



**PLANNING COMMISSION  
MINUTES  
APRIL 4, 2024**

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 4, 2024 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Corey Divel, Development Director  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Brooke Fradd, Recording Secretary

**MEMBERS ABSENT**

Shane Patterson

Chairman Snider declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**

Mr. Messer made a motion to approve the minutes from the March 7, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

**PUBLIC HEARING**

Mark Williford gave a presentation on amusements relating to a new development proposed for SkyLand Ranch. Following discussion from staff and Planning Commission members, Mr. Roberts made a motion to add the TCL amendment changes to the agenda under old business. The motion received a second from Mr. Helton. The motion passed with all voting in favor, except Mr. Stott, who voted against.

## **OLD BUSINESS**

### **ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS IN THE TOURIST COMMERCIAL (TCL) ZONE.**

#### **Staff Recommendation**

Mr. Smith reminded the commission that the proposed changes add in viewshed protections in addition to increasing the height limits in the TCL zone. He explained that there are limited areas that hold this zoning designation, most of which are already developed. The commissioners discussed the potential impact these changes would have, both on city residents and future development.

#### **Action Taken**

Mr. Roberts made a motion to approve the zoning ordinance amendment, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Stott, who voted against.

## **NEW BUSINESS**

### **SEVIER COUNTY ZONING ORDINANCE AMENDMENT.**

#### **Staff Recommendation**

James Temple with the Sevier County Planning Department addressed the commission, explaining the proposed changes included in this amendment. He stated that some of the updates include requirements regarding driveway widths and materials, critical slope, and sign regulations regarding billboards. Definitions and updated parking requirements have also been included. Staff requested an approval recommendation.

#### **Action Taken**

Mr. Fox made a motion recommend approval to the Sevier County Zoning Ordinance Amendment, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the County Commission.

### **REZONING – LYNN JANUTOLO REQUESTS REZONING FROM LDR TO NC – 1415 MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this rezoning request includes 0.35 acres, with a Middle Creek mailing address and frontage on Veterans Boulevard. The parcel has an existing sign, but is otherwise vacant, and adjoins property zoned NC to the north and east. Staff recommended approval.

Mr. Stott asked if the adjacent LDR property could be included in the rezoning. Mrs. Rodreick explained that this rezoning would clean up an existing spot zone. She further stated that staff has

made attempts to reach out to the adjacent property owner but has been unable to make contact at this time.

**Action Taken**

Mr. Stott made a motion to approve the rezoning request, with staff's best effort to include the church in the rezoning. The motion received a second from Mr. Roberts, passed unanimously, and is certified to the Board of Mayor and Aldermen.

**SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS FINAL APPROVAL FOR A.T. UMBARGER FARM SUBDIVISION – TAX MAP 063, PARCEL 013.00, HARRISBURG ROAD (PLANNING REGION).**

**Staff Recommendation**

Mr. Divel stated that this eight-lot subdivision is in the City's planning region and is contiguous to the city limits on the back side of the parcel. The subdivision meets city requirements and staff recommends approval.

**Action Taken**

Mr. Stott made a motion to grant final approval to the subdivision plat, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

**SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL APPROVAL FOR LLOYD MYERS SUBDIVISION – TAX MAP 073, PARCEL 032.03, MYERS ROAD (PLANNING REGION).**

**Staff Recommendation**

Mr. Divel stated that this proposed 4-lot subdivision, located in the planning region, is not contiguous to the city. The proposed plat includes flag lot access and meets regulations. Staff recommended approval.

**Action Taken**

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

**SUBDIVISION PLAT – ROBERT CAMPBELL AND ASSOCIATES REQUESTS FINAL APPROVAL FOR FOXWOOD SUBDIVISION – TAX MAP 062H, GROUP B, PARCELS 026.00, 027.00, & 028.00 (CITY).**

**Staff Recommendation**

Mr. Divel explained that this subdivision plat is made up of three parcels each with an existing structure. Two of the parcels have access off Ernest McMahan Road and the other is accessed from Foxwood Drive. The proposed plat adjusts rear lot lines and meets City regulations. Staff recommended approval.

### **Action Taken**

Mr. Messer made a motion to grant final approval of the subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

### **SITE PLAN – SITE, INC REQUESTS FINAL APPROVAL FOR SMOKY MOUNTAIN FLATS – TWO RIVERS BOULEVARD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes eight buildings containing 110 units, proposed for long-term residence. The condominium complex would be located off Two Rivers Boulevard. Mr. Stott questioned City regulations regarding floodway buffering requirements, and if this plat meets those regulations.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to confirmation that the site meets any floodway buffering requirements. The motion received a second from Mr. Stott and passed unanimously.

### **SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR EDMOND’S QUAD – 1515 RIDGE ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes a quadplex to be used for short-term rental. The existing structure would be removed to facilitate this project. The plan has an outstanding comment from the Fire Department, and staff recommended approval subject to resolution.

### **Action Taken**

Mr. Stott made a motion to approve the site plan, subject to resolution of outstanding staff comments. The motion received a second from Mr. Roberts and passed unanimously.

### **SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS FINAL APPROVAL FOR BJ’S WHOLESALE – ALLENSVILLE ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan is proposed for a parcel on Allensville Road, which is adjacent to The Home Depot. The plan has outstanding staff comments regarding landscaping and utilities. The applicant submitted a revision, but staff did not have adequate time for review prior to the meeting. Staff recommended approval, subject to the resolution of all comments.

**Action Taken**

Mr. Helton made a motion to approve the site plan, subject to the resolution of staff comments. The motion received a second from Mr. Messer. The motion passed with all voting in favor, except Mr. Roberts, who abstained.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:12 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary