



**PLANNING COMMISSION
MINUTES
JULY 13, 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, July 13, 2021 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice Chairman
Douglas Messer, Secretary
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

Robbie Fox

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Matt Henderson, Fire Chief
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 June 3, 2021 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – EDDIE TURNER REQUESTS REZONING FROM LDR, LOW DENSITY RESIDENTIAL TO MDR, MEDIUM DENSITY RESIDENTIAL – 245 EAST HARDIN LANE (CITY).

Staff Recommendation

Mr. Smith explained that this rezoning request encompasses 2 parcels. The main parcel is zoned LDR, while the adjoining parcel holds a split zoning of LDR and MDR. The proposed rezoning would eliminate the split zoning and place the MDR designation on both lots. Staff has received inquiries regarding the notification letters sent to neighboring property owners but have received no objections to date. Staff recommended approval.

Action Taken

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

SUBDIVISION – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR DUMPLIN CREEK PHASE 1 – TAX MAP 8, PARCEL 155.01, PORTION OF PARCEL 109.00, FORETRAVEL DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat creates lots for the Buc-ee's site, phase I of the proposed 407 project. This plat also includes parcels for the common area, drainage and the second half of this phase. Foretravel Drive will be used for utility access only, with no public access. Upon completion, road and utility improvements will be turned over to the City. The plan meets regulations and staff recommended approval.

Action Taken

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

SUBDIVISION – W.C. WHALEY, INC REQUESTS PRELIMINARY PUD APPROVAL FOR OAK HAVEN RESORT, PHASE 5 – RED CEDAR RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this plat proposes creating 37 lots in phase 5 of the Oak Haven subdivision, including common area. The proposed new road will be a private street, and upon completion of the improvements a final plat will be submitted. Staff recommended preliminary approval.

Action Taken

Mr. Williams made a motion to grant preliminary approval to the subdivision plat, which received a second from Mr. Stott. The motion passed with a unanimous vote.

SUBDIVISION – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR BRENT FOX ESTATES – TAX MAP 62, PORTION OF PARCEL 17.04, MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plat proposes a 5-lot subdivision off Middle Creek Road. Once improvements are completed, the developer intends to turn the road over to the City. Drainage easements will be needed with future development and the utilities will be extended at the cost of the developer. The plat meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – KIMLEY-HORN REQUESTS SITE PLAN APPROVAL FOR BUC-EE’S– TAX MAP 8, PARCEL 109.00, FORETRAVEL DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this site plan is for the first phase of the 407-project development, associated with the subdivision plat approved earlier during this meeting. It proposes a 75,000 square foot Buc-ee’s gas station, housing 120 fuel pumps. The plan meets regulations, and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to the subdivision plat going to record. The motion received a second from Mr. Williams and passed with a unanimous vote.

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR NORTH CIRCLE DRIVE APARTMENT EXPANSION – 126 NORTH CIRCLE DRIVE (CITY).

Staff Recommendation

Mr. Smith informed the commission that this site plan is a revision of an unapproved design from a previous meeting. The current proposal provides the necessary updates to meet City driveway width, dumpster pad, ADA accessibility, water lines, and sprinkler requirements. Staff recommended approval.

Action Taken

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

SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR NEW ERA APARTMENTS – TAX MAP 72, PARCEL 45.03, NEW ERA ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes the addition of a 12-unit building to the front of the site. This would bring the site total to 180 units, and parking and ADA accessibility have been updated accordingly. The plan meets regulations and 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 – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR DOGGIE DAYCARE – TAX MAP 62, PARCEL 17.04, MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan is related to the Brent Fox subdivision plat approved earlier during this meeting. The plan includes office space, kennels, exercise yards, and a grooming facility. Staff recommended approval, subject to the subdivision plat going to record.

Action Taken

Mr. Helton made a motion to approve the site plan. Mr. Williams 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 49, GROUP D, PORTION OF PARCEL 1.00, CONNIE HUSTON DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a mixed-use building with retail commercial on the first floor and residential on the second floor. The property holds the AC, Arterial Commercial zoning designation which does not allow residential uses. The designer noted on the site plan that the second floor could also be used for office space to be compliant with regulations.

Marcus Whaley addressed the commission to discuss the potential of allowing upper floor residential in commercial zones. The commission considered the concept but reiterated that changes to the Zoning Ordinance would need to be made before to a site plan could receive approval for such a design.

Staff had outstanding concerns with the plan regarding landscaping, establishment of drainage easements, and removal of concrete in the Right-of-Way. With these issues and the plan's proposed upper floor housing, and staff could not recommend approval.

Action Taken

This site plan was withdrawn by the applicant.

MASTER SIGN PLAN – KIMLEY-HORN REQUESTS MASTER SIGN PLAN APPROVAL FOR BUC-EE’S – TAX MAP 8, PARCEL 109.00, FORETRAVEL DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this master sign plan includes monument, canopy, wall, and directional signage, in addition to an interstate monopole sign. The applicant also included the preliminary overall sign layout for reference for Phase I of the development.

Mr. Stott questioned if the plan meets the City’s current sign regulations. Mr. Smith explained that the Section 6.10 of the City’s Zoning ordinance allows a Master Sign Plan for unified developments over 10 acres. While the monument and canopy signage is larger than would otherwise be allowed, the overall square footage is less the allowable amount due the reduced size of the wall signage.

Action Taken

Mr. Roberts made a motion to approve the master sign plan, which received a second from Mr. Helton. The motion passed with Mr. Helton, Mr. Messer Mr. Roberts, and Mr. Williams voting in favor and Mr. Stott voting against.

OFF PREMISE PERMANENT SIGN – DUMPLIN BAPTIST CHURCH REQUESTS OFF PREMISE PERMANENT SIGN APPROVAL (CITY).

Staff Recommendation

Mr. Smith explained that the Zoning Ordinance allows for off premise directional signage on private property for civic and non-profit uses, upon approval by the Planning Commission. A photo of the sign along with the location map have been submitted with this request from Dumplin Baptist Church.

Action Taken

Mr. Stott made a motion to approve the off premise permanent sign. The motion received a second from Mr. Roberts and passed with unanimous approval.

ZONING ORDINANCE AMENDMENT – AMEND USE CHART AND ADDITIONAL STANDARDS FOR RELIGIOUS ASSEMBLY (CITY).

Staff Recommendation

Mr. Smith stated that this change would correct a discrepancy regarding types of assembly uses, bringing the ordinance into compliance with the Federal Religious Land Use and Institutionalized Persons Act. The proposed Zoning Ordinance Amendment increases the number of zoning districts where religious assembly is permitted while also correcting the zoning districts for other types of assembly. Staff requested approval.

Action Taken

Mr. Roberts made a motion to approve the zoning ordinance amendment, which received a second from Mr. Williams. The motion passed with unanimous approval and is certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – AMEND USE CHART, ADDITIONAL STANDARDS, ADMINISTRATION, AND DEFINITIONS FOR TRANSIENT RENTAL USE (CITY).

Staff Recommendation

Mr. Smith explained that this amendment is the final proposal, based off conversations with both this commission and the HRO Citizen Advisory Committee. These changes would establish a permitting and review process for transient rentals, and change the term for the use to “Short Term Rental.” It would also create a notification process for such rentals in the MDR – Medium Density Residential District. The amendment would also allow the use in the HRO District, restricted to Collector and Arterial streets – Prince Street, High Street, Eastgate Road, and Park Road. Also, at the request of the fire chief, a requirement posting externally visible occupancy would be added.

Mr. Stott asked how existing rentals would be affected by this ordinance update. Mr. Smith explained that existing rentals in good standing would be required to obtain a permit, with a 90 day grace period to do so. Associated fees include a \$50 application fee and a \$200 annual life safety inspection fee. Staff requested approval.

Action Taken

Mr. Roberts made a motion to approve the zoning ordinance amendment, which received a second from Mr. Williams. The motion passed with unanimous approval and is certified to the Board of Mayor and Aldermen.

SUBDIVISION – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR GOVERNOR’S CROSSING SUBDIVISION – TAX MAP 72, PARCEL 155.14, HURLEY DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this 3-lot subdivision plat would create 2 additional lots in front of the existing movie theater in the Governor’s Crossing subdivision. The plat meets City regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the subdivision plat. Mr. Williams offered a second and motion passed with a unanimous vote.

STAFF REPORT

Mr. Smith explained that staff has received numerous requests for the operation of Mobile Food Vending within the city. Currently, food trucks and other mobile vending are only allowed as a part of a permitted Special Event. He asked the commissions their thoughts about updating regulations to allow mobile food vending. The commissioners each shared their opinions on the use and agreed this discussion would be better suited to a Planning Commission workshop, given the range of differing opinions.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary