



**PLANNING COMMISSION
MINUTES
OCTOBER 3, 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, October 3, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor

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 September 5, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

PLANNED UNIT DEVELOPMENT – WELROC ENTERPRISES, LLC REQUESTS APPROVAL FOR HARDIN PUD – TAX MAP 061.00, PARCEL 012.00, 013.00, 014.00, 014.01, AND 015.00, TEMPLE LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that the Board of Zoning Appeals denied a variance request for this location at their September meeting. The applicant has since redesigned the site, conforming to City standards. There are several staff comments which remain outstanding. Staff recommended approval subject to the resolution of these comments and the recording of the associated plat.

Action Taken

Mr. Roberts made a motion to approve the PUD, subject to resolution of staff comments and recording of the subdivision plat. which received a second from Mr. Patterson. The motion passed unanimously.

NEW BUSINESS

PLAN OF SERVICES – AUSTIN CONNER REQUESTS ADOPTION OF PLAN OF SERVICES – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

ANNEXATION – AUSTIN CONNER REQUESTS ANNEXATION – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

ZONING – AUSTIN CONNER REQUESTS MEDIUM DENSITY RESIDENTIAL (MDR) ZONING – TAX MAP 062, PARCEL 025.02, SAINT IVES DRIVE.

Staff Recommendation

Mr. Smith explained that these items were previously annexed in 2021. The annexation had not been reflected on City maps, and the agenda items have been withdrawn.

PLANNED UNIT DEVELOPMENT – COMPASS VENTURES REQUESTS PUD APPROVAL FOR SAINT IVES TOWNHOMES – TAX MAP 062, PARCELS 024.00 & 025.02, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that this 77-unit townhome development is located in the Saint Ives subdivision and is associated with the annexation request. While most staff comments related to the annexation, several other minor comments remain outstanding. Staff recommended approval subject to the resolution of these comments and the recording of the associated subdivision plat.

Action Taken

Mr. Roberts made a motion to approve the PUD, subject to the resolution of staff comments and the recording of the subdivision plat. The motion received a second from Mr. Patterson and passed unanimously.

SITE PLAN – WILDERNESS RESORT AND WATER PARKS REQUESTS SITE PLAN APPROVAL FOR ATTRACTION ADDITION – TAX MAP 37, PARCEL 057.05, GIST CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that Soaky Mountain Waterpark is requesting to add a new slide to the existing development. The plan has minor outstanding staff comments, and approval was recommended subject to the resolution of these.

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. Fox and passed unanimously.

STAFF REPORTS

Mr. Smith notified the commission that staff plans to hold a workshop to discuss various topics – including tattooing, residential care – as requested by the commissioners at their September meeting. Staff hopes to get this scheduled prior to the regularly scheduled November meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:08 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary