



**PLANNING COMMISSION  
MINUTES  
MAY 7, 2020**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held via electronic means on Thursday, May 7, 2020 at 5:00 PM due to COVID-19 guidelines.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Robbie Fox  
Wayne Helton  
Daryl Roberts  
Austin Williams

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Dustin Smith, Development Director  
Brooke Fradd, Recording Secretary

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the minutes from the April 2, 2020 meeting. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **SITE PLAN – CANTRELL ENGINEERING & SURVEYING REQUESTS SITE PLAN APPROVAL FOR HICKORY HILL TOWNHOMES – 1137 ERNEST MCMAHAN ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that this site plan introduces Phase I of the Hickory Hill Townhomes 44-unit development. Previously this year, the City annexed a portion of the property, placing the R-2/MDR, Medium-Density Residential zoning classification. This designation matches the remaining portion already residing in the City limits. Mr. Smith also stated that this site plan had several outstanding issues including verification of drainage calculations, landscaping updates, and site distance requirements of the proposed entrances. Staff could not recommend full site plan approval based on these unaddressed concerns.

#### **Action Taken**

The applicant withdrew the request for site plan approval.

### **SITE PLAN – CANNON & CANNON, INC REQUESTS SITE PLAN APPROVAL FOR MAPCO – TAX MAP 049, PARCEL 29.01, WINFIELD DUNN PARKWAY (CITY).**

#### **Staff Recommendation**

Mr. Smith advised the commission that this site plan is for the southernmost outparcel of the Smoky Mountain Gateway development. The plan proposes a 10-bay gas station with detention tied into the greater development. As previously addressed in the overall development plan, access points will be from internal development roads only. The plan proposes 3 signs on the site, but the City's sign ordinance will allow 2 at most. Staff will work with the designers to determine allowable signs permitted for this site. Otherwise the plan meets City regulations and staff recommended approval.

#### **Action Taken**

Mr. Arwood made a motion to approve the site plan, with Mr. Helton providing the second. The motion passed with all voting in favor, except for Mr. Snider who experienced technical difficulties.

**STAFF REPORT**

Mr. Smith referenced a letter forwarded to the commission regarding an Apple Valley zoning inquiry. To proceed with rezoning, he explained, the surrounding property owners would need to agree to their properties being changed to the higher density zoning classification and submit a formal rezoning request.

Mr. Arwood mentioned receiving calls on a proposed rezoning on Hardin Lane. Mr. Smith explained that originally the item had been on the agenda for the May meeting, and notification letters were sent to surrounding property owners. Given the electronic nature of the meeting, he felt that hearing public comment would be difficult, and the applicant agreed to withdraw the request. He stated that this may be revisited at the next in-person Planning Commission meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:18 PM.

---

Lyle Overbay, Chairman

---

Vincent Snider, Secretary

---

Brooke Fradd, Recording Secretary