



**PLANNING COMMISSION  
MINUTES  
NOVEMBER 7, 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, November 7, 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**

Corey Divel, Development Director  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

**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 October 3, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **SUBDIVISION PLAT – MBI COMPANIES REQUESTS PLAT APPROVAL FOR SEVIER COUNTY ELECTRIC SYSTEM, PHASE 1A – 217 EAST MAIN STREET (CITY).**

#### **Staff Recommendation**

Mr. Divel stated that this subdivision plat combines seven lots on the existing SCES site into three. While all staff comments on the plat have been corrected, one of the parcels is under city ownership. Staff recommended approval subject to the City deeding the parcel to the SCES.

#### **Action Taken**

Mr. Stott made a motion to approve the subdivision plat, subject to resolution of the city owned parcel. The motion received a second from Mr. Roberts and passed unanimously.

### **SITE PLAN – MBI COMPANIES REQUESTS SITE PLAN APPROVAL FOR SEVIER COUNTY ELECTRIC SYSTEM, PHASE 1A – 217 EAST MAIN STREET (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this is the site plan associated with the previously approved subdivision plat. The plan meets all requirements. He further clarified that the SCES has withdrawn their request for road abandonment of Creek Avenue and will widen the road to improve the turn radius. Staff recommended approval, subject to the recording of the subdivision plat.

#### **Action Taken**

Mr. Stott made a motion to approve the site plan. The motion received a second from Mr. Messer and passed unanimously.

### **SITE PLAN – WEIGEL'S REQUESTS SITE PLAN APPROVAL – 1914 VETERANS BOULEVARD (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this site plan proposes using the existing curb cut, which has received approval from the Tennessee Department of Transportation (TDOT). The plan meets regulations, and staff recommended approval.

#### **Action Taken**

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

**SITE PLAN – BENCHMARK DESIGN, PLC REQUESTS SITE PLAN APPROVAL FOR VARSITY SQUARE WAREHOUSE – 1210 GRADUATE DRIVE (CITY).**

**Staff Recommendation**

Mr. Divel explained that this plan proposes a 2,000 sq ft storage building on the corner of Industrial Park Road and Graduate Drive. Landscaping and solid waste comments are still outstanding. Staff recommended approval subject to resolution of those issues.

**Action Taken**

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

**PUBLIC ART – HALF MOON OUTFITTERS REQUEST PUBLIC ART APPROVAL – 740 WINFIELD DUNN PARKWAY (CITY).**

**Staff Recommendation**

Mr. Divel provided design specifications and the rendering for this public art request. He explained that the content would be printed on vinyl, and the applicant submitted the manufacturer's maintenance plan. The commission expressed concern about the computer rendering and the materials to be used, stating that these components constituted a banner rather than art.

**Action Taken**

Mr. Roberts made a motion to deny the Public Art request, which received a second from Mr. Fox. The motion passed unanimously.

**STAFF REPORTS**

Mr. Divel asked that the commissioners provide comments and recommendations based off the handouts from the Planning Commission workshop held the previous Monday.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:16 PM.

\_\_\_\_\_  
Vincent Snider, Chairman

\_\_\_\_\_  
Douglas Messer, Secretary

\_\_\_\_\_  
Brooke Fradd, Recording Secretary