



PLANNING COMMISSION MINUTES FEBRUARY 1, 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, February 1, 2024 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

STAFF PRESENT

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

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 January 4, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

PUBLIC FORUM

PUBLIC HEARING FOR SHORT-TERM RENTAL REQUEST– TAX MAP 062F, GROUP A, PARCEL 025.00, MOUNTAIN MEADOWS WAY (CITY).

Mr. Divel explained that there are 16 units on this parcel, which is zoned Medium Density Residential. The MDR zone has a requirement that notification letters be sent to neighboring properties within 100 feet regarding the operation of a Short-term Rental. City staff received a permit application for a STR at this location and, after mailing the notification letters, received responses from the community regarding the request.

Mr. Snider opened the floor for public comment. Several property owners currently operating STRs addressed the commission, explaining the benefit STRs provide this location. Additionally, residents

of both Mountain Meadows Way and neighboring communities raised concerns and issues STRs have introduced to the neighborhood.

OLD BUSINESS

ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS IN THE TOURIST COMMERCIAL (TCL) ZONE.

Staff Recommendation

Mr. Divel reminded the commission that this amendment was deferred at last month's meeting. The city initiated the amendment based off a request for an amusement structure. Since the previous meeting the language has been adjusted. The current draft would increase the allowable height for non-building structures from 88 feet to 110 feet. It would also require a viewshed analysis of structures, both building and non-building, would for any structure over 110 feet. He further explained that the current regulations restrict non-building structures to heights of 88 feet or less, and 110 feet or less for buildings. He stated that buildings have been added to the proposal, given that they have the potential to affect the viewshed as much or more than non-building structures.

The commissioners discussed the history of these limits, and what potential growth the changes could facilitate for the City's future. They requested a joint workshop with the Board of Mayor and Aldermen to consider the changes.

Action Taken

Mr. Fox made a motion to defer the Zoning Ordinance amendment, to allow for further discussion with the BMA. The motion received a second from Mr. Stott and passed unanimously.

NEW BUSINESS

SHORT-TERM RENTAL DETERMINATION – TAX MAP 062F, GROUP A, PARCEL 025.00, MOUNTAIN MEADOWS WAY (CITY).

Staff Recommendation

Mr. Divel stated that this determination is in conjunction with the public hearing held at the beginning of the meeting. Mrs. Rodreick explained the changes that were made to the MDR regulations regarding STRs in September of 2021. Commissioners expressed concerns about allowing STR operation in an area surrounded by low-density residential housing.

Action Taken

Mr. Fox made a motion to deny the Short-Term Rental use, which received a second from Mr. Helton. The motion passed unanimously.

PLANNED UNIT DEVELOPMENT - WK DICKSON REQUESTS FINAL 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).

Staff Recommendation

Mr. Divel stated that preliminary approval for this PUD was granted at the December 2023 meeting. The applicant is now requesting final approval for Phase 1, which proposes 25 units. Currently, the project has minor unaddressed staff comments regarding water/sewer requirements, landscape buffering, and associated platting.

Action Taken

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

SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR SNIDER STORAGE – TAX MAP 027, PARCEL 025.38, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that this proposed storage facility will be located at the corner of Winfield Dunn Parkway and Catlettsburg Road. Previously outstanding staff comments regarding the water & sewer requirements 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. Stott. The motion passed with a unanimous vote.

SITE PLAN – LANDTECH ENGINEERING & SURVEYING REQUESTS FINAL APPROVAL FOR HICKORY HILLS, PHASE III – 1137 ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes an additional 88 additional townhome units. Hickory Hills Phase I has been completed and Phase II is under construction. This proposed Phase III is located to the east of the existing development and will be a mix of short-term and long-term rentals.

Action Taken

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

SITE PLAN – ADVANCED LAND SOLUTIONS REQUESTS FINAL APPROVAL FOR JJS STORAGE – TAX MAP 18P, GROUP B, PARCEL 054.00, BUSINESS CENTER CIRCLE (CITY).

Staff Recommendation

Mr. Divel explained that the storage proposed by this site plan is for an eight-unit facility. The plan meets all City regulations and staff recommended approval.

Action Taken

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

ZONING ORDINANCE AMENDMENT – ROAD CLASSIFICATION UPDATE.

Staff Recommendation

Mr. Divel explained that this proposed update to the road classification map includes omissions from roads added upon annexation or otherwise missed. While the majority of the updates are local roads, the changes also include collector and arterial streets.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance amendment and received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

SEVIER COUNTY ZONING ORDINANCE AMENDMENT.

Staff Recommendation

Mr. Divel explained that this request includes 5 previous Zoning Ordinance updates passed by the Sevier County Commission. These updates should have been approved by the Sevierville Regional Planning Commission, but because of an oversight, were not. This is a request to remedy that.

Action Taken

Mr. Stott made a motion to approve the Sevier County Zoning Ordinance amendment, which received a second from Mr. Messer. The motion passed unanimously and is certified to the Sevier County Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary