



**PLANNING COMMISSION
MINUTES
SEPTEMBER 2, 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, September 2, 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
Butch Stott

MEMBERS ABSENT

None

STAFF PRESENT

Kristina Rodreick, Senior Planner
David Black, 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. Stott made a motion to approve the minutes from the August 5, 2021 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – JAY JABRESHWARE INVESTMENT, LLC REQUESTS REZONING FROM AR – AGRICULTURAL RESIDENTIAL AND IN – INDUSTRIAL TO IC – INTERMEDIATE COMMERCIAL – TAX MAP 8, PARCEL 26.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mrs. Rodreick explained that this parcel, located on both the north and south sides of Bass Pro Drive, currently hold the split zoning designations of AR and IN. The proposed rezoning would give the entire parcel the IC zoning classification, continuing the zone from this lot's southern adjacent parcel. The applicant is proposing a commercial development on the property, in keeping with the nature of surrounding businesses. Given these considerations, and the street's Major Collector designation, staff recommended approval.

Action Taken

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

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR LEISURE HEIGHTS & MARIAH HILLS – BEVERLY HILLS DRIVE (CITY).

Staff Recommendation

Mrs. Rodreick stated that this subdivision plat affects four lots and creates a public right-of-way out of an existing easement. This will extend public road frontage to the north of the subdivision. Road profiles and details have not been submitted. However, staff recommended approval, subject to such details and profiles being received.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to the submission of road profile and details that meet City standards. The motion received a second from Mr. Fox and passed with a unanimous vote.

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR BEVERLY HILLS DRIVE – TAX MAP 61, PARCEL 19.00, BEVERLY HILLS DRIVE (PLANNING REGION).

Staff Recommendation

Mrs. Rodreick explained that this proposed subdivision plat also affects four lots on Beverly Hills drive. As with the previous plat, road profiles and details have not been submitted. The previous plat allows the public right-of-way to be extended into this subdivision, and would provide the required road frontage for the proposed lots. Staff recommended approval, subject to the road profiles and details being received.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to the submission of road profile and details that meet City standards. The motion received a second from Mr. Helton and passed with a unanimous vote.

SUBDIVISION – GARRETT & ASSOCIATES REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR SPENCE SUBDIVISION – 210 PINEY ROAD (PLANNING REGION).

Staff Recommendation

Mrs. Rodreick stated that this subdivision plat would create 3 lots out of one. The lots, located at the corner of Piney Road and Fortenberry Road, are in the City’s Planning Region. The plat meets standards and staff recommended approval.

Action Taken

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

SITE PLAN – GEORGE ARMOUR EWART ARCHITECT REQUESTS SITE PLAN APPROVAL FOR VTRIPS LAUNDRY ADDITION – 1128 FOX LANDING COURT (CITY).

Staff Recommendation

Mrs. Rodreick stated that this site plan proposes an addition to the existing VTrips Laundry facility located on Fox Landing Court. The plan includes the 4,000 square foot addition, parking, and

landscaping for the site improvements. Detention is provided by the overall development in an off-site detention pond. 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. Helton and passed with a unanimous vote.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR GLENNHILL WAREHOUSE COMPLEX – TAX MAP 73, PARCEL 4.01, GLENNHILL LANE (CITY).

Staff Recommendation

Mrs. Rodreick explained that this site plan proposes a warehouse storage facility. Located at the end of Glennhill Lane, four buildings and an outdoor storage area would make up the complex. Staff has not received requested revisions on the plan, including dumpster pad location and shielding for the outdoor storage area.

Additionally, the site plan calls for water to be run to the storage buildings. City regulations do not require parking for storage facilities, but the commission expressed concerns that addition of water to the buildings could allow for a non-storage use. Mr. Whaley informed the commissioners that the owner wants to install bathrooms for the buildings. With City sewer services unavailable, they have left room for drain fields on the north-west corner of the site.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to dumpster pad relocation, shielding on outdoor storage, and that the building be used for storage use only. The motion received a second from Mr. Williams and passed with a unanimous vote.

STAFF REPORT

None

ADJOURNMENT

There being no further business, the meeting adjourned at 5:22 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary