



**PLANNING COMMISSION
MINUTES
AUGUST 5, 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, August 5, 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
Charles Valentine, Building Inspector
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Helton made a motion to approve the minutes from the July 13, 2021 meeting, which received a second from Mr. Stott. The motion passed with a unanimous vote.

OLD BUSINESS

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 reminded the commission that this site plan was previously presented in July. Since that meeting, the applicant redesigned the plan, reducing the building to one story and relocating the dumpster. The draining issues have also been resolved. The site plan meets City regulations and staff recommended approval.

Action Taken

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

NEW BUSINESS

ANNEXATION AND PLAN OF SERVICES – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS ANNEXATION – TAX MAP 62, PARCEL 24.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that the property owners of this vacant parcel submitted a petition requesting annexation. The proposed annexation area does not currently have utility service but does have access to connect. The owners are under contact to purchase a small lot which would provide access to a city street. Given the availability of City services, the adjoining parcels falling inside the City limits, and property being accessed by a City street, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the annexation and plan of services, which received a second from Mr. Messer. The motion passed with all voting in favor except for Mr. Fox, who abstained. The motion is certified to the Board of Mayor and Aldermen.

ZONING – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS MDR ZONING OF PROPOSED ANNEXATION – TAX MAP 62, PARCEL 24.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this zoning request is in conjunction with the annexation agenda item. Road widths and standards support the MDR – Medium Density Residential request. The applicant is proposing single family homes but given the development pattern an MDR zoning would allow for individual lots.

Residents from the neighboring Sims Vista subdivision, who would share access via Saint Ives Drive with the proposed development, expressed concerns regarding an increase of traffic on the street. Mr. Smith explained that the given the nature of the street and the proposed development, a traffic impact study is not needed at this time.

Action Taken

Mr. Stott made a motion to approve the zoning request, which received a second from Mr. Helton. The motion passed with all voting in favor except for Mr. Fox, who abstained. The motion is certified to the Board of Mayor and Aldermen.

REZONING – LONG, RAGSDALE & WATERS, LP REQUESTS REZONING FROM TCL, TOURIST COMMERCIAL TO HDR, HIGH DENSITY RESIDENTIAL – 1701 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this property received the TCL – Tourist Commercial zoning designation to accommodate a hotel and amusement development which never occurred. The parcel has frontage on Veterans Boulevard, Center View Road, and Middle Creek Road. The applicant has proposed using western portion of the parcel for multi-family housing. The TCL zone has a minimum requirement of 25 acres or more, so the eastern portion, approximately 20 acres, could not retain this designation. He stated that the surrounding area is a mix of residential and commercial uses, in addition to vacant properties. Staff recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY REQUESTS SITE PLAN APPROVAL FOR DARRELL KEENE MINI STORAGE – TAX MAP 0080, GROUP A, PARCEL 1.00, PARKER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a total of nine buildings for mini storage developments on two parcels with common ownership. While the lots have frontage on West Dumplin Valley Road, they will be accessed from Parker Boulevard. Due to the existing stormwater pipe, the parcels will share a detention pond. The City is still waiting on the maintenance agreement but will require it prior to grading permits being issued. Staff recommended approval, subject to the agreement being received.

Action Taken

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

STAFF REPORT

Mr. Smith confirmed that a quorum would be available for the September 2, 2021 regularly scheduled meeting. He also stated that a joint Board of Mayor and Aldermen and Planning Commission workshop was tentatively scheduled for September 20, 2021, at 3:00 PM. Items to be discussed include mobile vending and upper floor housing in commercial zones.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:46 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary