearing address the commission, explaining that the one-way lane will be maintained by the HOA.

Action Taken

Mr. Roberts made a motion to grant preliminary approval of the subdivision plat. Mr. Stott offered a second and the motion passed with a unanimous vote.

**SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR A RETAIL
STORE – 648 OLD DOUGLAS DAM ROAD (CITY).**

Staff Recommendation

Mr. Smith informed the commission that this request is to convert an existing residence into a retail store for the sale of exotic fish. The applicant is also proposing to build a single-family-dwelling in the rear of the parcel. This site will be developed as a PUD, requiring the buildings either meet setback or building separation requirements.

The commissioners questioned the layout, including the two driveways, parking requirements, and the existing garage currently being used as a residence. Mr. Smith stated that the new owners plan to turn the garage back into an accessory structure upon the completion of the new residence. The site plan meets City regulations, and staff recommended approval.

Action Taken

Mr. Fox made a motion to approve the site plan, subject to only one commercial curb cut and the existing garage returning to accessory structure use. Mr. Stott offered a second and the motion passed with a unanimous vote.

SITE PLAN – SCHEMATIC DESIGN, INC REQUESTS SITE PLAN APPROVAL FOR A FOOD MARKET/GAS STATION – 310 E. MAIN STREET (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this site was granted a variance at the last Board of Zoning appeals meeting. While the ruling granted a 10-foot front yard setback variance taking the required setback from 30 feet to 20 feet for the gas canopy, this site plan only uses 5 feet of that allowance. The plan has been revised to accommodate a request from TDOT to reduce the ingress/egress widths to 24 feet. With the variance in place, the plan meets City regulations and staff recommended approval.

Action Taken

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

STAFF REPORT

Mr. Smith informed the commission that consultants from WSP will be contact them to schedule a kick-off meeting for the SR-66/448 Corridor Study.

Mr. Smith also stated that the Planning Department receives numerous weekly calls regarding the Transient Rental use. Staff would like to propose updates to the current regulations. Updates could include parking standards, enforceability, and potential changes to the zones which allow this use. Any updates will be submitted to the commission for comments and review prior to being introduced as a Zoning Ordinance update action item.

Mr. Smith also suggested moving the May meeting, due to a conflict with the City elections which are scheduled for the first Thursday of the month. The commission agreed to move the meeting to the following Tuesday, May 11, 2021.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary