



**PLANNING COMMISSION  
MINUTES  
APRIL 7, 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, April 7, 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  
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 March 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 – COMPASS VENTURES REQUESTS ANNEXATION – TAX MAP 37, PARCEL 035.02, REED SCHOOLHOUSE ROAD (COUNTY).**

#### **Staff Recommendation**

Mr. Smith explained that the requested annexation area is a vacant 6.07-acre parcel located on Reed Schoolhouse Road. The applicant is proposing the development of this location in conjunction with a larger parcel, already incorporated in the city limits. Utilities are available for this annexation area at Gist Creek Road and can be extended to the property at cost to the developer. Staff recommended approval.

#### **Action Taken**

Mr. Stott made a motion to approve, which received a second from Mr. Messer. The motion passed with all voting in favor, except Mr. Williams who abstained. The motion is certified to the Board of Mayor and Alderman.

### **ZONING – COMPASS VENTURES REQUESTS TCL, TOURIST COMMERCIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 37, PARCEL 035.02, REED SCHOOLHOUSE ROAD (COUNTY).**

#### **Staff Recommendation**

Mr. Smith stated that this zoning request is in conjunction with the previous agenda item. The adjacent parcel in city limits is zoned TCL. The applicant has requested this zone be extended to the area proposed for annexation. Staff recommended approval.

#### **Action Taken**

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

**ANNEXATION AND PLAN OF SERVICES – PERRY SMITH DEVELOPMENT REQUESTS ANNEXATION – TAX MAP 72, PARCELS 15.00, 18.00, 21.00, 21.01, 24.00, & 88.00, NEW ERA ROAD (COUNTY).**

**Staff Recommendation**

Mr. Smith reminded the commission that this requested annexation had previously been discussed in a joint workshop with the Board of Mayor and Alderman. The annexation would be a contiguous expansion of the city limits through the southernmost property. The parcels requesting annexation total 92 acres. The applicant has submitted a preliminary plan for the area with the annexation petition. The plan proposes a short-term rental development of approximately 150 units. The city's capital budget includes upgrades to the Parkway/New Era Road intersection, and, if approved, this development be taken into consideration. Mr. Smith further explained that city services, including water and sewer, can be made available to the property at the cost to the developer.

The commission discussed that while the annexation area is a contiguous expansion of the city limits, it's not contiguous on the road. The annexation would create a situation where parcels in the city limits must pass through properties on New Era Road under the county's jurisdiction before returning to the city limits. They further discussed the upcoming BMA workshop regarding the city's water and sewer policy. Members commented on a desire to understand the boards intention prior to acting on this item.

**Action Taken**

Mr. Messer made a motion to defer until May, which received a second from Mr. Stott. The motion passed with all voting in favor except Mr. Roberts, who voted against.

**ZONING – PERRY SMITH DEVELOPMENT REQUESTS MDR, MEDIUM DENSITY RESIDENTIAL AND HDR, HIGH DENSITY RESIDENTIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 72, PARCELS 15.00, 18.00, 21.00, 21.01, 24.00, & 88.00, NEW ERA ROAD (COUNTY)**

**Staff Recommendation**

Mr. Smith stated that this zoning request for property on New Era Road is in conjunction with the previous annexation item. Given the commission's deferral of the annexation, staff recommended the same action on this item.

**Action Taken**

Mr. Stott made a motion to defer until May, which received a second from Mr. Williams. The motion passed with all voting in favor except Mr. Roberts, who voted against.

**REZONING – FIVE OAKS DEVELOPMENT GROUP, LP REQUESTS REZONING FROM LDR, LOW DENSITY RESIDENTIAL TO AC, ARTERIAL COMMERCIAL – TAX MAP 61, PARCELS 054.00 & 057.00, CATE ROAD (CITY).**

**Staff Recommendation**

Mr. Smith explained that this request would rezone two parcels totaling just under 32 acres from LDR to AC. One parcel includes frontage on the Parkway, while the other has frontage on Cate Road. A portion of the parcel with Parkway frontage is currently zoned AC, making this a continuous expansion. The Cate Road access would provide access via the signalized intersection with the Parkway. The applicant proposes using the entire area for a Recreational Vehicle Park with 180 pads. Staff requested buffering between the existing residential properties and proposed development, which would be handled at the site plan phase.

Multiple property owners from the LDR properties nearby addressed the commission, expressing their concern regarding the negative impacts such a development would have on their neighborhoods. These included traffic impact, noise and light pollution, and the transient nature of the RV park use. Residents of the Greater Marshall Woods subdivision questioned types buffering required for the property line which abut their homes.

**Action Taken**

Mr. Helton made a motion to deny the rezoning request, which received a second from Mr. Fox. The motion passed unanimously.

**RIGHT-OF-WAY ABANDONMENT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS REQUEST RIGHT-OF-WAY ABANDONMENT – 106 INDUSTRIAL PARK DRIVE (CITY).**

**Staff Recommendation**

Mr. Smith explained that the 25-foot strip of ROW requested for abandonment lays along Industrial Park Road, at the Airport Mini Storage property. The city has previously approved abandonments of this road to west and south of this location. The proposed ROW abandonment area has existing utilities and a drainage easement.

Rod McCarter addressed the commission, answering questions from the commission regarding the reason for the request. He explained that the abandonment would provide the property owner a bit more room for development, while also allowing the business's sign to move closer to the road.

### **Action Taken**

Mr. Stott made a motion to deny the right-of-way abandonment. Mr. Fox provided a second, and the motion passed unanimously.

**VARIANCE TO SUBDIVISION REGULATIONS – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS APPROVAL FOR A VARIANCE TO THE SUBDIVISION REGULATIONS FOR FAST PACED URGENT CARE – TAX MAP 12, PARCEL 183.04, WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained that the applicant is requesting a variance to the city's subdivision regulations regarding required road frontage. This would allow for access off an existing permanent access easement, in place of a flag lot design that would be required for subdivision without a variance. Commissioners questioned if the property could be developed otherwise, expressing concerns for a lack of justification to grant a variance.

### **Action Taken**

Mr. Roberts made a motion to deny the variance to subdivision regulations. The motion received a second from Mr. Fox and passed with a unanimous vote.

**SITE PLAN – PAVILION DEVELOPMENT COMPANY REQUESTS SITE PLAN APPROVAL FOR DUTCH BROS COFFEE – TAX MAP 49J, GROUP B, PARCEL 42.01, FORKS OF THE RIVER PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this site plan proposes a drive-thru coffee shop in the Forks of the River shopping center. He further stated that while the shopping center sign is on this site, and the applicant is also proposing a new sign. Staff is still working with the developers to determine if the sign can be relocated but is confident this can be resolved at the staff level. Staff recommended approval, subject to the subdivision plat going to record and resolution of the allowable signage.

## **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the subdivision plat going to record and the resolution of sign placement with staff. Mr. Messer provided a second, and the motion passed unanimously.

## **STAFF REPORT**

Mr. Smith recommended delaying the conversation regarding potential Upper Floor Housing until the May meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:31 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary