



**PLANNING COMMISSION
WORKSHOP MINUTES
OCTOBER 1, 2020**

A workshop meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, October 1, 2020 at 3:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts (present late)
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MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
Brooke Fradd, Recording Secretary

Mayor Fox opened the workshop, explaining that he requested staff put together this workshop for the purpose of introducing new members to the role of Planning Commissioner, as well as providing education hours for those who might have missed out due to lack of opportunities because of COVID-19 shutdown issues.

DISCUSSION

HISTORY OF ZONING

Mr. Smith introduced the general concept of planning, then turned over the floor to Mrs. Rodreick. She provided a brief history of planning and presented examples of cities with recognizable planning patterns in aerial photos. Mr. Smith then provided the legal history of land use planning, first nationally followed by the State of Tennessee. He fielded clarification questions from members of the commission, pertaining to these laws and what powers they granted to municipalities.

Mr. Smith explained the powers and duties of the commission, as both a municipal and regional planning commission. He detailed the commission's role in enforcement of subdivision and site plan regulations, in addition to the responsibility to serve as the City's Board of Zoning Appeals. The BZA's three 3 Statutory Functions include Review and Interpretations, Special Exceptions, and Granting of Variances.

ACTIVITY

The commissioners split up into three groups, creating their ideal development with the site layout and cutouts provided, with markers to indicate streets, parking, and pedestrian walkways/connections. Each group presented their layouts to the group, including discussion about the importance of the river and allowing any development to enhance this asset.

TYPES OF ZONING

Shifting back into the instructional portion of the workshop, Mrs. Rodreick explained the difference between Conventional Zoning and Form Based Coding. Conventional focuses on use primarily, followed by management then form. On the other hand, Form Based prioritizes form, then management, and finally use.

Mr. Smith and Mrs. Rodreick explained that ideally the City would use a mix of the two, balancing use and form. They also answered questions from the commission regarding practical applications to these development theories. They also discussed how this relates to the upcoming long-range plan, which will be created by the Planning Commission in conjunction with the Board of Mayor and Aldermen and the citizens to decide how the City wants to progress.

Mrs. Rodreick detailed specific aspects of the planning and zoning process, which can be used to promote development and revitalization including infrastructure, transport, aesthetics, safety and security, environmental factors, urban decay, reconstruction, and renewal. Mr. Smith explained the importance of a comprehensive plan, and how these aspects play a part of the effective execution. He also stated these issues can be addressed via a small area plan, as they pertain to a specific area within the City.

ADJOURNMENT

There being no further business, the workshop adjourned at 4:53 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary