



**PLANNING COMMISSION
MINUTES
JANUARY 9, 2025**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, January 9, 2025 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
Doug Tarwater, 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 December 5, 2024 meeting. The motion received a second from Mr. Helton and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REVIEW AND ADOPTION OF THE SR416 CORRIDOR STUDY PLAN.

Staff Recommendation

Mr. Divel explained that city staff has been working with CDM Smith to complete this study in conjunction with a Tennessee Department of Transportation (TDOT) Transportation Planning Grant. Melody Butler, a representative from the firm, addressed the commission to describe the study in summary. She explained the process of gathering data and the key findings. She then shared their recommendations, which include road widening, realignment of several intersections, addition of sidewalks, and installation of additional MUTCD warning signs.

Action Taken

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

PLAN OF SERVICES – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS ADOPTION OF PLAN OF SERVICES – TAX MAP 061, PARCELS 007.00 AND 009.00, HARDIN LANE.

Staff Recommendation

Mr. Divel stated that this plan of services accompanies the annexation and zoning requests to follow on the agenda. The applicant has requested the inclusion of 25 acres within the city limits. Presently, the location is not in the city's planning region but does fall in the urban growth boundary. The developer has already begun work on the subdivision's infrastructure, however it does not have water or sewer access at this time. While the parcels are contiguous with the city limits on the back side, the development would be accessed via county streets. Slope issues could present building height and driveway slope issues, in addition to causing difficulty for life safety vehicle responses.

Action Taken

Mr. Helton made a motion to deny the Plan of Services, which received a second from Mr. Messer. The motion passed unanimously.

ANNEXATION – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS ANNEXATION – TAX MAP 061, PARCELS 007.00 AND 009.00, HARDIN LANE.

Staff Recommendation

Mr. Divel explained that this annexation request accompanies the just-denied plan of services.

Action Taken

Mr. Fox made a motion to deny the annexation, which received a second from Mr. Patterson. The motion passed unanimously.

ZONING – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS MEDIUM DENSITY RESIDENTIAL (MDR) ZONING – TAX MAP 061, PARCELS 007.00 AND 009.00, HARDIN LANE.

Staff Recommendation

Mr. Divel explained that this zoning request is associated with the two previous agenda items.

Action Taken

Mr. Patterson made a motion to deny the MDR zoning, which received a second from Mr. Helton. The motion passed unanimously.

PLANNED UNIT DEVELOPMENT – CEC, INC. REQUESTS PRELIMINARY PUD APPROVAL FOR BOB HOLLOW TOWNHOMES – 246 BOB HOLLOW ROAD (CITY).

Mr. Divel explained that the commission previously approved this site for short-term rental cabins. The new PUD would change the development to long-term residential townhomes. Staff comments for water and sewer, in addition to minor Public Works comments, are still outstanding. Staff recommends preliminary approval, subject to the resolution of outstanding staff comments.

Action Taken

Mr. Stott made a motion to approve the preliminary PUD, subject to the resolution of outstanding staff comments. The motion received a second from Mr. Patterson and passed unanimously.

CONCEPT PLAT – W C WHALEY, INC REQUESTS CONCEPTUAL SUBDIVISION PLAT APPROVAL FOR RED CEDAR RIDGE – TAX MAP 038, PARCEL 001.23, RED CEDAR RIDGE ROAD (CITY).

Staff Recommendation

Mr. Divel stated that this concept plat proposes a 15-lot development off a private Right-Of-Way within the Oak Haven subdivision. Questions regarding available water volume are currently being discussed. Given that this request is for conceptual approval, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the concept plat, which received a second from Mr. Messer. The motion passed unanimously.

SITE PLAN – WILL ROBINSON & ASSOCIATES REQUEST FINAL APPROVAL FOR CULVERS – TAX MAP 049M, GROUP D, PARCEL 001.00, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that this plan proposes a restaurant on the corner of Robert Henderson Road and Dolly Parton Parkway. Site plan comments addressing the details of the dumpster in addition to water

and sewer remain outstanding. Staff recommended approval subject to resolution of those outstanding concerns.

Action Taken

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

MASTER SIGN PLAN – PERRY SMITH DEVELOPMENT REQUESTS MASTER SIGN PLAN APPROVAL FOR THE LODGES AT SMITH CREEK RESERVE – 1767 NEW ERA ROAD (CITY).

Staff Recommendation

Mr. Divel explained that the applicant has requested Master Sign Plan approval, because one sign proposed for the development falls outside the bounds of what is typically allowed within the city's sign permit regulations. The sign for the development's water park does not meet size restrictions and can be seen from the road. It was noted that the development is in a residential zoning district along a non-commercial corridor making it significantly different from other such requests they may be viewed differently.

Jared Story, a representative from Perry Smith Development addressed the commission further explaining the proposal, which includes street signs, an entrance sign, and a water park sign. He presented renderings and photographs of the area and the proposed signs. He clarified that the water park is not open to the public, just to property owners and those staying within the development.

Action Taken

Mr. Roberts made a motion to deny the master sign plan, which received a second from Mr. Messer. The motion passed unanimously.

SHORT-TERM RENTAL DETERMINATION – TAX MAP 062J, GROUP D, PARCEL 053.00, 1207 POOL STREET (CITY).

Staff Recommendation

Mr. Divel reminded the commission that the city's Zoning Ordinance conditionally permits the Short-term Rental (STR) use in the Medium Density Residential (MDR) zone. If there is opposition from the neighborhood, the application is presented to the Planning Commission.

Staff received a request for this property, located on Pool Street, to operate as an STR. The properties to the north of the parcel are zoned Low Density Residential (LDR), but Pool Street is zoned MDR. A letter of opposition has been submitted to staff. Benjamin Bean, a resident of Pool Street, addressed the commission to oppose the STR use. He cited the already congested area, the dead-end narrow street, and 4 units sharing a common driveway as issues that would be exasperated by the use. Additionally, available space for parking is a concern.

Action Taken

Mr. Roberts made a motion to deny the STR, which received a second from Mr. Stott. The motion passed unanimously.

ZONING ORDINANCE AMENDMENT – PLACES OF AMUSEMENT - INDOOR.

Staff Recommendation

Mr. Divel reminded the commission that the addition of this use into the Intermediate Commercial (IC) zone was discussed briefly at last month's meeting. While the use is currently not allowed in IC, staff believes this to be a logical fit.

Action Taken

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

STAFF REPORTS

None

ADJOURNMENT

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

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary