



**PLANNING COMMISSION
MINUTES
FEBRUARY 4, 2021**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held via electronic means due to COVID-19 on Thursday, February 4, 2021 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 Officer
Jim Ellison, City Surveyor
JC Green, Fire Marshal
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Stott made a motion to approve the minutes from the January 7, 2021 meeting, which received a second from Mr. Helton. The motion passed with all voting in favor, with the exception of Mr. Messer who had technical difficulty.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 407 BUSINESS PARK – TAX MAP 80, PARCEL 1.00, PARKER BOULEVARD (CITY)

Staff Recommendation

Mr. Smith explained that this subdivision is located on Parker Boulevard, across from the West Dumplin Valley Flea Market, and would create 71 lots out of the existing 35. The submitted plat required utility and hydrant reconfigurations, which have been received. These changes will require the City to hold a bond for the estimated amount.

Additionally, the plat proposes detention area improvements which will also requiring a bond. Staff could not recommend final approval but deemed the plat adequate for preliminary approval. The requested bond totaling approximately \$400,000 would only be needed for final approval.

The commission questioned if the new smaller lot sizes would hamper the ability to fit structures within the setbacks. Mr. Smith stated that the proposed use will be for single family dwellings and the applicant has submitted a design which will fit the proposed lots. The City also can add a “no variance will be granted” note to the final plat if the commissioners would like to ensure this will not be an issue in the future.

Action Taken

Mr. Helton made a motion to defer the subdivision plat, which received a second from Mr. Fox. The motion passed with a unanimous vote.

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR FOX LANDING MINI STORAGE – TAX MAP 62, PARCEL 33.10, FOX LANDING COURT (CITY).

Staff Recommendation

Mr. Smith presented the site plan, which proposes 3 buildings containing 137 units. This site is on Fox Landing Court, just off Veterans Boulevard. He explained that there will be no office on site, so no parking will be required. Detention has been addressed in the overall development. The plan meets regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, receiving a second from Mr. Williams. The motion passed with a unanimous vote.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR SEVIERVILLE SELF STORAGE – TAX MAP 49M, GROUP B, PARCEL 7.00, ROBERT HENDERSON ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this proposed facility would be located behind Suds Car Wash on Dolly Parton Parkway. The plan proposes 6 buildings on the site. Drainage concerns have been addressed, however, the fire hydrant access for the property is still outstanding. A hydrant is available on the adjacent Food City property, and the owner is working to obtain the rights to use it.

The commission asked if other hydrant solutions were available, should those rights not be acquired. Mr. Smith explained that water could be extended down Robert Henderson Road. Given the cost to the developer, this option is not preferred. Staff recommended approval, subject to the resolution of the fire hydrant issue.

Action Taken

Mr. Fox made a motion to approve the site plan, subject to the resolution of the fire hydrant issues. Mr. Helton offered a second and the motion passed with a unanimous vote.

SITE PLAN – CREATIVE STRUCTURES, INC REQUESTS SITE PLAN APPROVAL FOR BASKIN ROBBINS – 1420 PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes the demolition and rebuild of the Baskin Robbins located on the Parkway. The footprint of the new structure will be only slightly larger than the current building. Additional landscaping has been included on the site plan to comply with current standards. The site plan meets regulations and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

RETAINING WALL REMOVAL AND SLOPE LAYBACK – KIMLEY-HORN REQUESTS
RETAINING WALL REMOVAL AND SLOPE LAYBACK APPROVAL FOR RIVER
PLACE – TAX MAP 61B, GROUP A, PARCEL 1.00, PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that the construction of the West Prong Greenway revealed structural integrity issues to this retaining wall, which is a part of the River Place development. The owner has agreed to remove the wall and lay back a 2:1 slope. This work is required to allow for the greenway to be opened to the public. The new design will take away one row of parking stalls, but the shopping center will still have an adequate amount of parking spaces. Staff recommended approval.

Action Taken

Mr. Fox made a motion to approve the retaining wall removal and slope layback, receiving a second from Mr. Roberts. The motion passed with a unanimous vote.

STAFF REPORT

Mr. Smith presented the SR 66/ US 441 Corridor Study Scope, stating that this is in conjunction with a corridor grant. The City is only required to match 10% of the total cost. Access points will be reviewed and compared with the Tennessee Department of Transportation (TDOT) Driveway Manual. This review will then be used to create a plan allowing future development to conform to current standards and taking multimodal and pedestrian access into consideration.

Action Taken

Mr. Stott made a motion to approve the SR 66/ US 441 Corridor Study Scope. The motion received a second from Mr. Williams and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary