



**PLANNING COMMISSION  
MINUTES  
JUNE 6, 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, June 6, 2024 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Corey Divel, Development Director  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
Justin Smith, Chief Building Inspector  
JC Green, Fire Marshal  
Frank Cravens, Stormwater Technician

**MEMBERS ABSENT**

None

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 May 2, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **SUBDIVISION PLAT – MICHAEL SUTTLES LAND SURVEYING REQUESTS FINAL PLAT APPROVAL FOR TEMPLE FARM SUBDIVISION – TAX MAP 061, PARCELS 012.00, 013.00, 014.00, 014.01, & 015.00, TEMPLE LANE (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this plat effects an existing six lot subdivision. The proposal moves property lines while not creating any new lots. The plat meets city regulations and staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve the subdivision plat, which received a second from Mr. Fox. The motion passed unanimously.

### **PLANNED UNIT DEVELOPMENT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL FOR ECHOTA EXPANSION – TAX MAP 038, PARCELS 032.12, 032.15, 032.16, TAX MAP 038J, GROUP A, PARCELS 138.00 – 154.00 AND 169.00, ECHOTA WAY, TSALI WAY, RAVENS FORD WAY, & SMOKY MTN WAY (CITY).**

#### **Staff Recommendation**

Mr. Divel stated that this proposed Planned Unit Development (PUD) has been discussed at the past several months' meetings. He reminded the commissioners that the PUD received conceptual approval at the May meeting. The current request is for preliminary approval for Phase 1. The only remaining staff comments that are outstanding involve a request for additional stormwater details.

#### **Action Taken**

Mr. Roberts made a motion to approve the PUD, subject to the resolution of outstanding staff comments. The motion received a second from Mr. Patterson and passed with a unanimous vote.

### **SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR ROBERT HENDERSON TOWNHOMES – TAX MAP 050, PARCEL 043.10, OLD NEWPORT HIGHWAY & ROBERT HENDERSON ROAD (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this 65-unit townhome site plan will be developed for long-term residential use. The city recently annexed the property and zoned it Intermediate Commercial (IC). However given the proposed use, the development must follow the residential development standards. Staff recommended approval, subject to resolution of outstanding staff comments.

### **Action Taken**

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

### **SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR HIDDEN MOUNTAIN OFFICE – 475 APPLE VALLEY ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes the addition of an office facility and additional parking for the Hidden Mountain development. The plan also creates better geometry for recreational vehicle turning. The plan meets all city requirements and staff recommended approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Patterson. The motion passed unanimously.

### **STORMWATER ORDINANCE AMENDMENT – ADOPTION OF AN ORDINANCE TO BRING THE CITY INTO COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).**

### **Staff Recommendation**

Mr. Divel explained that while the Sevierville, Pigeon Forge, Gatlinburg, and Sevier County jurisdictions each have their own Stormwater Ordinance, they operate under a single state permit. The state has requested some structural changes to make all the ordinances better align. The ordinance update also clarifies definitions and adds water quality prescriptive treatment requirements.

He further stated that Mr. Cravens worked with representatives of the other jurisdictions to make these changes, which provide a more uniform ordinance, with each retaining minimal differences. Mr. Cravens explained that the biggest difference between the jurisdictions is the post construction detainment requirements. Each jurisdiction will continue to be audited individually.

### **Action Taken**

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

**STAFF REPORTS**

Mr. Divel noted that the next regularly scheduled meeting would fall on July 4, 2024, and conflict with the Independence Day holiday. The commissioners agreed to move the meeting to the following Thursday, July 11th.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:15 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary