



**PLANNING COMMISSION  
WORKSHOP MINUTES  
DECEMBER 2, 2021**

A workshop meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, December 2, 2021 at 4:00 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  
Brooke Fradd, Recording Secretary

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

**DISCUSSION**

Mr. Smith explained that the purpose of Planned Unit Developments (PUD) is to provide flexible and diverse land development standards, which allow for new development techniques and technology. Prior to the workshop, staff provided an informational packet with suggestions on revisions to the current PUD standards. He asked the commission for their thoughts and vision for how to proceed, to help guide staff's writing of these updates. He suggested that current city standards aren't achieving their stated purpose, and one way to remedy this is to separate residential and commercial PUD standards.

## **Residential**

The commissioners and staff were joined by local developers, who spoke to some of the suggestions and how they might affect future development. Both Leonard Waring and Ashley Johnson spoke, explaining their concerns with the suggestions put forth, and how they might hamper smaller developments.

Mr. Smith led the discussion around minimum acreage for these developments, explaining the issues that have arisen from the current regulations. He questioned if four acres was too large for the minimum size requirement. Mr. Stott suggested that three acres seemed appropriate for most districts. Mr. Smith reminded the commission that a property's zoning designation would still determine its allowable uses, so by nature the Low-Density Residential (LDR) zones will require more density to meet requirements.

Other suggestions for the standards included changing a porch setback to only 15-feet. Mr. Stott stated that, as a part of the structure, he felt porches should not be granted different setbacks. Both Ms. Rodreick and Mr. Waring explained that the more relaxed setback requirements for the porches allowed for more visually pleasing façade design without sacrificing density.

Mr. Smith stated that additional proposed changes include altering the rear setback to 15 feet for internal lots, while preserving the 25-foot setback for the exterior boundary of the PUD. If side yard setbacks are decreased, fire rated documentation would be required. This would allow for higher density while also addressing life-safety concerns.

## **Commercial**

Mr. Smith called out the proposed changes to the side setbacks, reducing them to 10 feet if abutting existing commercial zone. He explained that this would allow neighboring commercial projects to have a cohesive design, even if the developments are not affiliated. He also stated that the proposed minimum lot size for commercial PUDs is one acre.

## **Questions for Further Discussion**

As the workshop ended, Mr. Smith requested that the commission consider other possible considerations such as incentives. He suggested that if the standards offer an easily manageable number of incentives, they should not be difficult to enforce but would help encourage nicer developments. He asked that the commission let staff know what additional standards they support.

**ADJOURNMENT**

There being no further business, the workshop adjourned at 4:59 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary