



**PLANNING COMMISSION  
MINUTES  
MARCH 4, 2021**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, March 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, who joined the meeting virtually due to the COVID-19 pandemic, declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**

Mr. Helton made a motion to approve the minutes from the February 4, 2021 meeting, which received a second from Mr. Williams. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **SUBDIVISION – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 407 BUSINESS PARK – TAX MAP 0080, PARCEL 1.00, PARKER BOULEVARD (CITY)**

#### **Staff Recommendation**

Mr. Smith explained that this subdivision plat, previously deferred by the commission, has been updated to reduce the proposed number of lots from 71 to 69, thereby increasing the lot size. Staff has received requested revisions and detention design verification. Mr. Stott questioned the lot size and shape, concerned about potential variance requests due to the small nature of the lots. Mr. Smith stated that proposed house layouts have been submitted, ensuring the lots are large enough for the buildings to meet City regulations.

Fire hydrant and utility locations must be reconfigured to accommodate the layout and lot size changes. These changes will be done at the developer's expense. A bond in the amount of \$425,000 will be required for the utility upgrades and any road repairs needed as a result. Staff recommended approval, subject to the receipt of the bond.

#### **Action Taken**

Mr. Roberts made a motion to approve the final subdivision plat, subject to the receipt of a \$425,000 bond. Mr. Fox provided a second and the motion passed with a unanimous vote.

## **NEW BUSINESS**

### **REZONING – JOHNSON WARING REALTY CO REQUESTS REZONING FROM LDR/R-1, LOW DENSITY RESIDENTIAL AND AC/C-4, ARTERIAL COMMERCIAL TO HDR/R-3, HIGH DENSITY RESIDENTIAL – BOGART DRIVE (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that the proposed rezoning area covers slightly more than a half-acre. While the AC/C-4 zone extends onto the parcel, most of the area is zoned LDR/R-1. Rezoning the area would allow for the residential villas proposed by the applicant. Access for the development would be off Morningside Drive.

Michael Wilson, a resident of Morningside Drive addressed the commission. He stated that he is not opposed to the rezoning, but the area has existing issues with on-street parking. Ashley Johnson, a representative for the applicant, explained that the proposed use is a lower intensity than the original

concept for the area. He also stated that a turnaround area will be added, improving the dead-end that Morningside Drive currently offers.

Mr. Smith informed the commission that staff sent notification letters to the surrounding property owners. At the time of the meeting, Mr. Wilson was the only one to respond. If passed, the rezoning would go before the Board of Mayor and Aldermen for three readings. A public hearing will be advertised and held to address any additional concerns which might arise. Staff recommended approval.

#### **Action Taken**

Mr. Roberts made a motion to approve the rezoning, which received a second from Mr. Williams. The motion passed with a unanimous vote and is certified to the Board of Mayor and Aldermen.

#### **REZONING – W.C. WHALEY, INC REQUESTS REZONING FROM HDR/R-3, HIGH DENSITY RESIDENTIAL TO IC/C-3, INTERMEDIATE COMMERCIAL – 719 EASTGATE ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith explained that the site proposed for rezoning is located just off Eastgate Road, behind existing storage units. Mr. Stott noted that this rezoning would clean up the current split zoning of the parcel and questioned the adjacent triangle also zoned HDR/R-3 to the east. Mr. Smith stated that staff could reach out to the property owner to see if they wanted to be included on this rezoning. If they agree, the rezoning area can go straight to the Board of Mayor and Aldermen without returning to the Planning Commission. Staff recommended approval.

#### **Action Taken**

Mr. Stott made a motion to approve the rezoning. It received a second from Mr. Roberts, the motion passed with a unanimous vote, and is certified to the Board of Mayor and Aldermen.

#### **REZONING – CITADEL CONSTRUCTION REQUESTS REZONING FROM LDR/R-1, LOW DENSITY RESIDENTIAL TO AC/C-4, ARTERIAL COMMERCIAL – VETERANS BOULEVARD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that the original rezoning area consisted of a small parcel on Veterans Boulevard next to Sevierville Primary School, holding the LDR/R-1 zoning designation. Rezoning the property to AC/C-4 would not be a contiguous expansion unless the property on the other side of the street is

taken into consideration. However, a single-family dwelling at this location would not be a logical use, given the major arterial classification of Veterans Boulevard.

The addition of the parcel to the north creates a total proposed rezoning area of approximately 10 acres, preventing this from being a spot zoning request. Staff has received no public comments to date, and recommended approval.

### **Action Taken**

Mr. Stott made a motion to approve the rezoning request, which received a second from Mr. Roberts. The motion passed with a unanimous vote and is certified to the Board of Mayor and Aldermen.

### **SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR SMOKY MOUNTAIN KNIFE WORKS – 2320 WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this site plan proposes an expansion of the Smoky Mountain Knife Works parking area, adding 112 spaces. Staff has reviewed an in-house subdivision plat combining the area into 1 lot. The site plan adds landscaping and a sidewalk, and staff recommended approval.

### **Action Taken**

Mr. Stott made a motion to approve the site plan. Mr. Helton offered a second and the motion passed with a unanimous vote.

### **SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR TURNER ORTHODONTICS – 1150 FOX MEADOWS BOULEVARD (CITY).**

### **Staff Recommendation**

Mr. Smith stated that this site plan is an update to the previously approved Turner Orthodontics project. The current plan modifies the proposed building footprint from the original and includes additional parking and landscaping. These updates are an improvement to the first site plan and meets City regulations. Staff recommended approval.

### **Action Taken**

Mr. Fox made a motion to approve the site plan, with Mr. Messer offering a second. The motion passed with a unanimous vote.

**SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR CATE ROAD RETAIL CENTER – TAX MAP 0610, PORTION OF PARCEL 22.01, CATE ROAD (CITY).**

**Staff Recommendation**

Mr. Smith explained that this retail center proposes eight total tenants, including a grocery and a laundry facility. The site is located directly behind the newly developed retail center on the corner of Parkway and Cate Road, and access agreements have been obtained. The site plan meets City standards and staff recommended approval.

**Action Taken**

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

**SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR TRU SHINE CARWASH – TAX MAP 049, PARCEL 26.08, OLD DOUGLAS DAM ROAD (CITY).**

**Staff Recommendation**

Mr. Smith stated that this site is at the corner of Allensville Road and Old Douglas Dam Road. The plan proposes a drive through car wash with vacuum facilities. Landscaping revisions requested by staff have been submitted. The plan also includes continuation of the sidewalk on Allensville Road, meets regulations, and staff recommended approval.

**Action Taken**

Mr. Roberts made a motion to approve the site plan. Mr. Williams offered a second and the motion passed with a unanimous vote.

**SITE PLAN – CKE GROUP, INC REQUESTS SITE PLAN APPROVAL FOR WENDY’S RESTAURANT – TAX MAP 049M, GROUP D, PARCEL 12.03, DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that the site plan proposes a new Wendy’s restaurant at the corner of Dolly Parton Parkway and the Veterans Boulevard extension. The plan would relocate the existing Forks of the River restaurant. Existing access points will be used for the site, and Mr. Smith also stated that the

plan does not hamper with the neighboring restaurant's parking. Both restaurants will have more parking than required by City regulations. Staff recommended approval.

**Action Taken**

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

**PUBLIC ART – HILLSIDE WINERY REQUESTS PUBLIC ART APPROVAL – 229 COLLIER DRIVE (CITY).**

**Staff Recommendation**

Mr. Smith stated that the mural proposed by Hillside Winery is similar a previous approved downtown butterfly design. The maintenance agreement and a rendering associated with the public art request have been received by staff.

**Action Taken**

Mr. Helton made a motion to approve the mural. Mr. Williams offered a second and the motion passed with a unanimous vote.

**STAFF REPORT**

Mr. Smith reminded the commission of the previously discussed long rang plan, stating that staff hopes to begin the process as COVID-19 cases subside and public meetings can be safely held.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:37 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary