



HISTORIC ZONING COMMISSION MINUTES APRIL 7, 2022

The special called meeting of the Sevierville Historic Zoning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, April 7, 2022, at 4:30 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Austin Williams, Vice-Chairman
Travis Bradley, Secretary
Justin Duncan
Mark Pinkham

MEMBERS ABSENT

Joey Ohman
Rodney Tarwater

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Williams made a motion to approve the minutes of the March 3, 2022 meeting, which received a second from Mr. Bradley. The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

JENNEY, LLC REQUESTS FAÇADE APPROVAL FOR PENNY’S CAFÉ – 139 BRUCE STREET.

Mr. Smith explained that the proposed café will be located directly beside the Heritage Museum. Prior to the meeting, the applicant submitted a proposal which included photos of the inspiration for the design. The applicant requests approval of a black and white stripe awning. The café sign will be included on the white building façade.

Action Taken

Mr. Pinkham made a motion to approve the façade, which received a second from Mr. Williams. The motion passed unanimously.

COMPASS VENTURES REQUESTS DOWNTOWN HISTORIC OVERLAY DISTRICT BOUNDARY EXPANSION – 103 JOY STREET.

Mr. Smith stated that approval of this request would extend the Downtown Commercial Historic Overlay District (DHO) to include property on Court Avenue. The Planning Commission voted to rezone the property, which served as former home to the Pines Theater, to the TC – Town Center zone at their March meeting.

Mr. Smith reminded the commission of the criteria for inclusion in the DHO. Mr. Williams provided a mock-up of façade improvements to the building, with the intention of restoring to its mid-twentieth century appearance. The Pines hosted musicians including Dolly Parton and June Carter during this era. While the façade would reflect the building’s history, the interior would also return to its entertainment roots.

Action Taken

Mr. Duncan made a motion to approve the expansion of the overlay district, with Mr. Bradley offering a second. The motion passed with all voting in favor, except Mr. Williams who abstained.

DETERMINE IF THE STRUCTURE IN THE OVERLAY DISTRICT BOUNDARY EXPANSION IS A CONTRIBUTING STRUCTURE

Mr. Smith stated that with the vote to expand the district, the commission must also decide to designate the structure either contributing or non-contributing. He reminded the commission of the qualifications of each, and the commission discussed the present nature of the building in contrast to the developer’s vision to restore it. Mr. Jones observed that the architecture as it stands does not meet the standards for a contributing structure. He further stated that once the proposed renovations are completed, the HZC could reconsider the designation.

Action Taken

Mr. Bradley made a motion to designate the existing structure as non-contributing. Mr. Duncan offered a second to the motion, which passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:42 PM.

Doyle Jones, Chairman

Travis Bradley, Secretary

Brooke Fradd, Recording Secretary