

**SEVIERVILLE PLANNING COMMISSION**

**12/7/2023**

**5:00 P.M. – Civic Center**

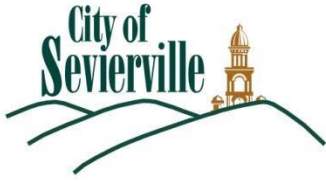


# Planning Commission

## AGENDA

12/7/2023

- A. Call to Order
- B. Approval of Minutes – 11/2/2023
- C. Public Forum
- D. Old Business
- E. New Business
  - 1. Annexation – William T. Mitzel requests annexation – Tax Map 072, Parcel 006.00, Cate Road (Planning Region).
  - 2. Zoning – William T. Mitzel requests HDR – High Density Residential zoning – Tax Map 072, Parcel 006.00, Cate Road (Planning Region).
  - 3. Rezoning – Long, Ragsdale & Waters, P.C. requests rezoning for a portion of the property from IC – Intermediate Commercial to AC – Arterial Commercial and a portion of the property from AC – Arterial Commercial to IC – Intermediate Commercial – Tax Map 008, Parcels 146.02, 146.03, and 152.00, Winfield Dunn Parkway and Hodges Road (City).
  - 4. Rezoning – Moonbug Group requests rezoning from AC – Arterial Commercial to IC – Intermediate Commercial – Tax Map 049J, Group B, Parcels 001.02, 002.00, and 043.00, West Main Street and Forks of the River Parkway (City).
  - 5. Subdivision Plat – Civil & Environmental Consultants, Inc. requests final approval for Morgan Landing – Tax Map 062, Parcel 098.01, Snapp Road (Planning Region).
  - 6. Planned Unit Development - WK Dickson requests preliminary PUD approval – Tax Map 048, Parcels 36.00, 37.00, 38.00, 39.00, 39.06, 53.00, 53.01, Tax map 048E, Group A, 001.00, Bob Hollow Road (City).
  - 7. Site Plan – Compass Ventures requests final approval for Blue Ribbon retail – Tax Map 062, Parcel 017.09, Blue Ribbon Drive (City).
  - 8. Site Plan – Compass Ventures requests final approval for Buddy Bear expansion – 1518 Dolly Parton Parkway (City).
  - 9. Site Plan – Welrocenterprises, LLC requests final approval for Caton Road Cabins – 234 Caton Road (City).
  - 10. Site Plan – W and A Engineering request preliminary approval for Veterans Cabins – Tax Map 061, Parcel 148.00. Veterans Boulevard (City).
- F. Staff Report
- G. Adjournment



# Planning Commission

## AGENDA NOTES

12/7/2023

A. Call to Order

B. Approval of Minutes – 11/1/2023

C. Public Forum

D. Old Business

E. New Business

1. Annexation – William T. Mitzel requests annexation – Tax Map 072, Parcel 006.00, Cate Road (Planning Region).

Please see the staff report for full comments and details. Staff can recommend approval.

2. Zoning – William T. Mitzel requests HDR – High Density Residential zoning – Tax Map 072, Parcel 006.00, Cate Road (Planning Region).

Please see the staff report for full comments and details. Staff can recommend approval.

3. Rezoning – Long, Ragsdale & Waters, P.C. requests rezoning for a portion of the property from IC – Intermediate Commercial to AC – Arterial Commercial and a portion of the property from AC – Arterial Commercial to IC – Intermediate Commercial – Tax Map 008, Parcels 146.02, 146.03, and 152.00, Winfield Dunn Parkway and Hodges Road (City).

Please see the staff report for full comments and details. Staff can recommend approval.

4. Rezoning – Moonbug Group requests rezoning from AC – Arterial Commercial to IC – Intermediate Commercial – Tax Map 049J, Group B, Parcels 001.02, 002.00, and 043.00, West Main Street and Forks of the River Parkway (City).

Please see the staff report for full comments and details.

5. Subdivision Plat – Civil & Environmental Consultants, Inc. requests final approval for Morgan Landing – Tax Map 062, Parcel 098.01, Snapp Road (Planning Region).

This is a proposed 22 lot subdivision plat and right-of-way located off Snapp Road in the Planning Region. This plan was granted preliminary approval previously. Plan meets all standards and staff recommend approval subject to verification that Sevier County Stormwater has received the necessary documentation.

6. Planned Unit Development - WK Dickson requests preliminary PUD approval for Phase I – Tax Map 048, Parcels 36.00, 37.00, 38.00, 39.00, 39.06, 53.00, 53.01, Tax map 048E, Group A, 001.00, Bob Hollow Road (City).

This is a proposed Planned Unit Development located off Bob Hollow Road. The request is for preliminary approval of Phase I which contains 25 short-term rental cabins. Currently, the plan has outstanding staff review comments. If these comments are corrected prior to Planning Commission, staff can recommend preliminary approval.

7. Site Plan – Compass Ventures requests final approval for Blue Ribbon retail – Tax Map 062, Parcel 017.09, Blue Ribbon Drive (City).

This is a proposed retail shopping plaza located at the corner of Middle Creek Road and Blue Ribbon Drive. Plan meets all standards and staff recommends approval.

8. Site Plan – Compass Ventures requests final approval for Buddy Bear expansion – 1518 Dolly Parton Parkway (City).

This is a proposed site expansion for the existing Buddy Bear in the Smokies RV Campground. Plan meets all standards and staff recommends approval.

9. Site Plan – Welrocenterprises, LLC requests final approval for Caton Road Cabins – 234 Caton Road (City).

This is a proposed mixed-use development located off Caton Road containing a hotel with 160 rooms and 84 short-term rental units. Currently, the plan has outstanding staff review comments. If these comments are corrected prior to Planning Commission, staff can recommend approval subject to bond for right-of-way improvements to Caton Road.

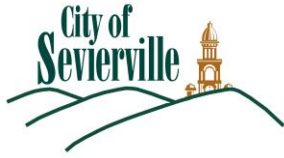
10. Site Plan – W and A Engineering request preliminary approval for Veterans Cabins – Tax Map 061, Parcel 148.00. Veterans Boulevard (City).

This is a proposed short-term rental cabin development located off Veterans Boulevard, Ridge Road, and London Lane. Currently, the plan has outstanding staff review comments. If these comments are corrected prior to Planning Commission, staff can recommend preliminary approval for Phase I.

F. Staff Report

G. Adjournment





## **PLANNING COMMISSION MINUTES NOVEMBER 2, 2023**

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 2, 2023, at 5:18 PM.

There were present and participating:

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

None

### **STAFF PRESENT**

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

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 5, 2023 meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR WITT HOLLOW ROAD – TAX MAP 050, PARCELS 029.00, 029.01, 029.02, WITT HOLLOW ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Smith reminded the commission that this subdivision plat had previously been deferred to allow time for all involved parties to meet to resolve disagreements. He explained that no progress had been made to date. Several stakeholders addressed the commission, each presenting his perspective on the situation. Staff suggested that the commission shouldn't determine the public or private nature of the right-of-way in question. Mr. Smith suggested such a note be included on the plat, in addition to the removal of parcels references with access rights.

#### **Action Taken**

Mr. Stott made a motion to approve the subdivision plat, subject to updating the reference of the center line of 16' ROW aka Witt Hollow Road, removing the tax map and parcel numbers, and the addition of a note stating the Planning Commission takes no position on the public or private nature of the Right-of-Way. The motion received a second from Mr. Fox and passed with all voting in favor excluding Mr. Williams, who abstained.

## **NEW BUSINESS**

### **ROW EXTENSION – SWAGGERTY FARM, INC REQUESTS RIGHT-OF-WAY EXTENSION –2865 WINFIELD DUNN PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that the road on the original plat was created as an easement but built to city specifications. Given the potential development in the area, the applicant is requesting this become public right-of-way, to be named West Swaggerty Road. A quit-claim deed for the area has been recorded, and staff recommended approval.

#### **Action Taken**

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

**IIO DISTRICT EXPANSION – PHILLIP LEWIS ENGINEERING REQUESTS INTERSTATE IMPACT OVERLAY DISTRICT EXPANSION FOR CAMPING WORLD – 210 EAST DUMPLIN VALLEY ROAD (CITY).**

**Staff Recommendation**

Mr. Divel explained that the request would expand the overlay zone by fourteen acres. This would allow an interstate monopole sign at the new Camping World location. Mr. Stott requested consideration for a review of the area at-large, rather than one piece at a time. Mr. Smith agreed that this is something which could be discussed in a workshop.

**Action Taken**

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

**REZONING – MOON BUG CONSTRUCTION LLC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO HIGH DENSITY RESIDENTIAL (HDR) – 100 JOHN L MARSHALL DRIVE (CITY).**

**Staff Recommendation**

Mr. Divel explained that this rezoning request is for one lot, at the corner of the Parkway and John L. Marshall Drive. Both the area to the north and to the east are currently zoned HDR. The rezoning would be consistent with the surrounding area and proposed use, and more fitting for the lot's location and access point.

**Action Taken**

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

**SUBDIVISION PLAT – M. LACEY LAND SURVEYING, LLC REQUESTS FINAL APPROVAL FOR ALLENSVILLE SQUARE SUBDIVISION – TAX MAP 049, PARCELS 026.10, 026.11, 026.12, 026.17, 026.19, 026.18, ALLENSVILLE SQUARE ROAD (CITY).**

**Staff Recommendation**

Mr. Divel stated that this plat for a subdivision, adjacent to Home Depot, combines six parcels into four. The proposal 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 with all voting in favor, except for Mr. Roberts, who abstained.

**PLANNED UNIT DEVELOPMENT – LAND ENGINEERING, INC. REQUESTS SITE PLAN APPROVAL FOR BASS PRO TOWNHOMES PHASE 2/CHEROKEE OVERLOOK – TAX MAP 008, PARCEL 026.00, BASS PRO DRIVE (CITY).**

**Staff Recommendation**

Mr. Divel explained that the infrastructure supporting Phase 1 of the Bass Pro Townhomes development is complete. The site plan for Phase 2 proposes 38 townhome units, and staff is still awaiting the addition of a note regarding water and sewer locations.

**Action Taken**

Mr. Helton made a motion to approve the PUD, subject to the addition of the water and sewer notation. The motion received a second from Mr. Messer and passed unanimously.

**SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR THE LAUNDRY – TAX MAP 062, PORTION OF PARCEL 017.04, BLUE RIBBON DRIVE (CITY).**

**Staff Recommendation**

Mr. Divel stated that this plan proposes a multi-use facility to include a laundromat, warehouse, and office space. This site is located on the north side of Blue Ribbon Drive, meets city standards, and staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the site plan, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Williams, who abstained.

**SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR THE RIDGE, PHASE 3 – 1250 MIDDLE CREEK ROAD (CITY).**

**Staff Recommendation**

Mr. Divel stated that this third and final phase of The Ridge Outdoor Resort contains recreational vehicle pads and tiny homes consistent with the rest of the development. Previously outstanding Water & Sewer corrections have been addressed, and staff recommended approval.

**Action Taken**

Mr. Roberts made a motion to approve the site plan, which received a second from Mr. Fox. The motion passed with all voting in favor except Mr. Williams, who abstained.

**SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR KODAK TOWNHOMES – TAX MAP 012, PARCEL 010.01, DOUGLAS DAM ROAD (CITY).**

**Staff Recommendation**

Mr. Divel explained that this site plan is in conjunction with Board of Zoning Appeals Case 23-19. The BZA denied the request for a setback variance, and therefore this site plan cannot be approved without extensive updates. The commission expressed a desire to allow the developer to begin grading and land disturbance while also requiring site plan revision prior to building permits being issued.

**Action Taken**

Mr. Roberts made a motion to grant preliminary approval for the site plan. The motion received a second from Mr. Williams and passed unanimously.

**CONCEPT PLAN – OUTDOOR AMBITION LLC REQUESTS CONCEPTUAL APPROVAL FOR CROSSWAYS CAMPGROUND – TAX MAP 062, PARCELS 023.00, 025.00, AND 033.07, MIDDLE CREEK ROAD (CITY).**

**Staff Recommendation**

Mr. Divel explained that the concept for this campground proposes 229 campsites, 17 tiny homes, and tent sites. While the parcels are located off Middle Creek Road, Fox Landing Court would provide all access to the development. Staff recommended conceptual approval.

**Action Taken**

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

**CONCEPT PLAN – WELROCENTERPRISES, LLC REQUESTS CONCEPTUAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission of the site plan originally proposed for this location. This concept plan is a high-level overview of changes the developers have made to the plan, including a reduced number of cabins. Staff is still in discussion regarding potential upgrades of Caton Road due to its width and questions about its ability to handle increased commercial traffic. Several nearby residents addressed the commission expressing their concern. Additionally Randy Corlew spoke on behalf of the applicant regarding their attempts to address issues at this site.

**Action Taken**

Mr. Stott made a motion to grant conceptual approval to the plan. The motion received a second from Mr. Helton and passed unanimously.

### **STAFF REPORTS**

Mr. Smith facilitated discussion regarding the submitted draft of the 407 Gateway Master Plan. The submitted proposal addresses the first phase of the development, including the existing Buc-ee's, Smoky Gap, and a Courtyard by Marriott hotel. A 500 square foot message board sign is also included in the proposal. The commissioners requested that this MPD be further considered in an upcoming workshop.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:59 PM.

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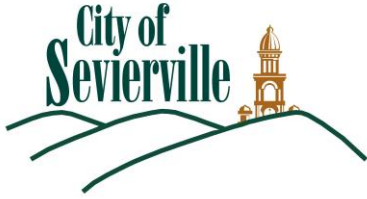
Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary




Development Department  
Staff Report  
Annexation Property at Cate Rd

<p><b><u>Petitioners:</u></b> William T. Mitzel</p> <p><b><u>Staff:</u></b> Corey Divel Kristina Rodreick</p> <p><b><u>Tax ID Number(s):</u></b> Map 072 Parcel 6.00</p> <p><b><u>Area and Number of Parcels:</u></b> 9.49 acres +/-; a portion of one Parcel</p> <p><b><u>Current Use:</u></b> Vacant Land, Barn</p> <p><b><u>Notification:</u></b> Notification of the City's intention to annex the referenced properties will be provided in accordance with applicable provisions of 6-51-101-123, <u>Tennessee Code Annotated (TCA)</u></p> <p><b><u>Exhibits:</u></b> Map, Petition, and Plan of Services attached</p>	<p><b><u>Request</u></b> To annex +/- 9.49 acres of a portion of Map 072 Parcel 6.00 into the City of Sevierville</p> <p><b><u>Background</u></b> A petition requesting annexation of Map 072, Parcel 6.00 has been submitted by the property owners.</p> <p><b><u>Staff Comments</u></b> The subject parcel is approximately 10.77 acres in size with approximately 1.28 acres along the front currently within the City limits. The proposed annexation would bring the remaining 9.49 acres into the corporate limits. It is staff's understanding that a cabin development is proposed with approximately 30 short term rental units. The parcel fronts along Cate Rd which is currently within the City limits. All property within the City Limits adjoining this area is zoned High Density Residential. The portion of the property proposed for annexation is presently zoned County R-1, Rural Residential. The requested zoning for the annexation area is High Density Residential. City water currently lies along Cate Rd and sewer is approximately 1240 feet to the northeast along Cate Rd. It will be up to the developer to extend water and sewer service, and any additional upgrades needed, to this property during development.</p> <p><b><u>Public Comments</u></b> None received to date.</p> <p><b><u>Staff Recommendation</u></b> Given that the parties subject to this annexation have requested and agreed to it, that City services and facilities can be made available to this property in accordance with the adopted policies and fees for such services, that the adjoining parcels are inside the City limits, and that this portion of the property is provided access along a current City street, staff can recommend approval.</p>
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See Back for Lagon

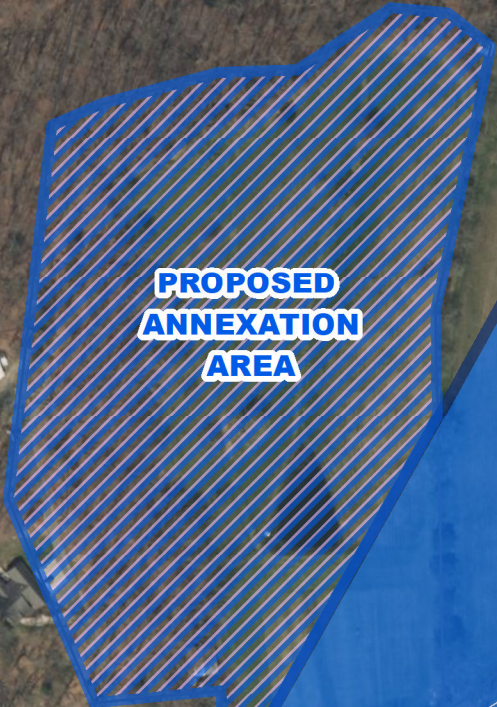
PETITION REGARDING ANNEXATION BY THE CITY OF SEVIERVILLE

Property fronting on:

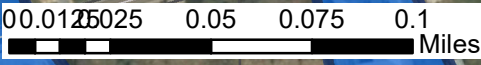
Map Key #	LOCATION Address Map & Parcel	SIGNATURE(S) Signatures of ALL PERSONS WHO SHARE TITLE in this parcel are required; and, if there are TENANTS on this parcel, the signature of all tenants age 18 or older are also required. Tenants should use back of this sheet to sign and include address.	OWNER Check if Applicable	FOR Annexation	AGAINST Annexation	DATE	TENANT(S) Check if applicable and sign on back of this sheet with address.
1	TR1 Lewelling Rd Sevierville 37862	Print Name: William Thomas Mitzel Signature: 	X	X			
2		Print Name: Signature:					
3		Print Name: Signature:					
4		Print Name: Signature:					
5		Print Name: Signature:					






**PROPOSED ANNEXATION**

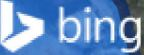


**PROPOSED  
ANNEXATION  
AREA**



**Legend**

-  Cate Rd Annexation
-  City Limits
-  Parcels



**RESOLUTION NO. R-2023-TBD**

**A RESOLUTION TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME  
WITHIN THE BOUNDARIES OF THE CITY OF SEVIERVILLE, TENNESSEE  
(CATE ROAD, SEVIER COUNTY TAX MAP 072 006.00)**

WHEREAS, the annexation of territory, as identified in this resolution is deemed reasonably necessary for the welfare of the residents and property owners of the affected area of annexation and of the City of Sevierville, Tennessee as a whole; and

WHEREAS, the owners of all the property in the affected area of annexation have petitioned the City requesting that their property be annexed.

NOW, THEREFORE, be it resolved by the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, that:

**Section 1.** The foregoing is hereby the finding of the Board of Mayor and Aldermen, and thus adopted.

**Section 2.** All proceedings as to public hearing and adoption of plan of services, as required by 6-51-101, et seq., Tennessee Code Annotated, have been or will be conducted prior to this resolution's adoption, as evidenced by official minutes of this body which are incorporated herein by reference as if set forth verbatim. The plan of services is attached hereto and incorporated by reference herein.

**Section 3.** In accordance with 6-51-101, et seq., Tennessee Code Annotated, there is hereby annexed into the City of Sevierville, Tennessee, and incorporated within the corporate boundaries thereof, effective thirty (30) days from the date of adoption of this Resolution, the remaining Sevier County Tax Map 072 Parcel 6.00, territory adjoining the present corporate boundaries, which territory is shown on the map attached hereto and incorporated herein by reference.

**Section 4.** This resolution is hereby adopted on the \_\_\_\_ day of \_\_\_\_\_ 2023.

APPROVED: \_\_\_\_\_  
Robbie Fox, Mayor

ATTEST:

\_\_\_\_\_  
Lynn K. McClurg, City Recorder

**RESOLUTION NO. R-2023-TBD**

**RESOLUTION FOR A PLAN OF SERVICES  
REGARDING THE ANNEXATION OF PROPERTY ON CATE ROAD  
(SEVIER COUNTY TAX MAP 072 PARCEL 006.00)**

**WHEREAS**, 6-51-102, Tennessee Code Annotated, as amended requires the passage of a plan of services for any annexation resolution adopted, and

**WHEREAS**, the City of Sevierville contemplates annexation of the area displayed on the attached map;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**Section 1.** Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as identified above, the following plan of services:

**A. Police**

1. Patrolling, radio responses to calls and other routine police services will be provided on the effective date of annexation.
2. The street upon which the property will be accessed is a public street, and no additional traffic signals, traffic signs, street markings, or other traffic control devices are presently needed. Consideration of additional traffic control markings or items in the future would be considered as the need is established by appropriate study and in accordance with applicable traffic standards.

**B. Fire**

1. Fire protection by the City of Sevierville Fire Department will begin on the effective date of annexation using existing personnel and equipment. The City of Sevierville has a Class 3 rating. Upon development, adequate water supply for fire flows will need to be provided at cost to the developer in conjunction with the water requirements below.

**C. Water**

1. The City of Sevierville Department of Water and Sewer is the service provider for public water service in the annexation area. A waterline lays along Cate Rd.
2. Any future connection to or upgrade of the City of Sevierville system would be the responsibility of the person(s) requesting the extension of such service in order to adequately provide for domestic use and fire protection purposes, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.



**D. Wastewater Disposal and Sanitary Sewer**

1. The City of Sevierville Department of Water and Sewer is the service provider for sanitary service in the annexation area. A sewer line lays along Cates Rd approximately 1240 feet to the northeast.
2. Any future connection to, or upgrade of, the City's sanitary sewer system would be the responsibility of the person(s) requesting such service, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

**E. Electrical Service**

1. Electrical service can be provided to the area proposed for annexation, in accordance with established fees and policies of the Sevier County Electric System.

**F. Refuse Collection**

1. Upon request, solid waste collection service can be made available, in accordance with established policies and fees of the City of Sevierville Department of Public Works.

**G. Streets**

- 1 The street upon which property will be accessed is currently within the City limits, known as Cate Road. Cate Rd is a City street classified as a major collector with a 50 foot right of way and a pavement width of approximately 20'. At the time of development, any improvements or extension of the streets will need to be made in accordance with established policies at cost to the developer.

**H. Inspection Services**

1. All City inspection services will begin following the effective date of annexation.

**I. Planning and Zoning**

1. Planning services will be extended on the effective date annexation. The adjoining properties inside the corporate limits are zoned High Density Residential. The High-Density Residential classification is proposed for the annexation area and will become effective upon the effective day of the ordinance establishing the zoning district for the property.

**J. Street Lighting**

1. There are presently no streetlights on this section of Cate Road. Additional streetlights needed will be at cost to developer. Any future request for streetlighting would be reviewed in accordance with City policies and standards in place at that time.

**K.     Recreation**

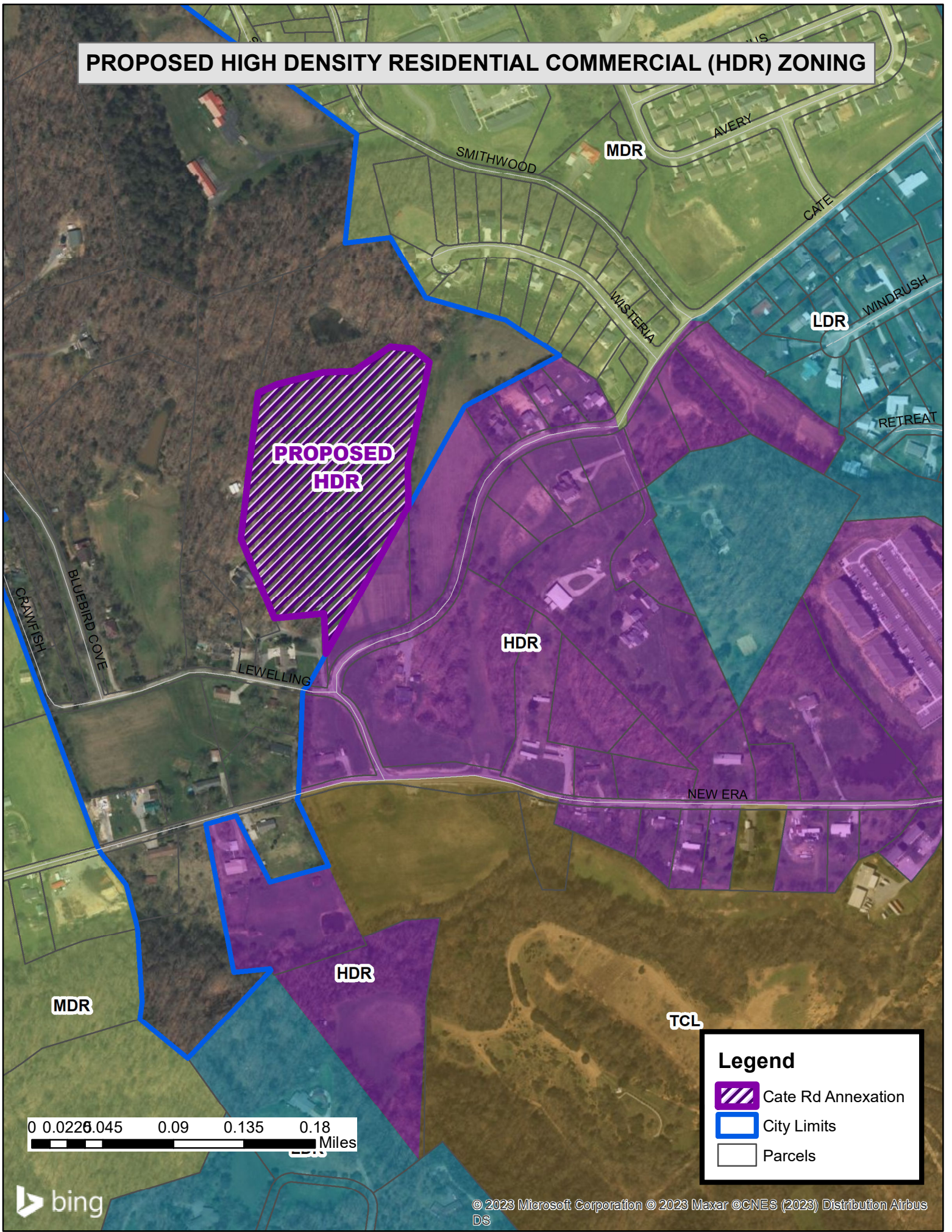
1.     Any existing or future residents in the annexation area will be entitled to use all existing municipal recreational facilities and will be eligible for City resident discounts on recreational charges, where applicable, and subject to compliance with guidelines established by the City of Sevierville Department of Parks and Recreation.

**Section 2.** This resolution is hereby adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

Attest: \_\_\_\_\_  
Lynn K. McClurg, City Recorder

# PROPOSED HIGH DENSITY RESIDENTIAL COMMERCIAL (HDR) ZONING







Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
Winfield Dunn Parkway – Parcels 008 146.02, 008  
146.03, 008 147.00, 008 149.00, 008 152.00, and  
008 153.01

**Applicant:** Long, Ragsdale, &  
Waters, P. C.

**Owners:** C C Properties GP

**Staff:** Corey Divel and Kristina  
Rodreick

**Tax ID Number:** Tax Map 008,  
Parcels 146.03, 147.00, 149.00,  
152.00, & 153.01

**Current Zone:** Intermediate  
Commercial (IC)

**Requested Zone:** Arterial  
Commercial (AC)

**Number of Lots:** 6

**Current Use:** Vacant

**Proposed Use:** Commercial

**Notification:** City will provide  
notice in accordance with City of  
Sevierville Planning Department  
policies and procedures.

**Exhibits:** Application and Map

**Request**

Rezoning 6 parcels totaling 35.2 acres +/- from Intermediate  
Commercial (IC) to Arterial Commercial (AC), with a small portion  
being rezoned from Arterial Commercial (AC) to Intermediate  
Commercial (IC).

**Background**

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North, South, & East – Arterial Commercial (AC) used for commercial.

West – Agricultural Residential (AR) used for agricultural.

**Staff Comments**

The immediate surrounding area is used for commercial and agricultural.

**Public Comments**

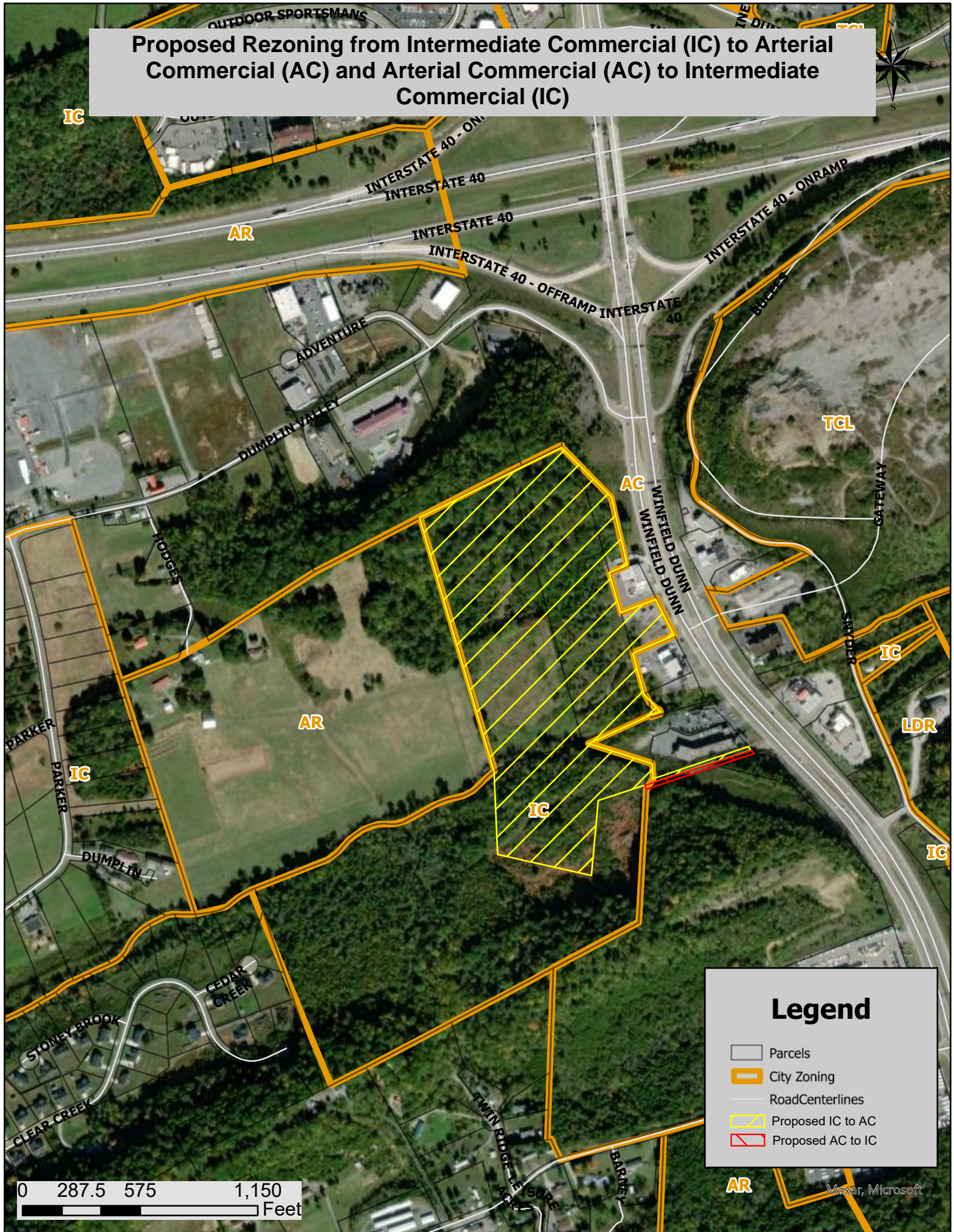
None to date.

**Staff Recommendation**

The properties are located off Winfield Dunn Parkway and are currently  
zoned Intermediate Commercial (IC). The request is to rezone to Arterial  
Commercial (AC) for a commercial development. A small portion of a  
strip of land is requested to rezone from Arterial Commercial (AC) to  
Intermediate Commercial (IC). Please review map for exact detail.  
Additionally, the property has already been platted to provide a right-of-  
way entrance directly across from Gateway Boulevard. Given the  
surrounding area and current state of development, staff recommends  
approval.



# Proposed Rezoning from Intermediate Commercial (IC) to Arterial Commercial (AC) and Arterial Commercial (AC) to Intermediate Commercial (IC)







Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
241 W Main Street – Parcels 049J B 002.00 and  
049J B 001.02

**Applicant:** Moonbug Group/  
Leonard Waring

**Owners:** Leonard Waring

**Staff:** Corey Divel and Kristina  
Rodreick

**Tax ID Number:** Tax Map 049J,  
Group B, Parcels 002.00 & 001.02

**Current Zone:** Arterial  
Commercial (AC)

**Requested Zone:** Intermediate  
Commercial (IC)

**Number of Lots:** 2 Requested,  
3 Considered

**Current Use:** Commercial

**Proposed Use:** Housing

**Notification:** City will provide  
notice in accordance with City of  
Sevierville Planning Department  
policies and procedures.

**Exhibits:** Application and Map

**Request**

Rezoning 2 parcels totaling 18.05 acres +/- from Arterial Commercial (AC) to Intermediate Commercial (IC).

**Background**

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North, South, & East – Arterial Commercial (AC) used for commercial.

West – Medium Density Residential (MDR) and High Density Residential (HDR) used for residential.

**Staff Comments**

The immediate surrounding area is used for commercial and residential. The two parcels requested for rezoning are +/- 18.05 acres. The parcel surrounded by these parcels at 325 W Main St is approximately .61 acres.

**Public Comments**

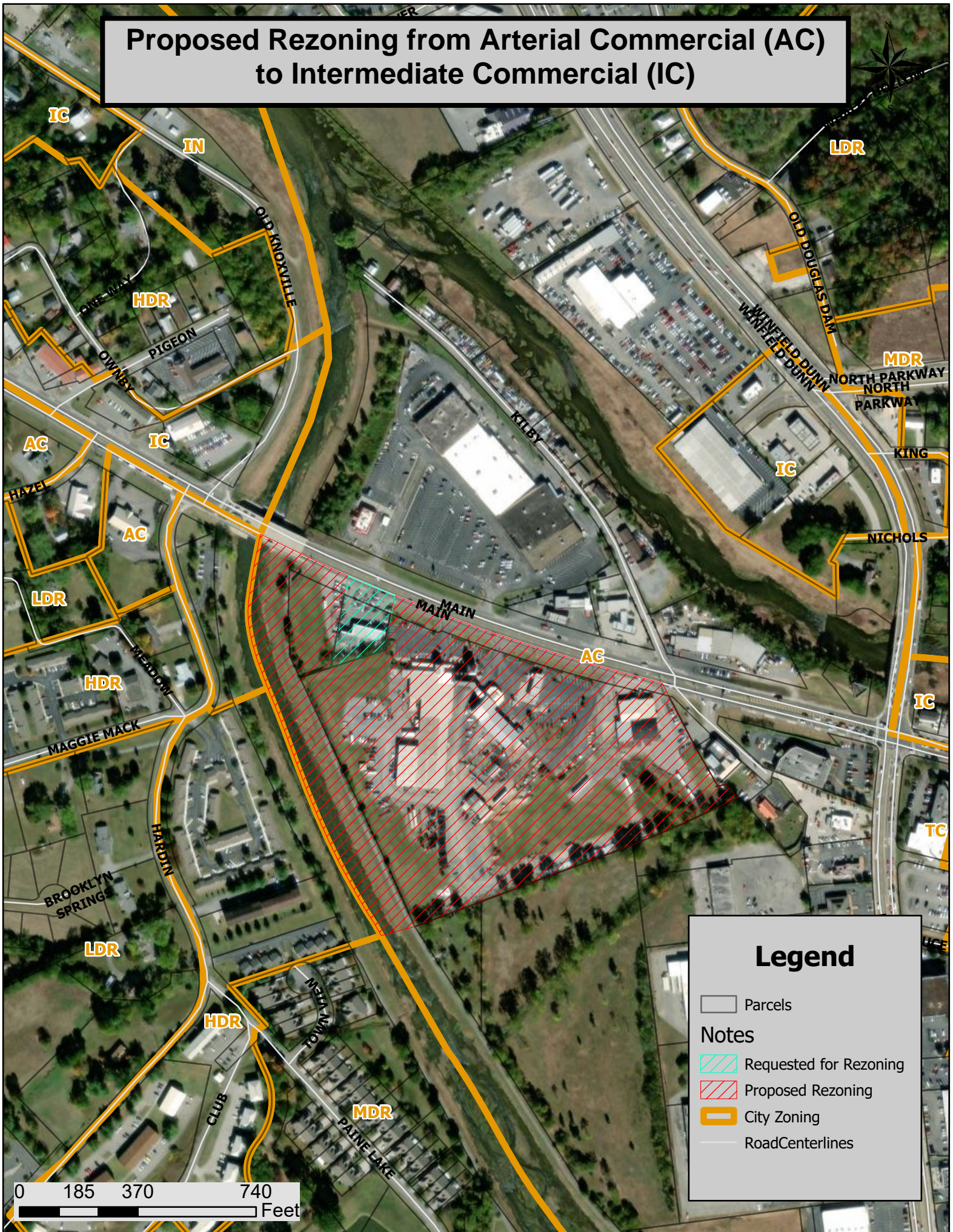
None to date.

**Staff Recommendation**

The properties are located off W Main Street and are currently zoned Arterial Commercial (AC). The request is to rezone to Intermediate Commercial (IC) to construct housing. The property located at 325 W Main Street sits between these two parcels. If all three contiguous parcels are included in the rezoning, then staff can recommend approval.



# Proposed Rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC)







**WK  
DICKSON**  
COMMERCIAL, INDUSTRIAL & RESIDENTIAL

1111 N. NORTHSORE DRIVE  
SUITE 400  
KNOXVILLE, TN 37919  
(615) 855-2700/3330  
[WWW.WKDICKSON.COM](http://WWW.WKDICKSON.COM)

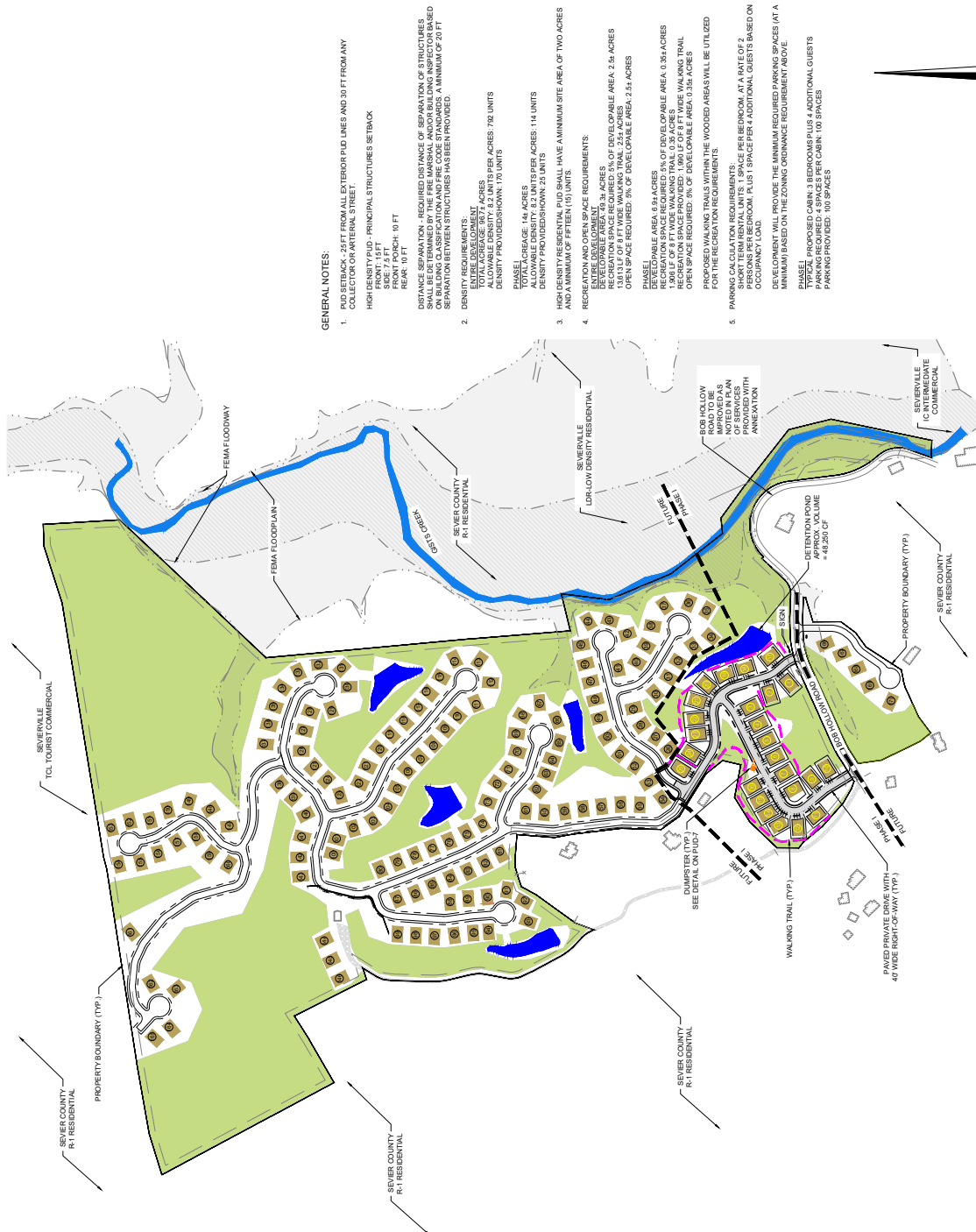
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[illegible]

PRELIMINARY PUD FOR PHASE 1  
FOR  
NOR HOLLOW CABIN DEVELOPMENT  
LSJM HOLDING, LLC  
OVERALL DEVELOPMENT PLAN

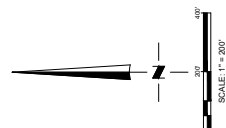
PROJ. MGR.:	MSS
DESIGN BY:	MSS/SHS
DRAWN BY:	MSS/SHS/KML
PROJ. DATE:	11/28/2023
DRAWING NUMBER:	
PUD-1	
WKD PROJ. NO.:	
20230742	

PRELIMINARY PUD - NOT FOR CONSTRUCTION



GENERAL NOTES:

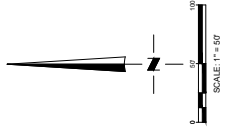
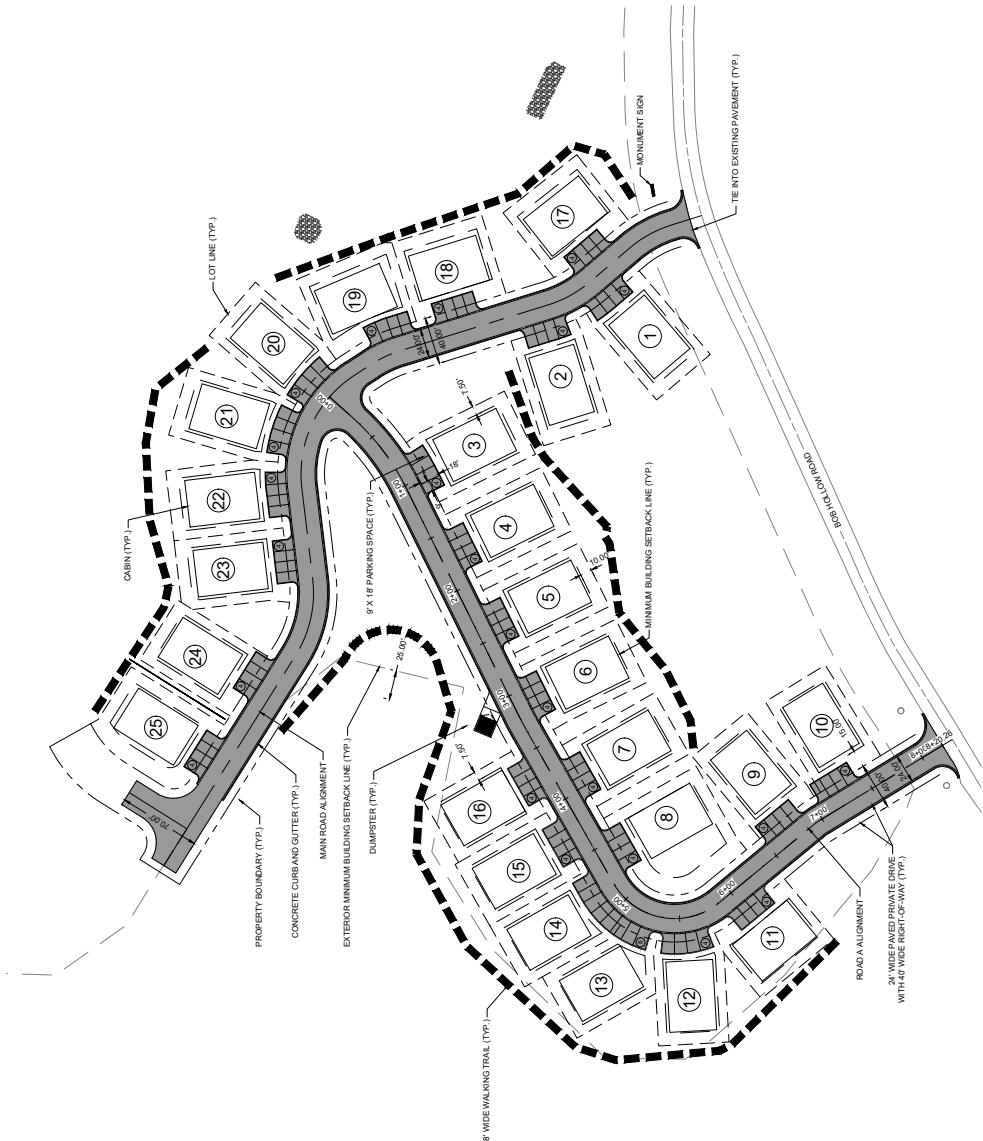
1. DRAINAGE: 35 FT FROM ALL EXTERIOR PAV. LINES AND 30 FT FROM ANY DRAINAGE DITCH OR ARTIFICIAL STREET.  
HIGH DENSITY PAVED - PRINCIPAL STRUCTURES SET BACK:  
FRONT: 10 FT  
SIDE: 5 FT  
REAR: 10 FT
2. DENSITY REQUIREMENTS:  
TOTAL ACRES: 1.0  
ALLOWABLE DENSITY: 22 UNITS PER ACRE: 72 UNITS  
DENSITY PER ACRE: 100 UNITS  
TOTAL TRAIL: 22 UNITS  
ALLOWABLE DENSITY: 22 UNITS PER ACRE: 14 UNITS  
DENSITY PER ACRE: 20 UNITS  
TOTAL TRAIL: 14 UNITS
3. HIGH DENSITY RESIDENTIAL: DENSITY SHALL HAVE A MINIMUM SITE AREA OF TWO ACRES  
TOTAL ACRES: 2.0  
ALLOWABLE DENSITY: 40 UNITS PER ACRE: 80 UNITS  
DENSITY PER ACRE: 100 UNITS  
TOTAL TRAIL: 40 UNITS
4. RECREATION TRAIL AND OPEN SPACE REQUIREMENTS:  
ENTIRE DEVELOPMENT:  
TOTAL ACRES: 70.35 ACRES  
ALLOWABLE DENSITY: 70.35 ACRES  
DENSITY PER ACRE: 25 ACRES  
OPEN SPACE REQUIRED: 9.4% OF DEVELOPABLE AREA: 2.4 ACRES  
PHASE I:  
TOTAL ACRES: 40.0 ACRES  
RECREATION TRAIL REQUIRED: 5% OF DEVELOPABLE AREA: 0.36 ACRES  
OPEN SPACE REQUIRED: 9% OF DEVELOPABLE AREA: 0.36 ACRES  
PHASE II:  
TOTAL ACRES: 30.35 ACRES  
RECREATION TRAIL REQUIRED: 5% OF DEVELOPABLE AREA: 0.36 ACRES  
OPEN SPACE REQUIRED: 9% OF DEVELOPABLE AREA: 0.36 ACRES  
PROPOSED WALKING TRAILS WITHIN THE WOODED AREAS WILL BE UTILIZED FOR THE RECREATION REQUIREMENTS.
5. PARKING CALCULATION REQUIREMENTS:  
SHORT TERM RESIDENTIAL UNITS: 1 SPACE PER BEDROOM AT A RATE OF 2 PER 1000 S.F. OF GROSS FLOOR AREA  
FULL-TIME SPACE PER ADDITIONAL GUEST BASED ON OCCUPANCY LOAD  
DEVELOPMENT WILL PROVIDE THE MINIMUM REQUIRED PARKING SPACES AT A MINIMUM BASED ON THE ZONING ORDINANCE REQUIREMENT ABOVE  
PHASE I:  
TYPICAL PROPOSED CABIN: 3 BEDROOMS PLUS 4 ADDITIONAL GUESTS  
TOTAL PARKING SPACES: 10 CABIN X 10 SPACES  
PARKING PROVIDED: 100 SPACES



NO.	DATE	REVISION RECORD
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PROJECT NAME: PRELIMINARY PUD FOR PHASE 1 BOB HOLLOW CABIN DEVELOPMENT FOR LSJM HOLDING, LLC	DRAWING TITLE: PHASE 1 SITE LAYOUT PLAN
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PROJECT MGR.: NASS	DESIGN BY: NASS	DESIGNED BY: NASS	PROJECT DATE: 11.03.2020	DRAWING NUMBER: PUD-2	WKO PROJ. NO.: 20200742
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NOTE TO CONTRACTOR:  
THIS PLAN SET IS NOT THE OWNER'S INTENT THAT  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
FULLY VERIFYING ALL WORK ASSOCIATED WITH THIS PROJECT.

PRELIMINARY PUD - NOT FOR CONSTRUCTION

GENERAL NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY R.O.C.A.  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY. ALL MEANS, METHODS AND MATERIALS, EQUIPMENT, PERSONNEL AND OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ANY AGENCY, CITY, COUNTY, STATE OR FEDERAL AGENCY, ENGINEER, THE OWNER/DEVELOPER ETC. WITHOUT DELAY AND WITHOUT ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.  
THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER/DEVELOPER AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO CAUSE THE LEAST AMOUNT OF INTERFERENCE OF NORMAL OPERATIONS.  
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING ALL PHASES OF THE CONSTRUCTION PROCESS. HE SHALL COORDINATE ALL TRAFFIC CONTROL WITH CITY OF PIGEON FORGE. THE CLOSING OR BLOCKING OF ANY PUBLIC STREETS AND PRIVATE DRIVES WILL NOT BE PERMITTED. WORK SHALL BE CONSTRUCTED UNDER TRAFFIC.  
THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD ON A DESIGNATED SET OF PLANS OF ALL WORK CONSTRUCTED. ALL NEW WORK SHALL BE FULLY DIMENSIONED HORIZONTALLY AND VERTICALLY. THE LOCATION, ELEVATION, AND BEARING OF ALL EXISTING AND PROPOSED STRUCTURES, UTILITIES, AND ELEVATIONS SHALL BE SHOWN TO THE ENGINEER UPON COMPLETION OF THE PROJECT.  
THE CONTRACTOR SHALL RESTORE, AS SOON AS POSSIBLE, ALL AREAS OUTSIDE THE PROJECT SITE DAMAGED BY THE CONSTRUCTION PROCESS TO AS NEAR ORIGINAL CONDITION AS POSSIBLE.  
ALL HANDICAP PARKING SPACES ARE TO BE 2' SLOPE OR LESS IN ALL DIRECTIONS.  
RAILING/FENCING AND/OR GUARDRAILS TO BE INSTALLED AS PER CODE AT ALL RETAINING WALLS. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. WALL HEIGHTS SHOWN ARE APPROXIMATE. FINAL WALL HEIGHTS WILL BE DETERMINED BY THE GEOLOGICAL/STRUCTURAL ENGINEER.  
ROOF DRAINS TO TIE INTO DETENTION SYSTEM.  
RETAINING WALL AND RAILING TO BE DESIGNED BY OTHERS. EXACT WALL LOCATIONS AT BUILDINGS ARE TO BE DISCUSSED PRIOR TO START OF CONSTRUCTION TO ENSURE ELEVATIONS AND UTILITY INSTALLATION IS CORRECT.  
EROSION AND SEDIMENT CONTROL  
ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THE LAND DISTURBANCE AND EROSION CONTROL PLAN (LEDCP) SHALL BE SUBMITTED TO THE CITY OF PIGEON FORGE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ANY AGENCY, CITY, COUNTY, STATE OR FEDERAL AGENCY, ENGINEER, THE OWNER/DEVELOPER ETC. WITHOUT DELAY AND WITHOUT ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF. THE CONTRACTOR WILL BE CONSIDERED IN DEFAULT OF THE CONTRACT FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

ZONING: C

BUILDING SETBACKS  
SIDE - 10'  
REAR - 25'

THIS PROPERTY DOES LIE IN A FEMA DESIGNATED 100 YEAR SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP #171550221E, DATED 5-18-2020.

PARKING CALCULATION REQUIREMENTS

REQUIRED PARKING SPACES

PROFESSIONAL OFFICE = 3000 SQ FT / 1400 SQ FT = 7.5 PARKING SPACES  
PERSONAL SERVICES = 1500 SQ FT / 250 SQ FT = 6 PARKING SPACES  
RESTAURANT WITH DRIVE-THROUGH = 8 EMPLOYEES/4 + 27 MAX CUSTOMERS/4 = 8.75 PARKING SPACES  
TOTAL REQUIRED = 8 + 6 + 9 = 23 PARKING SPACES

PROPOSED PARKING SPACES

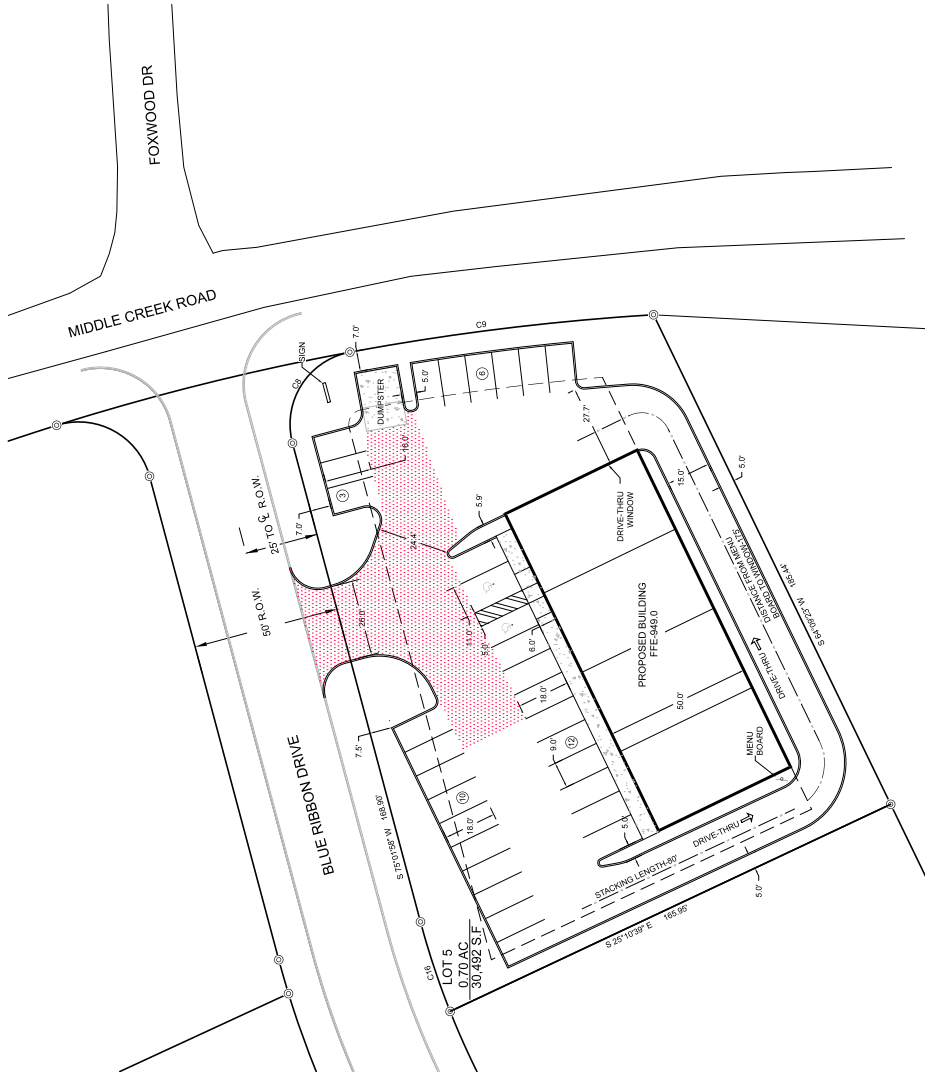
TOTAL PROVIDED = 31 PARKING SPACES INCLUDING 2 HANDICAP SPACES

LEGEND

LIGHT-DUTY ASPHALT

HEAVY-DUTY ASPHALT

CONCRETE



compass

2029 Red Bank Rd  
Sevierville, TN 37876

DESIGNED  
DRAWN  
CHECKED

NO.	DATE	PS	REVISIONS	REASON
1	11-24-23			
2	11-24-23			

SITE PLAN

BLUE RIBBON RETAIL CENTER

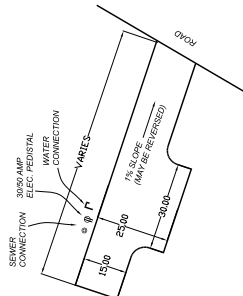
BLUE RIBBON DRIVE  
TAX MAP 62 PARCEL: 17.09  
5th DISTRICT, SEVIER COUNTY, TENNESSEE

LAYOUT NAME  
23-1107

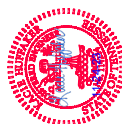
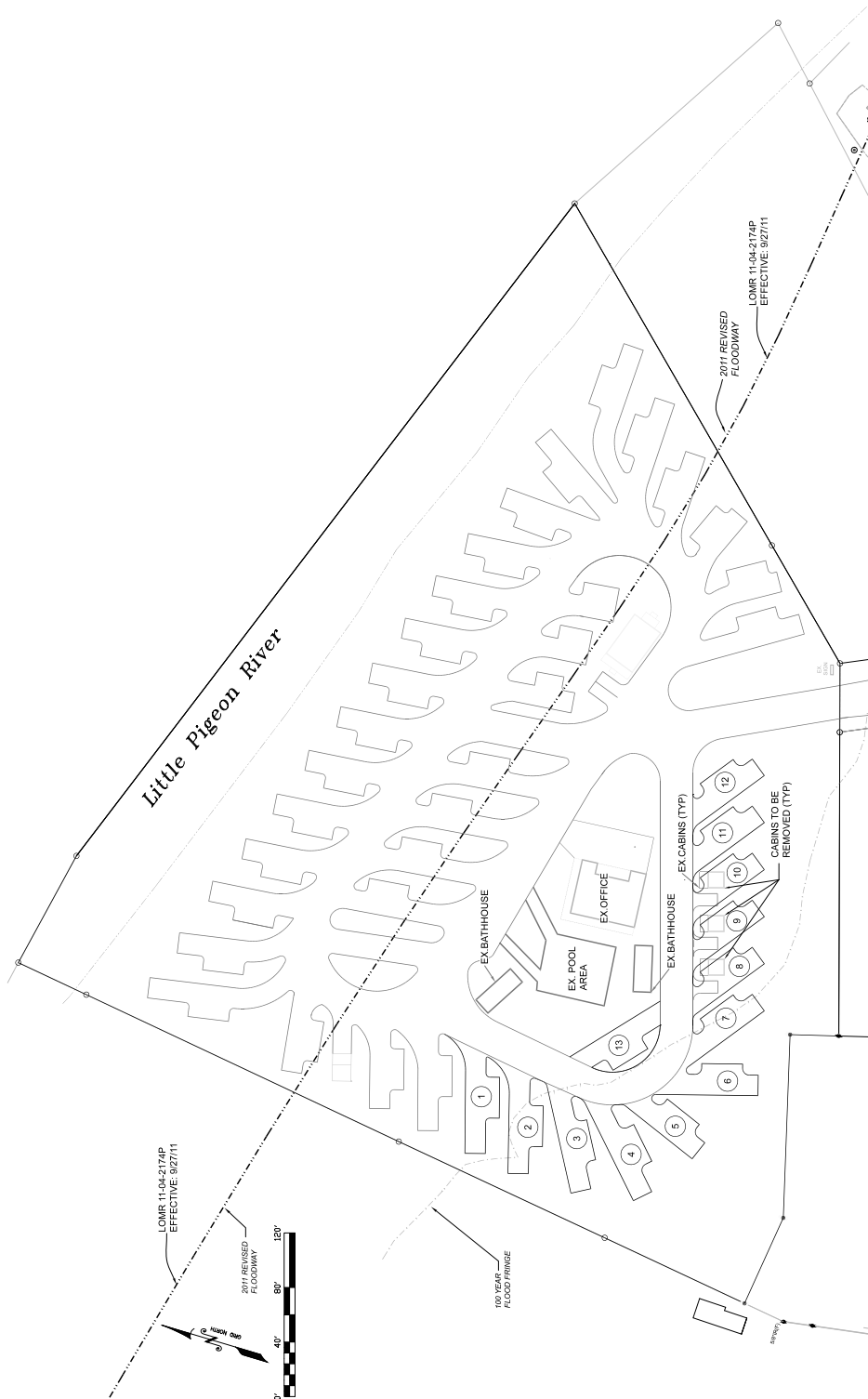
SHEET  
C-3

[illegible]

ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE LAND DISTRIBUTION PERMIT AND THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, DURING THE CONSTRUCTION PHASE AND UNTIL PERMANENT VEGETATION IS ESTABLISHED ON THE SITE. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE CONSIDERED IN DEFAULT OF THE CONTRACT FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.



TYPICAL PAD LAYOUT  
1"=20'









ONLY AFTER THE PROPOSAL HAD BEEN APPROVED BY THE VARIOUS FEDERAL AGENCIES AND THE STATE OF CALIFORNIA, COULD THE PROJECT BE CONSIDERED A GOVERNMENT PROJECT. WITH THE PROJECT APPROVED, THE STATE OF CALIFORNIA COULD THEN BEGIN THE CONSTRUCTION OF THE PROJECT. THE PROJECT WAS THEN CONSIDERED A GOVERNMENT PROJECT.

146

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VETERANS BLDV PROJECT

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VETERANS BLDV  
VETERANS BLDV, SEVIERVILLE, TN, 149.96 ACRES

REVIEWS

[illegible]

PRELIMINARY PUD PLAN  
INITIAL SUB DATE:  
ISSUANCE DATE:11-30-23



W&A PROJECT #: 220612

C200

