



## **PLANNING COMMISSION MINUTES OCTOBER 5, 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, October 5, 2023, at 5:00 PM.

There were present and participating:

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

Austin Williams, Vice Chairman

### **STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Bob Parker, Parks & Recreation Director  
Patrick Oxley, Parks & Recreation Deputy Director

Chairman Snider declared a quorum present and announced the meeting would proceed.

### **APPROVAL OF MINUTES**

Mr. Helton made a motion to approve the minutes from the September 7, 2023 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

### **PARKS AND RECREATION MASTER PLAN**

#### **Staff Recommendation**

Mr. Parker explained that the Parks and Recreation Master Plan was approved in November 2018. For grant purposes, master plans must be updated every five years. He further explained the progress the

city has made on the five stated goals as outlined on the original document. Staff requested approval to proceed with updates to the plan.

### **Action Taken**

Mr. Fox made a motion to proceed with updates to the Parks and Recreation Master Plan. Mr. Roberts offered a second, and the motion passed unanimously.

### **OLD BUSINESS**

#### **SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR WITT HOLLOW ROAD EXTENSION – 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 involve parties to meet to resolve disagreements. Since then, several meetings have been held, however attempts to get all parties together have been unsuccessful. Additionally, the surveyor has added a note, which he believes would absolve the city from making a determination regarding the public or private nature of the Right-of-Way.

After much discussion and public input from affected parties and their attorneys, the commission restated their desire for a meeting of all parties to resolve their disagreement prior to the commission making a decision on approval.

### **Action Taken**

Mr. Fox made a motion to defer the subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

### **NEW BUSINESS**

#### **ANNEXATION – TENNESSEE LAND TITLE REQUESTS ANNEXATION – TAX MAP 050, PARCELS 043.10, 044.00, AND 044.01, NEWPORT HIGHWAY (PLANNING REGION).**

### **Staff Recommendation**

Mr. Smith explained that the owners of the three parcels petitioned the city to request annexation. Currently, a warehouse and office building are located at the site, with plans for future multi-family housing. Staff recommended approval.

### **Action Taken**

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

**ZONING – TENNESSEE LAND TITLE REQUESTS INTERMEDIATE COMMERCIAL (IC) ZONING OF PROPOSED ANNEXATION – TAX MAP 050, PARCELS 043.10, 044.00, AND 044.01, NEWPORT HIGHWAY (PLANNING REGION).**

**Staff Recommendation**

Mr. Smith stated that this zoning request is associated with the just-approved annexation item. The IC zoning designation allows the current uses as well as future multi-family development. Staff recommended approval.

**Action Taken**

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

**REZONING – JEANNINE EMORY REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO INTERMEDIATE COMMERCIAL (IC) – TAX MAP 061, PARCEL 148.00, BRITLYNNE BOULEVARD (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission that they approved a larger rezoning in this area about 6 months ago. The current request would clean up the zoning boundary and would allow for future proposed uses. Nearby property owners addressed the commission asking for clarification on the impact the new commercial zone might bring, and were reassured that this change in zoning would mean less intense development than the existing zone allows.

**Action Taken**

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

**REZONING – BERRY ENGINEERS, LLC REQUESTS REZONING FROM INDUSTRIAL (IN) TO ARTERIAL COMMERCIAL (AC) – 1185 DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that this rezoning area includes the existing Walmart Neighborhood Market and Dairy Queen on Dolly Parton Parkway, and a vacant parcel located on Wagner Drive. The rezoning would be more in line with existing uses, and allow for the proposed urgent care to be developed on the vacant parcel. Staff recommended approval.

**Action Taken**

Mr. Stott 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.

**CONCEPT PLAN – BERRY ENGINEERS, LLC REQUESTS CONCEPTUAL APPROVAL  
FOR URGENT CARE – TAX MAP 050, PARCEL 101.01, WAGNER DRIVE (CITY).**

This item was withdrawn by the applicant prior to the meeting.

**STAFF REPORTS**

Mr. Smith announced that the new Development Director, Corey Divel, had been hired and would be introduced at the next Planning Commission meeting. Mr. Smith also congratulated Mr. Valentine on his promotion to Building Official

**ADJOURNMENT**

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

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary