



**PLANNING COMMISSION
MINUTES
AUGUST 4, 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, August 4, 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
Doug Tarwater, P.E., Deputy Public Works Director
Jim Ellison, City Surveyor
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 July 12, 2022 meeting, which received a second from Mr. Williams. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – W C WHALEY, INC REQUESTS REZONING FROM AC, ARTERIAL COMMERCIAL TO IC, INTERMEDIATE COMMERCIAL – TAX MAP 0080, GROUP A, PARCELS 036.00, 037.00, AND 001.00, WEST DUMPLIN VALLEY ROAD (CITY)

Staff Recommendation

Mr. Smith explained that this request includes three parcels in the 407 Business Park subdivision currently zoned AC. Adjacent properties to the south, also in that subdivision, are zoned IC. The rezoning would create a consistent zoning throughout the subdivision and allow for the residential use proposed by the applicant. Staff recommended approval.

Action Taken

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

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR RIVER PLACE TREEHOUSES – TAX MAP 049K, GROUP B, PARCEL 35.00, RIVER PLACE (CITY)

Staff Recommendation

Mr. Smith explained that this site plan proposes five treehouse units to be used as short-term rentals. The site plan has been revised so that the unit will not be located in the floodway. The applicant has addressed additional staff concerns, the site plan meets requirements, and staff recommended approval.

Action Taken

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

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR PITTMAN CENTER WAREHOUSE – TAX MAP 63, PARCEL 1.00, PITTMAN CENTER ROAD (CITY)

Staff Recommendation

Mr. Smith explained the site plan proposes a warehouse development located on Pittman Center Road. After a revision by the applicant, the plan is now in compliance with the City’s Planned Unit Development standards. Staff is still awaiting loading details on the entrance pavers and minor landscaping updates. Staff recommend approval subject to resolution of those two items.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the resolution of outstanding landscaping revisions and paver load details being provided. The motion received a second from Mr. Messer and passed unanimously.

STAFF REPORT

None

ADJOURNMENT

There being no further business, the meeting adjourned at 5:07 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary