



**PLANNING COMMISSION
MINUTES
DECEMBER 5, 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, December 5, 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
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Ben Price, Deputy Public Works Director
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 November 4, 2024 workshop and the November 7, 2024 meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – COMPASS VENTURES REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO INTERMEDIATE COMMERCIAL (IC) – 1331 OLD NEWPORT HIGHWAY (CITY).

Staff Recommendation

Mr. Divel explained that this rezoning request would place the IC zoning designation on this 17-acre parcel, which has frontage on both Dolly Parton Parkway and Old Newport Highway. The parcel is just east of the Sevier County High School complex. While no IC parcels adjoin the property, the size of the lot would prevent this from being considered a spot zone.

In 2021, the City changed Table 3.1 of the Zoning Ordinance, removing churches as an allowable use in the AC district. Pathways Church was unaware of the change when they made their purchase later that same year. Staff does not oppose the rezoning given the civic nature of the use. Pathways offers after school programming and developing this parcel would put them in closer proximity to the school complex.

Action Taken

Mr. Roberts made a motion to approve the rezoning, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen (BMA).

SITE PLAN – IDEIS DESIGN ARCHITECTS REQUESTS SITE PLAN APPROVAL FOR EAST RIDGE LIQUOR – TAX MAP 72, PORTION OF PARCEL 158.00, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a retail package store on Veterans Boulevard. The Planning Commission approved the subdivision plat earlier in the year and approved the adjacent Weigel's store to the south last month. Staff is awaiting paving details and corrections to minor outstanding comments. They recommend approval, subject to resolution of the comments.

A representative for the applicant addressed the commission, explaining that they will be requesting an extension from the BMA on the timeline for opening the Retail Package Store.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the resolution of staff comments and any necessary extension required by the BMA. The motion received a second from Mr. Stott and passed unanimously.

SITE PLAN – INGENIUM ENTERPRISES, INC REQUESTS SITE PLAN APPROVAL FOR WINFIELD CHASE BANK – 830 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a Chase Bank in an outparcel of the Target development. Minor comments remain outstanding, and staff recommended approval subject to their resolution.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to the resolution of staff comments, which received a second from Mr. Messer. The motion passed with a unanimous vote.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR MIDDLE CREEK EXTENDED STAY – 636 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this plan proposes a structure containing six 2-bedroom units. Several existing structures already exist on this parcel. While parking and landscaping details remain outstanding, staff recommended approval subject to their resolution.

Action Taken

Mr. Messer 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.

ROW ABANDONMENT – MARK JACKSON REQUESTS RIGHT-OF-WAY ABANDONMENT – 1210 INDUSTRIAL PARK DRIVE (CITY).

Mr. Divel explained that the commission approved a site plan for a warehouse on this site at last month's meeting. The parcel to the south received ROW abandonment approval previously, but the deed was never recorded. The current request is consistent with what has been previously approved. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the ROW Abandonment, which received a second from Mr. Patterson. The motion passed unanimously and is certified to the BMA.

PUBLIC ART – HOME 2 SUITES REQUEST PUBLIC ART APPROVAL – 1406 HURLEY DRIVE (CITY).

Staff Recommendation

Mr. Divel provided design specifications and the rendering for this public art request. He explained that a five-story mural of the mountains was included as a part of the construction materials of the building. The applicants have since submitted this request for Public Art along with a maintenance plan for the design. The commissioners considered the size, materials, and content of the mural, deeming it more in line with building theming as opposed to public art.

Action Taken

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

MASTER SIGN PLAN – TANGER OUTLETS FIVE OAKS REQUESTS MASTER SIGN PLAN APPROVAL – 1645 PARKWAY (CITY).

Mr. Divel explained that after receiving feedback from the commissioners at November's workshop, the applicant has removed the additional roof signage from the proposal. While several existing roof signs will be allowed to remain, new ones will not be added.

Action Taken

Mr. Roberts made a motion to approve the Master Sign Plan. The motion received a second from Mr. Messer and passed unanimously.

ZONING ORDINANCE AMENDMENT – UPPER FLOOR HOUSING.

Staff Recommendation

Mr. Divel reminded the commission that this amendment to the City's Zoning Ordinance had been previously discussed at the workshop. The proposal would remove the square footage requirements for upper floor housing in the Town Center (TC) zone and adjust the associated definition.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Fox. The motion passed unanimously and is certified to the BMA.

ZONING ORDINANCE AMENDMENT – RESIDENTIAL CARE.

Staff Recommendation

Mr. Divel explained that, based off previous discussions in both Planning Commission meetings and the workshop, this amendment would add the Residential Care use to Table 3.1 of the Sevierville Zoning Ordinance. Additionally, a definition, based on the national standard, and additional development standards would be added. The use would be allowed in the Neighborhood Commercial (NC) and Intermediate Commercial (IC) zones. This use is distinguished from an assisted living facility or nursing home, and facilities prescribing medications would be required to comply with the Medical Clinic use and standards.

Action Taken

Mr. Helton made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Patterson. The motion passed unanimously and is certified to the BMA.

ZONING ORDINANCE AMENDMENT – PERMANENT MAKEUP.

Staff Recommendation

Mr. Divel stated that, based off the opinion of the commission at the previous workshop, Permanent Makeup would be distinguished from traditional tattooing based on the process and equipment used. The use would only be allowed as an ancillary use to existing salon or spa. Mr. Divel confirmed that the amendment has been reviewed by Mr. Ed Owens.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Patterson. The motion passed with all voting in favor, except Mr. Stott, who voted against. The motion is certified to the BMA.

STAFF REPORTS

Given the proximity to the New Years Day holiday, Mr. Divel asked that the regularly scheduled meeting for January be moved to the following Thursday. Commissioners confirmed their availability for the January 9, 2025 date.

He informed the commission that a developer has contacted the City regarding an indoor amusement in an IC zone. This is currently not an allowed use in the district, and he wanted to see if there is interest in including it. The commissioners raised no concerns with the idea, and requested a formal proposal be presented at an upcoming meeting.

He additionally stated that staff is updating the City's Property Maintenance Code, specifically regarding the storage of used tires. Staff would appreciate the commission's review and input on the changes.

Mr. Smith addressed the commission, explaining that starting in January, he will no longer be attending the Planning Commission meetings on a regular basis. He thanked the commission for their service and support throughout his time with the City's Development Department.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:01 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary