



PLANNING COMMISSION MINUTES APRIL 6, 2023

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 6, 2023 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. Helton made a motion to approve the minutes from the March 2, 2023 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO INTERMEDIATE COMMERCIAL (IC) – TAX MAP 072, PARCEL 162.00 AND PORTION OF PARCEL 162.01, 1515 RIDGE ROAD (CITY)

Staff Recommendation

Mr. Smith explained that the rezoning request is to extend the IC zone to two parcels on Ridge Road. A recent subdivision plat relating to these parcels has been completed but not yet reflected in the tax maps. These changes would prevent this rezoning from creating a split zoned lot. Given that the parcels border the IC zone, staff recommended approval.

Action Taken

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

REZONING – JENNINGS A. LESTER REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-1, RURAL COMMERCIAL – 722 EAST DUMPLIN VALLEY ROAD (PLANNING REGION)

Staff Recommendation

Mr. Smith explained that the rezoning request for this property on East Dumplin Valley Road falls within the city's planning region. The parcel has frontage on Interstate 40. The rezoning is a logical expansion of the county's C-1 zoning due to the surrounding parcels. Given these considerations, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the rezoning request, which received a second from Mr. Williams. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 050, PARCELS 029.00, 029.01, & 029.02 WITT HOLLOW ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this proposed plan affects 4 parcels in addition to the extension and possible relocation of a Right-of-Way. Anthony Fiorio, a property owner of one of the affected lots, addressed the commission. He stated that residents get a significant number of cars turning in their driveways and this plat would help provide a dedicated area for turning.

The county's planning and road superintendent offices have expressed concerns regarding significant outstanding issues, including questions regarding if the affected area is ROW or a deeded easement. Staff requested either deferral or denial of this plat until issues can be resolved.

Action Taken

Mr. Stott made a motion to defer the subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR CARL EDD MCCARTER SUBDIVISION – TAX MAP 027, PARCELS 028.01, 028.05, 028.07, & 028.08, ALDER BRANCH ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this proposed three-lot subdivision reconfigures the lot lines for property on Alder Branch Road. The plat meets city regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR LODGES AT REEDMONT, PHASE 2 & 3 – TAX MAP 037, PARCEL 057.07, REED SCHOOLHOUSE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the commission had previously granted preliminary approval for this plat. The subdivision is now being presented for final approval. The plat is missing a text notation regarding water and sewer specifications. Subject to the addition of this note, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to the addition of the Water & Sewer specification notation. The motion received a second from Mr. Fox. The motion passed with all voting in favor, excluding Mr. Williams who abstained.

PLANNED UNIT DEVELOPMENT – LAND ENGINEERING, INC REQUESTS FINAL APPROVAL FOR PLANNED UNIT DEVELOPMENT, PHASE I OF BASS PRO TOWNHOMES – TAX MAP 008, PARCEL 026.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this PUD proposes 44 townhome units, located on Bass Pro Drive. The proposal still needs updated sewer specifications and a landscaping plan to be submitted. Otherwise, the PUD meets city regulations. Staff recommended approval subject to these additions.

Action Taken

Mr. Helton made a motion to approve the Planned Unit Development, subject to staff receiving the updated landscaping plan and sewer specifications. The motion received a second from Mr. Roberts and passed unanimously.

SITE PLAN – WELROC ENTERPRISES, LLC REQUESTS FINAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a mixed-use development of 90 cabin units for short-term rental and 160 hotel rooms. The site plan presents multiple challenges, including density and the capacity of Caton Road, a local street, to service the accommodations.

Randy Corlew, representing Welcroc Enterprises, LLC, addressed the commission explaining the proposed design of the site including the building facades and parking proposals. Multiple citizens from the surrounding area addressed the commission in opposition to the development, reiterating staff's concerns about the size of the development and the street access. Staff recommended either deferral or denial of this site plan.

Action Taken

Mr. Roberts made a motion to defer the site plan. The motion received a second from Mr. Fox and passed unanimously.

VARIANCE TO SUBDIVISION REGULATIONS – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS A VARIANCE TO SUBDIVISION REGULATIONS FOR WILDERNESS TRACT D – TAX MAP 037, PARCEL 057.00, GISTS CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the city's Subdivision regulations, Article III, Subsection C, requires forty (40) feet of frontage off a public roadway, while the proposed plat has frontage on a private roadway. He further explained that this subdivision is for financing purposes, with all the tracts having common ownership. While the intention is for the site to remain under one development, Subdivision Regulation variance is required for the subdivision plat to be approved. Staff asked that, if approved, a

notation be added with the stipulation that if the rear tract would ever be sold, the public road frontage requirements would need to be met.

Action Taken

Mr. Roberts made a motion to approve the Subdivision Regulation variance, subject to the requested notation. The motion received a second from Mr. Helton and passed unanimously.

MASTER SIGN PLAN – ROBERT G. CAMPBELL & ASSOCIATES, L.P. REQUESTS APPROVAL FOR 407 GATEWAY MASTER SIGN PLAN – PHASE I (CITY).

Staff Recommendation

Mr. Smith stated that this master sign plan is presented for Phase 1 of the 407 Gateway Development. The overall development would include 4 phases, but with Buc-ee's set to open soon, the developers wanted to go ahead with requesting approval for Phase 1. Mr. Stott questioned the proposed signage size compared to what is allowed by Chapter 6.0, signs of the Sevierville Zoning Ordinance. Mr. Smith explained that the proposal is for a sign larger than the standard allowance but would have no electronic sign component.

Mr. Smith then introduced Brad Knapp, a representative of the developer. Mr. Knapp explained that the project will be an unconventional development over 200 acres, creating an entertainment destination. He presented mock-ups of the Smoky Gap entertainment and dining district, set to break ground this month and open in 2025. Mr. Smith agreed that given the size and scope of the project, it does not fit within our traditional Zoning Ordinance.

Action Taken

Mr. Roberts made a motion to approve the master sign plan, which received a second from Mr. Fox. The motion passed with all voting in favor, except Mr. Stott who voted against.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:04 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary