



**PLANNING COMMISSION
MINUTES
OCTOBER 1, 2020**

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 1, 2020 at 5:00 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, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

A motion was made by Mr. Roberts, and seconded by Mr. Williams, to approve the minutes from the September 3, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

MASTER SIGN PLAN – INTERGRATED IMAGE A MASTER SIGN PLAN AMENDMENT FOR SMOKY MOUNTAIN GATEWAY – 730 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith reminded the commission that the applicants received comments which they took under advisement at the previous Planning Commission meeting. As a result, they submitted this redesigned Master Sign Amendment proposal. The proposes plan removes the previously proposed pole sign and replaces it with a monument style. The sign, to be located on Winfield Dunn Parkway, would total 162 square feet. An additional monument sign, to be located towards the rear of the parcel along the access road, would be 85 square feet. Staff recommended approval, stating that this design complimented the overall development.

Action Taken

Mr. Williams made a motion to approve the Master Sign Plan amendment. Mr. Stott seconded the motion, which passed with a unanimous vote.

NEW BUSINESS

REZONING – ANDREW FARMER REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY C-1, RURAL COMMERCIAL – 718 E DUMPLIN VALLEY ROAD (PLANNING REGION)

Staff Recommendation

Mr. Smith stated that is the third rezoning request at this location which has brought before the commission. The new applicant has added acreage to the original request, increasing the area proposed for rezoning to over 13 acres. However, three smaller residential parcels, located between this site and the current commercial zone, are not included in the request. While the property meets the acreage requirements for rezoning and is adjacent to a County C-1, Rural Commercial property, the request would create an inadvertently spot zone of these three remaining parcels. These parcels are zoned County R-1, Rural Commercial and are currently used for low-density residential housing.

The commission discussed surrounding uses and allowable uses in the County C-1 zone. They also took into consideration previous rulings regarding spot zoning and potential hazards of creating this issue. Mr. Smith explained that staff was not comfortable recommending approval, and that the commission could request the addition of the 3 remaining properties in their action. He then stated that the County Commission would take the motion of the Planning Commission into consideration and that the County would ultimately have the final ruling on this request.

Action Taken

Mr. Stott made a motion to deny this rezoning request, unless the 3 adjacent parcels are included in rezoning area. The motion received a second by Mr. Roberts, passed unanimously, and is certified to the County Commission.

ROAD CONSTRUCTION – ROBERT G. CAMPBELL & ASSOCIATES, L.P. REQUESTS ROAD CONSTRUCTION PRELIMINARY APPROVAL FOR DUMPLIN CREEK (CITY).

Staff Recommendation

Mr. Smith explained that this preliminary request for approval would facilitate the construction of the entrance road of the Dumplin Creek project, located just off Interstate 40. The developers are also working with the Tennessee Department of Transportation regarding an access to Winfield Dunn Parkway.

Commissioners questioned the scope of this approval. Kacie Huffaker, a representative for Robert G. Campbell & Associates, explained that the request is for this main access. This will allow for the initial dirt moving phase of the project to begin. Future Snyder Road access will depend on the anchor tenant, when identified. Staff recommended preliminary approval.

Action Taken

Mr. Helton made a motion to approve the preliminary road construction plan. Mr. Stott offered a second, and the motion passed with a unanimous vote.

SITE PLAN – BRITT PETERS AND ASSOCIATES, INC REQUESTS SITE PLAN APPROVAL FOR MCDONALDS – 225 FORKS OF THE RIVER PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes the demolition and reconstruction of the McDonalds restaurant located on Forks of the River Parkway. The new structure would reduce the building footprint and, with the purchase of additional property in the rear, allow for a double drive-through lane. Stormwater calculations have been received, and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, with Mr. Williams providing a second. The motion passed with a unanimous vote.

STAFF REPORT

Mr. Smith officially introduced new commission members Douglas Messer and Butch Stott. Additional he recognized Keith Malone, the City's new Water & Sewer Director who attended the meeting. Chairman Snider thanked former Chairman Overbay, who was not in present, for 41 years of service on the commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:27 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary