



**PLANNING COMMISSION
MINUTES
OCTOBER 7, 2021**

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 7, 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

MEMBERS ABSENT

Butch Stott

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Inspector
JC Green, Fire Marshal
Jim Ellision, City Surveyor
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

Mr. Williams made a motion to approve the minutes from the September 2, 2021 meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

OLD BUSINESS

None

STAFF REPORT

Mr. Smith reminded the commission that the City received a grant to complete a corridor study of State Route 66, North Parkway, Forks of the River Parkway, and the Parkway to the City limits at Apple Valley Road. He introduced Mary Connelly with WSP group who, in conjunction with the Tennessee Department of Transportation, completed the research. She explained that the study considered intersections, zoning, safety and crash data, access points, and pedestrian use.

Ms. Connelly shared the recommendations resulting from the information, including driveway access consolidations proposed. She explained the operational improvements recommended at the State Route 448 and State Route 35 intersection, specifically, given its currently deficient rate of operation.

Mr. Smith explained that the access consolidation would be enforced by TDOT. Approval for any funding for the recommend updates would originate at the Planning Commission level, then be certified to the Board of Mayor and Alderman for final approval.

NEW BUSINESS

ANNEXATION AND PLAN OF SERVICES – JAY JABRESHWARE INVESTMENT, LLC REQUESTS ANNEXATION– TAX MAP 8, PARCEL 26.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that the southern portion of this parcel, located in the City limits, received approval for the requested rezoning to IC – Intermediate Commercial at the previous month’s Planning Commission meeting. This annexation request was delayed, due to documentation issues regarding ownership, which have since been resolved. This request would bring the remaining portion of the parcel, approximately 14 acres, into the City limits. City services can be made available to this property, and staff recommended approval.

Action Taken

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

ZONING – JAY JABRESHWARE INVESTMENT, LLC REQUESTS IC, INTERMEDIATE COMMERCIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 8, PARCEL 26.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this proposed zoning is in conjunction with the just-approved annexation request. The applicant is requesting the IC zoning designation be placed on the annexed property, which would be a continuation of the zoning from the existing City portion of the parcel. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the zoning request for the proposed annexation. The motion received a second from Mr. Messer and passed with a unanimous vote.

REZONING – COMPASS VENTURES REQUESTS REZONING FROM IC, INTERMEDIATE COMMERCIAL TO TC, TOWN CENTER – TAX MAP 49N, PARCELS 18.00 & 1.00, COURT AVENUE (CITY).

Staff Recommendation

Mr. Smith explained that this zoning request would extend the TC – Town Center zone to Court Avenue and Joy Street. One of the parcels proposed for rezoning currently holds split designations, which this rezoning would eliminate. The other parcel included in this request is an adjacent parcel and falls at the corner of Court Avenue and Joy Street. Staff received no public comments regarding this request. Given that the TC zone is a continuation of an adjacent zone, staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the rezoning. The motion received a second from Mr. Messer, with all voting in favor except for Mr. Williams, who abstained. The request is certified to the Board of Mayor and Aldermen.

REZONING – PERRY SMITH REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO R-2, HIGH DENSITY RESIDENTIAL – TAX MAP 12, PARCEL 10.01, DOUGLAS DAM ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that the parcel requested for rezoning is located on Douglas Dam Road at West Dumplin Valley Road, in the City's Planning Region. While the requested zoning designation is not a congruent use, the parcel spans over 15 acres. The immediate surrounding properties are used for commercial purposes, in addition to a nearby City park. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the rezoning, which received a second from Mr. Williams. The motion passed unanimously, and request is certified to the County Commission.

REZONING – STEVEN DEKKER REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – TAX MAP 8, PARCEL 17.00, DOUGLAS DAM ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this rezoning request is for a parcel just over two acres in size, located in the Planning Region. Due to the size of the parcel and the lack of adjoining County C-1, Rural Commercial zoning, this would be considered spot zoning. Staff received a telephone call from a residential neighbor voicing opposition to the request. Given these considerations, staff recommended denial of the request. Approval could be recommended if the request was updated to County C-2, General Commercial. A neighboring parcel currently holds this designation and would allow for the continuation of an existing zone.

Action Taken

Mr. Helton made a motion to deny the rezoning. The motion received a second from Mr. Roberts, passed unanimously, and is certified to the County Commission.

**SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS PRELIMINARY
SUBDIVISION PLAT APPROVAL FOR YETTLAND PARK – JERSEY DRIVE (CITY).**

Staff Recommendation

Mr. Smith stated that this plat creates six lots with public road frontage, but inadvertently creates a parcel with no street access. Brennan Garrett, representing the applicant, addressed the commission explaining that revisions have been made, addressing outstanding issues. He requested preliminary approval of the plat. Mr. Smith agreed that preliminary approval would allow staff an opportunity to review the revisions.

Action Taken

Mr. Roberts made a motion to approve the preliminary subdivision plat. The motion received a second from Mr. Williams and passed unanimously.

**SUBDIVISION – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS FINAL
SUBDIVISION PLAT APPROVAL FOR SAINT IVES – SAINT IVES DRIVE (CITY).**

Staff Recommendation

Mr. Smith explained that this subdivision plat creates 33 lots with two detention areas. The site is located on Saint Ives Drive and was recently annexed by the City. A discrepancy between the City's Subdivision Regulations and Fire Code exists in the regulations for cul-de-sac widths. Staff is currently working with the designer to find an agreeable solution. Subject to this issue being resolved and the receipt of a bond for public improvements, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the final subdivision plat, subject to the cul-de-sac width being updated to staff's recommendation and receipt of a bond for public improvements. The motion received a second from Mr. Helton and passed unanimously.

SUBDIVISION – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR APPLE VIEW ACRES – LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision is located on Lonesome Valley Road, which previously received road relocation approval from this commission and the Board of Mayor and Aldermen. The plat turns over the old roadbed to the developers and the new right-of-way to the City. This will also create two new lots with river frontage. Staff recommended approval, contingent on the quit claim deeds going to record.

Action Taken

Mr. Helton made a motion to approve the final subdivision plat, subject to the quit claim deeds going to record. The motion received a second from Mr. Williams and passed unanimously.

SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR IRON FORGE BREWING – TAX MAP 72, PARCELS 98.00 & 99.00, LONESOME VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan relates to the previously approved subdivision plat. The plan proposes a microbrewery development with a restaurant and biergarten. The plan meets regulations and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to subdivision plat going to record. The motion received a second from Mr. Messer and passed unanimously.

SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR TANGER ENCOUNTER ATTRACTION – TAX MAP 72, PARCEL 59.05, PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes an attraction to be located at the rear of the Tanger Outlets development. The attraction will include a virtual aquarium experience, with no live animals being

used. While the site is located near the floodway, it meets standards and the elevation required. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, which received a second by Mr. Fox. The motion passed unanimously.

SITE PLAN – MBI COMPANIES REQUESTS SITE PLAN APPROVAL FOR PARKER TRUTEK – TAX MAP 5, PARCEL 65.02, BYRD DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this 22,5000 square foot manufacturing development is proposed near the FedEx distribution facility. The plan has several minor outstanding issues, and while staff received a revision today they did not have an opportunity to review it. Subject to the issues being resolved on this revision, staff recommended approval.

Action Taken

Mr. Fox made a motion to approve the site plan, subject to the resolution of minor outstanding issues. The motion received a second by Mr. Roberts and passed unanimously.

SITE PLAN – CANTRELL ENGINEERING & SURVEYING, PLLC REQUESTS SITE PLAN APPROVAL FOR SKYLAND RANCH – TAX MAP 72, PARCELS 59.00 & 59.03, PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this is the final site plan for the Skyland Ranch development, which has received conceptual approval by the commission at a previous meeting. The plan includes a mountain coaster and a chair lift, each with their own associated buildings, and a proposed barn associated with the ranch. There are still outstanding revisions to be made, including emergency access, existing roads and improvements. Staff recommended approval, asking for the authorization to address minor details as they come up in the permitting process.

Action Taken

Mr. Messer made a motion to approve the site plan, subject to the resolution of minor details with City staff. Major revisions should return to the Planning Commission for approval. The motion received a second by Mr. Roberts and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:03 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary