



**PLANNING COMMISSION
MINUTES
MAY 11, 2021**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Tuesday, May 11, 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

MEMBERS ABSENT

Butch Stott

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

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

APPROVAL OF MINUTES

Mr. Williams made a motion to approve the minutes from the April 1, 2021 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – RONALD OGLE REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO ARTERIAL COMMERCIAL (AC) – TAX MAP 61, PARCELS 125.04 AND 149.00, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this Veterans Boulevard rezoning request includes two parcels, one with frontage on Burden Hill Road. The developer has stated his intention to combine them into one lot, using access from Veterans Boulevard. The rezoning request to AC – Arterial Commercial is a contiguous expansion of the neighboring parcel's zoning designation.

At the site plan review stage, all access points will be evaluated with the intention of only allowing access points from Veterans Boulevard. Burden Hill Road is a local street and not adequately developed for commercial use. Given the contiguous nature of the zoning expansion and the location on an arterial roadway, staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the rezoning request, with Mr. Roberts offering a second. The motion passed with a unanimous vote and is certified to the Board of Mayor and Aldermen.

MASTER PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS MASTER PLAN APPROVAL FOR SANCTUARY TREEHOUSE RESORT – TAX MAP 38, PARCEL 1.00, PHEASANT RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that master plan approval is required in the TCL – Tourist Commercial district. This 37-acre development is located on Old Knoxville Highway near the Sevierville Golf Club. The site will contain treehouse-style overnight accommodations including amusements and other amenities.

The plan proposes parking spaces in the front of the development, with golf carts taking the guests to their accommodations. The fire marshal and the developer have had conversations regarding emergency access requirements. Staff recommends master plan approval.

Action Taken

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

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR SANCTUARY TREEHOUSE RESORT, PHASE I – TAX MAP 38, PARCEL 1.00, PHEASANT RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this proposed site plan is for Phase I of the just-approved Sanctuary Treehouse Resort master plan. This first phase includes 20 individual units which will have separate access for now. Later phases will introduce the clubhouse access, with golf cart paths. Staff is still waiting on the utility plan, so the request is for preliminary approval to allow for grading and site work. The intention is to bring the plan back for final approval at the June meeting. Staff recommended preliminary approval.

Action Taken

Mr. Roberts made a motion to grant preliminary approval to the site plan. Mr. Fox offered a second and the motion passed with a unanimous vote.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR A COMMERCIAL BUILDING – TAX MAP 62, PARCEL 18.01, MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a building to combine retail and warehouse uses on Middle Creek Road. The retail area would be 1,800 square feet and the warehouse area would be 6,200. The rear of the property has a sixty-foot stream buffer because of the impaired stream designation held by Middle Creek. The developer has applied for a setback variance from the Board of Zoning Appeals, due to the hardship this stream buffer creates. Staff would prefer to see a setback variance granted rather than an encroachment variance into the buffer, and recommended site plan approval subject to the variance being granted.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the setback variance being granted by the BZA. Mr. Helton offered a second and the motion passed with a unanimous vote.

SITE PLAN – STEVEN OGLE REQUESTS SITE PLAN APPROVAL FOR FOX MEADOWS STORAGE – TAX MAP 62H, GROUP C, PARCEL 9.00, FOX MEADOWS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this storage facility is proposed in Fox Meadows Business Park just off Middle Creek Road. The plan calls for two buildings with 22 units each. There will be no office on site. Additional no water and sewer connection or parking is required. The site plan meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR FOX LANDING MINI-STORAGE – TAX MAP 62, PARCEL 33.10, FOX LANDING COURT (CITY).

Staff Recommendation

Mr. Smith stated that this is a revision for a previously approved site plan for storage units on Fox Landing Court. The original plan proposed 3 buildings, totaling 137 units, while the revised plan proposes one building with 60 units. The remaining area will be for a storage yard, which will require a buffer. With this in place, the site plan meets regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan. The motion received a second from Mr. Messer and passed with a unanimous vote.

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR BLALOCKS CAMPGROUND – 1309 PARK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes a campground on Park Road, just behind the Pilot on the Parkway. The owners intend to use the facility for employee and guest use, not necessarily commercial purposes. Staff continues to have ongoing discussions with the developers regarding the solid waste collection. Subject to the resolution of this issue, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to solid waste collection resolution. The motion received a second from Mr. Fox and passed with a unanimous vote.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR TENNESSEE ORTHOPEDIC CLINIC – TAX MAP 61, PARCEL 125.02, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that the site for this plan, an approximately 6,000 square foot medical office building, was recently rezoned from LDR – Low Density Residential to AC – Arterial Commercial. The site's access is in line with the median cut and meets the Veterans Boulevard Corridor Management Agreement. The plan meets City regulations and staff recommended approval.

Action Taken

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

SITE PLAN – SEVIERVILLE WATER DEPARTMENT REQUESTS SITE PLAN APPROVAL FOR STORAGE BUILDING – 2291 MCCROSKEY ISLAND ROAD (CITY).

Staff Recommendation

Mr. Smith said that the Sevierville Water Department is proposing to put a storage building for their water and sewer plant on McCroskey Island. The plan meets FEMA flood requirements and requires Planning Commission approval because it would be an addition to public infrastructure. Staff recommended approval.

Action Taken

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

GRADING & ENTRANCE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP
REQUESTS GRADING AND ENTRANCE PLAN APPROVAL FOR DUMPLIN CREEK,
PHASE I – TAX MAP 8, PARCEL 109.00, FORETRAVEL DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this plan contains the main entrance on Winfield Dunn Parkway, a right-in/right-out only, and internal roads for Phase I of the development. Site plans will be submitted for additional phases of the development at later dates. The developers are working with the Tennessee Department of Transportation to ensure this entrance onto Winfield Dunn Parkway is as efficient as possible.

The plan also includes initial grading for Phase I of this development. The commission questioned if further dirt removal would be needed. Kacie Huffaker, representing Robert G. Campbell & Associates, LP explained that most of the removal has already been done at this point.

Diana Lopez, a concerned neighbor addressed the commission with concerns about possible flooding in the area. Mr. Smith explained that the City's Stormwater regulations and controls in place should mitigate runoff from the project as much as possible, and they should not see an increase to any flooding levels as development goes forward.

Action Taken

Mr. Helton made a motion to approve the grading & entrance plan. Mr. Williams provided a second to the motion, which passed unanimously.

STAFF REPORT

Mr. Smith opened the discussion regarding Transient Rental uses, including staff's presentation of potential updates to the Zoning Ordinance. He explained the current standards and regulations do not provide for a permitting process and provide limited enforceability. They discussed thoughts on potentially changing the allowable use zones – specifically the MDR – Medium Density Residential and the HRO – Historic Residential/Office districts. Mr. Williams and Rod McCarter, property owner on Prince Street, mentioned the benefit opening the HRO opened to transient rentals in some capacity would provide to downtown development.

Mrs. Rodreick explained that she receives frequent phone calls on transient rentals, many of them complaints about operation in a zone which does not allow them. She provided information to the commission on what other cities do to regulate the use. Daniel Bice, a resident of Beverly Hills – a subdivision zoned LDR – Low Density Residential, addressed the commission explaining the issues his neighborhood has experienced due to an illegally operating transient rental.

Mr. Smith stated that staff would work with the HRO Citizen Advisory Committee regarding potential updates to the HRO district use. Additionally, staff will write up permitting regulations for the Transient Rentals based on this discussion to be considered at the next Planning Commission meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:57 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary