



**PLANNING COMMISSION
MINUTES
MARCH 3, 2022**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 3, 2022, 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

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
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. Fox made a motion to approve the minutes from the February 3, 2022 meeting, which received a second from Mr. Williams. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ANNEXATION AND PLAN OF SERVICES – UNIVERSAL CONSTRUCTION SERVICES, LLC REQUESTS ANNEXATION – TAX MAP 62, PARCEL 036.00, ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Mr. Smith explained that the owners of this 11.5-acre parcel submitted a petition for annexation. The property lies adjacent to the front facing parcel on Ernest McMahan Road currently under development as Hickory Hills. Given the existing development, utilities are available to the parcel proposed for annexation. The commissioners questioned the traffic impact on Ernest McMahan Road. Mr. Smith explained that the proposed number of units should not put additional burden on this road, noting that staff will monitor driveway access points through the site plan process.

Action Taken

Mr. Stott made a motion to approve, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Alderman.

ZONING – UNIVERSAL CONSTRUCTION SERVICES, LLC REQUESTS MDR, MEDIUM DENSITY RESIDENTIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 62, PARCEL 036.00, ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this request is associated with the previous agenda item. The applicant has requested the MDR zoning designation for the property, if annexed, to allow for a continuation of the Hickory Hills development. Staff recommended approval.

Action Taken

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

REZONING – COMPASS VENTURES REQUESTS REZONING FROM IC, INTERMEDIATE COMMERCIAL TO TC, TOWN CENTER – TAX MAP 49N, PARCEL 019.00, COURT AVENUE (CITY).

Staff Recommendation

Mr. Smith explained that this rezoning request is for property on Court Ave with frontage on both Joy Street and Cedar Street. This request would split the lot for zoning, taking the front portion of the parcel to TC, and leaving the remainder as IC. Mr. Smith further stated that while split zoning is not typically recommended, the proposed use would be a valuable addition to the downtown area. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the rezoning request, which received a second from Mr. Helton. The motion passed with all voting in favor excluding Mr. Williams, who abstained. The motion is certified to the Board of Mayor and Alderman.

REZONING – RON OGLE REQUESTS REZONING FROM LDR, LOW DENSITY RESIDENTIAL AND MDR, MEDIUM DENSITY RESIDENTIAL TO IC, INTERMEDIATE COMMERCIAL – TAX MAP 61, PARCELS 107.00 (PORTION OF), 107.01 (PORTION OF), 107.02 (PORTION OF), 107.03 (PORTION OF), 107.04, 138.00, 138.01, 145.00, 146.01, 148.01 (PORTION OF), 147.00, 149.13, 149.14, 150.00, VETERANS BOULEVARD, LONDON LANE, AND RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that the original rezoning request for a parcel on Burden Hill Road was denied at February's meeting. Additional parcels have been added, and the applicant has met with staff to discuss an over-all plan for the larger area. This would include 14 parcels total and proposes road access off Ridge Road and Veterans Boulevard. The owner has verbally agreed to dedicate Right-Of-Way to improve the Ridge Road Intersection. Burden Hill Road and London Lane would only be used as service roads. Staff recommended approval as a part of an overall plan.

Action Taken

Mr. Helton made a motion to approve the rezoning request, which received a second from Mr. Williams. The motion passed unanimously and is certified to the Board of Mayor and Alderman.

SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION APPROVAL FOR 407 BUSINESS PARK, PHASE II – PARKER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this request is for the approval of three subdivision plats, with 14 total lots. The parcels with frontage on Dumplin Valley Road have an access easement to the rear, which limits the number of access points required on that road. Mr. Stott questioned if the unconventional design met city regulations. Mr. Smith stated that while not ideal, the plat does meet regulations, and staff recommend approval.

Action Taken

Mr. Stott made a motion to approve the subdivision plat, with the understanding that no future variances would be granted based off lot size or irregular shape. Mr. Williams provided a second, and the motion passed unanimously.

SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION APPROVAL FOR PHEASANT RIDGE – PHEASANT RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this plat is for a proposed subdivision off Pheasant Ridge Road. Links View Drive is an existing Right-of-Way, platted but unimproved. Given that the developer never began the original improvements, the city never took control. Additionally, the city currently does nothing to maintain this area, so staff is requesting ROW abandonment through plat process. Its staff's opinion that the abandonment allows for better lot configuration, and recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to legal determination on if the ROW could be abandoned by plat approval. The motion received a second from Mr. Helton. The motion passed with a unanimous vote.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR ROCKY TOP FORD – TAX MAP 38, PARCEL 027.04, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes an automobile dealership. Staff is currently waiting on verification if a silt trap for vehicle maintenance is needed. Additionally, the meter needs to be moved on the plan from pavement into the landscaping. Mr. Smith explained that left turns will not be allowed for the upper entrance because it does not line up with the median cut. Lower does line up, however, and there is talk about this being a signalized intersection in the future.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to the resolution of outstanding minor issues. Mr. Messer provided a second, and the motion passed unanimously.

SITE PLAN – CARTER ENGINEERING REQUESTS SITE PLAN APPROVAL FOR CHICK-FIL-A – TAX MAP 49, PARCEL 029.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes a 5,000 square foot restaurant, with 92 seats, and drive through stacking for 52 cars. The plan is proposed for the northern most parcel of the Smoky Mountain Gateway development. All access points will be on the development's internal road, with none directly on Winfield Dunn Parkway. The plan meets city regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, receiving a second from Mr. Williams. The motion passed unanimously.

**ZONING ORDINANCE AMENDMENT – AMEND ZONING DISTRICTS ESTABLISHED,
USES & CONDITIONS, AND ADMINISTRATION – MASTER PLANNED
DEVELOPMENTS.**

Staff Recommendation

Mr. Smith explained that the final language has been added to the Master Planned Development proposal initially reviewed at the February meeting. Since that review, staff has added the use chart, excluding uses which would not benefit from this style development.

Action Taken

Mr. Stott made a motion to approve the Zoning Ordinance Amendment, which received a second from Mr. Williams. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

None

ADJOURNMENT

There being no further business, the meeting adjourned at 5:39 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary