



**PLANNING COMMISSION  
MINUTES  
JUNE 3, 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**

Austin Williams, Vice Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Butch Stott

**MEMBERS ABSENT**

Vincent Snider, Chairman  
Daryl Roberts

**STAFF PRESENT**

Dustin Smith, Development Director  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
JC Green, Fire Marshal  
Bryon Fortner, Public Works Director  
Brooke Fradd, Recording Secretary

Vice-Chairman Williams declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**

Mr. Helton made a motion to approve the minutes from the May 11, 2021 meeting, which received a second from Mr. Fox. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **MASTER PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS MASTER PLAN APPROVAL FOR SKYLAND RANCH – TAX MAP 72, PARCELS 59.00 AND 59.03, PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that this master plan is proposed for the area on the Parkway near New Era Road, across from the Tanger Outlets. The plan includes a ranch development, accessible by chair lift, and a mountain coaster. This development will require demolition of the lodge and relocation of the existing zipline. This master plan is required by the property's Tourist Commercial (TCL) zoning designation.

Given the size of the site, a bond to cover erosion and sediment control will be required. A traffic engineer will need to review the round-about during the site plan phase, but the developer intends on keeping the roads private. Staff will request the roads be built to City standards, and recommended master plan approval.

#### **Action Taken**

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

### **SITE PLAN – W.C. WHALEY INC REQUESTS SITE PLAN APPROVAL FOR EASTGATE STORAGE – 719 EASTGATE ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this plan is an expansion of the existing storage units on Eastgate Road. The back of the property recently was rezoned to AC-Arterial Commercial to match the front of the parcel. Staff recommended that the applicant extend the drive aisle from the current 10-foot width to 12 feet to aid in traffic circulation. The applicant chose to request approval from the Planning Commission without such change.

Marcus Whaley addressed the commission, explaining that fire standards have changed since the building was constructed. A turn around has been added to the back of the site to accommodate larger emergency units.

### **Action Taken**

Mr. Stott made a motion to approve the site plan, subject to the fence being relocated and the drive aisle widened to at least 12 feet. Mr. Helton offered a second and motion passed with a unanimous vote.

### **SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR CROSSWAY VILLAGE – TAX MAP 62, PARCEL 33.07, FOX LANDING COURT (CITY).**

### **Staff Recommendation**

Mr. Smith stated that this site is located directly behind WellKey Urgent Care on Veterans Boulevard. It proposes a 2-story office building, 11,200 square feet in size. Detention is existing off-site, as a part of the larger development. The plan meets regulations and staff recommended approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan. Mr. Messer seconded the motion, which passed with a unanimous vote.

### **SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR CROSSING CHURCH EXPANSION – 2941 DOUGLAS DAM ROAD (CITY).**

### **Staff Recommendation**

Mr. Smith explained this proposed church expansion is a 5,426 square feet fellowship hall. The existing fellowship hall would be demolished and replaced with this larger building. The church also owns the gravel lot across the street, which provides additional parking for the assembly. The plan meets standards, with the exception of the side setback encroachment, for which the applicant has submitted a request for a Board of Zoning Appeals variance.

Jeremy Puckett addressed the commission, explaining that the church wishes to use a prefabricated metal building. Given fire code requirements, the building cannot be pushed closer to the existing structure. They chose the 50-foot by 100-foot structure because it was the most affordable option. The commission provided alternative suggestions which would not require a variance.

### **Action Taken**

Mr. Williams made a motion to approve the site plan, subject to the building size being reduced or the structure being turned to meet setback requirements. Mr. Fox offered a second and motion passed with a unanimous vote.

### **SITE PLAN – V2 ENGINEERING REQUESTS SITE PLAN APPROVAL FOR BELLE AND ELM GARAGE ADDITION – 305 ELM STREET (CITY).**

### **Staff Recommendation**

Mr. Smith stated that this site plan proposing a garage addition, has already received approval by the Historic Residential/Office District Citizen Advisory Committee. The structure would accommodate a 2-car garage, sunroom, and an upstairs bonus room. Staff recommended approval.

### **Action Taken**

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

### **SITE PLAN – W.C. WHALEY INC REQUESTS SITE PLAN APPROVAL FOR SCHOOL BOOK STORAGE – TAX MAP 49N, GROUP B, PARCEL 22.00, CEDAR STREET (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this book storage building for the Sevier County School System would be located at the corner of Prince Street, Gary Wade Boulevard, and Cedar Street. The site plan meets City regulations and staff recommended approval.

### **Action Taken**

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

**SITE PLAN – GATLINBURG BREWING COMPANY REQUESTS SITE PLAN APPROVAL FOR GATLINBURG BREWING COOLER & WAREHOUSE – 870 WINFIELD DUNN PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith stated that this site plan for storage and a beer cooler for Gatlinburg Brewing Company is approximately 6,800 square feet in size, to be located directly behind their brewery and distillery. The site is in the 100-year floodplain and the applicant has provided the necessary flood elevation documentation. Staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the site plan. Mr. Fox seconded the motion, which passed with a unanimous vote.

**SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS FINAL 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. The commission approved the master plan at the June meeting. Phase I will consist of the first 20 units in the development. Mr. Stott questioned the lack of office on the plan, and Mr. Smith explained that the proprietor will work with renters online or over the phone, and the units will have keypads, so that no resort staff will need to be onsite. Staff recommended approval.

**Action Taken**

Mr. Stott made a motion to grant final approval to the site plan. Mr. Helton offered a second and the motion passed with a unanimous vote.

**SITE PLAN – A&A CONSTRUCTION WASTE REMOVAL REQUESTS SITE PLAN APPROVAL FOR ATCHLEY CONSTRUCTION – 1437 CATLETTSBURG ROAD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this plan proposes adding a building to the existing business for on-site fleet repair. Staff has requested revisions for the addition of fire hydrants, drive aisle and parking

specifications, and showing the existing site conditions. Attempts to contact the applicant for these updates were unsuccessful. Without a full plan to review, staff could not recommend approval.

### **Action Taken**

Mr. Stott made a motion to deny the site plan, which received a second from Mr. Messer. The motion passed with a unanimous vote.

### **RIGHT-OF-WAY/ROAD REQUEST – CREEKSIDE GARDENS OWNERS ASSOCIATION REQUESTS ROW/ROAD ACCEPTANCE – MAYAPPLE WAY AND LARKSPUR WAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained that Creekside Gardens subdivision was originally submitted by the developer designating Mayapple Way and Larkspur Way as private streets. As a result, inspections were not performed to confirm the roadway was built to City standards. Additionally, building setbacks were not calculated based off a public street right-of-way.

Eric Walter, president of the Creekside Gardens Owners Association, addressed the commission explaining that the residents of the community were unaware that the streets were private. Sheila Beckley, HOA treasurer, confirmed that many residents did not become aware of the private street situation until well after they closed on the purchase of their homes.

Mr. Fortner explained that 4 to 5 core samples would be required to prove that the roads were built to City standards. Mr. Smith added that a 40-foot platted ROW would also have to be recorded, resulting in many homes encroaching in the setback. This would create existing, non-conforming structures.

### **Action Taken**

Mr. Stott made a motion to deny the ROW/Road Acceptance request. Mr. Messer seconded the motion, which passed with a unanimous vote.

### **5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS**

### **Staff Recommendation**

Mr. Fortner presented the commission with a revised copy of the sidewalk plan, removing *Parkway, Forks of the River to Main Street* from Year 1. He also referenced the ADA Transition Plan Priorities,

stating that the plans, as presented to the Board of Mayor and Aldermen will be updated and have a detailed listing of how the \$395,000 will be divided up. Staff requested approval.

**Action Taken**

Mr. Stott made a motion to approval to the plans. Mr. Helton offered a second and the motion passed with a unanimous vote.

**STAFF REPORT**

Mr. Smith informed the commission that the Transient Rental updates to the Zoning Ordinance are in the works and should be presented at the July meeting for action. Staff may also have updates to mobile food vending as well.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:33 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary