



**PLANNING COMMISSION  
MINUTES  
JULY 12, 2022**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, July 12, 2022, at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Vincent Snider, Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Butch Stott

**MEMBERS ABSENT**

Austin Williams, Vice Chairman  
Daryl Roberts

**STAFF PRESENT**

Dustin Smith, Development Director  
David Black, Building Official  
Jim Ellison, Surveyor

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 June 2, 2022 meeting, which received a second from Mr. Fox. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **ELECTION OF OFFICERS**

Mr. Helton made a motion for officers to remain in their current positions. Motion was seconded by Mr. Messer. The motion passed with a unanimous vote.

### **SUBDIVISION – W C WHALEY, INC REQUESTS FINAL SUBDIVISION APPROVAL FOR OAK HAVEN PHASE 5, LOTS 128-135 – TAX MAP 38, PARCEL 1.23, RED CEDAR RIDGE ROAD (CITY)**

#### **Staff Recommendation**

Mr. Smith explained that the proposed subdivision plat creates a total of eight additional parcels and has been presented as Phase 5 within the existing Oak Haven subdivision. Mr. Smith further explained that testing is being performed by City staff to verify the water system has the ability to handle the necessary fire flows. Staff recommended preliminary approval while the system determination is being conducted.

#### **Action Taken**

Mr. Stott made a motion to give preliminary approval for the subdivision, which received a second from Mr. Messer. The motion passed unanimously.

### **SUBDIVISION – ROBERT CAMPBELL AND ASSOCIATES REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR NEW ERA CABINS – TAX MAP 72, PARCELS 18.00 AND 15.00, NEW ERA ROAD (CITY)**

#### **Staff Recommendation**

Mr. Smith explained that the proposed final subdivision plat creates a total of 136 lots to be developed as cabins. The site is located off New Era Road and was recently annexed into the City limits. Mr. Smith further explained that there are a few outstanding issues such as solid waste that need to be addressed. Staff recommended preliminary approval.

#### **Action Taken**

Mr. Stott made a motion to give preliminary approval for the subdivision, which received a second from Mr. Helton. The motion passed unanimously.

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS SITE PLAN APPROVAL FOR BRUSTER’S ICE CREAM PARLOR – TAX MAP 49, PARCEL 27.04, WINFIELD DUNN PARKWAY (CITY)**

**Staff Recommendation**

Mr. Smith explained that the proposed plan is for a Bruster’s Ice Cream Parlor located off Winfield Dunn Parkway behind the existing Zaxby’s restaurant. Mr. Smith further explained the only outstanding issue is a grease trap and that staff recommends approval subject to the grease trap.

**Action Taken**

Mr. Stott made a motion to approve the site plan subject to the grease trap, which received a second from Mr. Fox. The motion passed with a unanimous vote.

**SITE PLAN – RKS VENTURES REQUESTS SITE PLAN APPROVAL FOR FREDDY’S FROZEN CUSTARD – TAX MAP 49, PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY)**

**Staff Recommendation**

Mr. Smith explained that proposed plan is for a Freddy’s Frozen Custard restaurant located off Winfield Dunn Parkway in the Smoky Mountain Gateway plaza. The site plan meets city regulations and staff recommended approval.

**Action Taken**

Mr. Helton made a motion to approve the site plan. Mr. Messer provided a second, and the motion passed unanimously.

**SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR DAVIS HOTEL AND PINCHY’S LOBSTER AND BEER COMPANY – TAX MAP 049N, GROUP A, PARCEL 18.00, COURT AVENUE (CITY)**

**Staff Recommendation**

Mr. Smith explained the proposed plan is for Davis Hotel and Pinchy’s Lobster & Beer Company which would consist of a boutique hotel with attached restaurant and beer garden located at 212 Court Avenue. The site plan meets city regulations and staff recommended approval.

### **Action Taken**

Mr. Fox made a motion to approve the site plan. The motion receiving a second from Mr. Helton, and passed unanimously.

### **SITE PLAN – W C WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR BRADLEY DYER DENTAL OFFICE – TAX MAP 62H, GROUP A, PARCEL 1.00, MIDDLE CREEK ROAD (CITY)**

### **Staff Recommendation**

Mr. Smith explained the proposed plan is for a dental office located off Middle Creek Road. The site plan meets city regulations and staff recommended approval.

### **Action Taken**

Mr. Messer made a motion to approve the site plan. Mr. Stott provided a second, and the motion passed unanimously.

### **SITE PLAN – W C WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR LANDING ON MIDDLE CREEK – TAX MAP 72D, GROUP B, PARCEL 1.00, VETERANS BLVD (CITY)**

### **Staff Recommendation**

Mr. Smith explained the proposed plan is for a mixed used development consisting of apartments and a restaurant. Mr. Smith further explained that 25 apartment units would be accessed from Middle Creek Road while a deli restaurant with one apartment above would be accessed from Veterans Boulevard. Due to the access from Veterans Boulevard, the site is subject to review by the Veterans Corridor Management committee. The Tennessee Department of Transportation (TDOT), a member of this committee, has concerns that traffic will use the development to bypass an existing traffic light. Community members raised concerns regarding traffic on Middle Creek Road. Staff recommended approval subject to TDOT approval.

### **Action Taken**

Mr. Stott made a motion to approve the site plan subject to TDOT approval. Mr. Helton provided a second, and the motion passed unanimously.

**SITE PLAN – W C WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR MURPHY FARM TOWNHOMES – TAX MAP 63, PARCEL 4.05, MURPHY’S CHAPEL (CITY)**

**Staff Recommendation**

Mr. Smith explained the proposed plan is for eleven townhome units located off Murphy’s Chapel. The site plan meets city regulations and staff recommended approval.

**Action Taken**

Mr. Helton made a motion to approve the site plan. Mr. Messer provided a second, and the motion passed unanimously.

**SITE PLAN – WILDERNESS RESORT REQUESTS SITE PLAN APPROVAL FOR WILDERNESS WATERPARK EXPANSION – TAX MAP 38, PARCEL 1.17, OLD KNOXVILLE HIGHWAY (CITY)**

**Staff Recommendation**

Mr. Smith explained the proposed plan is for an expansion of the existing indoor waterpark at Wilderness Resort located off Old Knoxville Highway. The site plan meets city regulations and staff recommended approval.

**Action Taken**

Mr. Fox made a motion to approve the site plan. Mr. Helton provided a second, and the motion passed unanimously.

**SITE PLAN – LANDTECH LLC REQUESTS SITE PLAN APPROVAL FOR HICKORY HILLS PHASE II – TAX MAP 62, PARCEL 36.03, ERNEST MCMAHAN ROAD (CITY)**

**Staff Recommendation**

Mr. Smith explained the proposed plan is for phase II of the existing Hickory Hills Townhome development for an additional 36 units located off Ernest McMahan Road. The only current issue being the plat has not yet been recorded. The site plan meets city regulations and staff recommended approval subject to plat recording.

### **Action Taken**

Mr. Messer made a motion to approve the site plan subject to plat recording. Mr. Stott provided a second, and the motion passed unanimously.

### **ZONING ORDINANCE AMENDMENT – UPPER FLOOR RESIDENTIAL**

#### **Staff Recommendation**

Mr. Smith explained the proposed amendment would allow for Upper Floor Residential as discussed at previous meetings. Mr. Stott asked for clarification that the reduced setbacks would only apply to those structures three stories and taller. Mr. Smith confirmed. Staff recommended approval.

#### **Action Taken**

Mr. Stott made a motion to approve. Mr. Messer provided a second, and the motion passed unanimously.

### **STAFF REPORT**

Mr. Smith requested guidance on an upcoming hotel project located off W. Main Street where the proposed plan was developed prior to the passing of the new Planned Unit Development (PUD) standards. The current developable area of the project is slightly less than the new standards require. The Commission noted that they would not oppose the project due to not meeting the current standard as the plan was created in good faith prior to the PUD amendment.

Mr. Smith presented the Annual Report FY 2022.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:49 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary