



**PLANNING COMMISSION
MINUTES
NOVEMBER 4, 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, November 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
Butch Stott

MEMBERS ABSENT

Daryl Roberts

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

Mr. Williams made a motion to approve the minutes from the October 7, 2021 meeting, which received a second from Mr. Fox. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

TRANSPORTATION CORRIDOR STUDY FINAL APPROVAL

Staff Recommendation

Mr. Smith reminded the commission that WSP's Mary Connelly presented the major findings of their research at last month's Planning Commission meeting. After receiving no questions or comments from commissioners, the study is presented with no changes for final approval. He explained that state requires approval of the study, which can be used for future planning. However, the document itself is not regulatory in nature. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the study, which received a second from Mr. Williams. The motion passed with a unanimous vote.

ANNEXATION AND PLAN OF SERVICES – ROBERT CAMPBELL AND ASSOCIATES REQUESTS ANNEXATION– TAX MAP 62, PARCEL 25.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that the parcel proposed for annexation is adjacent to the previously annexed parcel on Saint Ives Drive. The applicant originally intended to purchase a different parcel to provide public access to their development but were unsuccessful in the acquisition. They have since purchased this parcel, resulting in the additional annexation request. Given the availability of City services and facilities, staff recommended approval.

Action Taken

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

ZONING – ROBERT CAMPBELL AND ASSOCIATES REQUESTS MDR, MEDIUM DENSITY RESIDENTIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 62, PARCEL 25.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that this zoning request is associated with the previous agenda item. The zoning would be a continuation of the MDR zoning on the previously annexed parcel. Staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the zoning request for the proposed annexation. The motion received a second from Mr. Stott, passed with a unanimous vote, and is certified to the Board of Mayor and Aldermen.

ANNEXATION AND PLAN OF SERVICES – ROBERT CAMPBELL AND ASSOCIATES REQUESTS ANNEXATION – TAX MAP 72, PARCEL 152.00, RAINBOW ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the property owners have previously requested for annexation for this parcel. After being presented to the Planning Commission, the request did not move forward due to concerns about the road widths as well as the City's ability to provide services to the area. Since then, a traffic study has been conducted, which states that Rainbow Road could support the addition of up to 118 units. The applicant submitted the proposed development, which would fall under the maximum road capacity indicated in the traffic study. Additionally, Water & Sewer upgrades and cost estimates have been provided, which would be at the cost of the developer.

The commission again questioned the width of Rainbow Road, and its ability to support emergency service vehicles. Mr. Stott also expressed concern that the access road to the development would be from a county road outside of the City limits. Mr. Smith explained that the Board of Mayor and Aldermen has a workshop scheduled to consider if City services should be extended to properties not located within the City limits. The outcome of this workshop could have bearing on this proposed annexation and development.

Action Taken

Mr. Fox made a motion to defer the annexation and plan of services, which received a second from Mr. Stott. The motion passed with a unanimous vote.

ZONING – ROBERT CAMPBELL AND ASSOCIATES REQUESTS VA, VISITOR ACCOMMODATION ZONING OF PROPOSED ANNEXATION – TAX MAP 72, PARCEL 152.00, RAINBOW ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this zoning request is in conjunction with the previous annexation item. Given the commission's actions toward the previous staff recommended deferral of this request.

Action Taken

Mr. Stott made a motion to defer the zoning request for the proposed annexation. The motion received a second from Mr. Helton and passed with a unanimous vote.

REZONING – ROBERT CAMPBELL AND ASSOCIATES REQUESTS REZONING FROM AR, AGRICULTURE RESIDENTIAL TO VA, VISITOR ACCOMMODATION – TAX MAP 72, PARCEL 152.00, RAINBOW ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this rezoning request is for an area already inside of the City limits, but also associated with the Rainbow Road annexation request. Given its association to the larger development, staff recommended deferral of this item.

Action Taken

Mr. Stott made a motion to defer the rezoning request. The motion received a second from Mr. Williams, which passed unanimously.

SUBDIVISION – DAVID MELBARDIS REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR CHELSEA ACRES – PINEY ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that the subdivision plat proposes creating five lots, which would be accessed from Piney Road in the City's Planning Region. The intent of this plat is to divide the rear parcels, requiring adjustment of the front parcels to meet access requirements. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the final subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

SUBDIVISION – MICHAEL SUTTLES REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR CATON ROAD SUBDIVISION – TAX MAP 72, PARCEL 63.00, CATON ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this plat splits one lot into four smaller lots, accessed from Caton Road. Its staff’s understanding that the developer intends to build single-family homes on the lots. The area is zoned IC – Intermediate Commercial, which allows both permanent residences and short-term rentals. The subdivision meets regulations and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the final subdivision plat, which received a second from Mr. Messer. The motion passed unanimously.

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

Staff Recommendation

Mr. Smith reminded the commission that this subdivision plat received preliminary approval from the commission at their October meeting. Staff has confirmed that each of the newly created seven lots has publicly improved access points, and recommended approval.

Action Taken

Mr. Helton made a motion to approve the final subdivision plat. The motion received a second from Mr. Stott and passed unanimously.

VARIANCE TO SUBDIVISION REGULATIONS – 360 SURVEYING & MAPPING REQUESTS APPROVAL FOR A VARIANCE TO THE SUBDIVISION REGULATIONS FOR TOWN & COUNTRY SUBDIVISION – CLUB DRIVE (CITY).

Staff Recommendation

Mr. Smith explained that the Planning Commission hears subdivision regulation variance requests. This subdivision plat moves an existing lot line, but no additional lots will be added. Since these two lots do not have public road frontage, a variance would be required to approve this plat. The neighborhood pool and tennis courts are currently located on the parcels. Staff's understanding of the plan is to demolish and rebuild the pool, which would remain under HOA control. Access to the road would remain the same as it is currently. Staff can recommend approval.

Action Taken

Mr. Helton made a motion to approve the variance to the City's Subdivision Regulations. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR DUNKIN' DONUTS – TAX MAP 49M, PARCEL 9R, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a Dunkin Donuts on Dolly Parton Parkway, at the Middle Creek Road intersection. Staff has concerns regarding the traffic impact this development would have at the intersection. He explained that staff has been working with adjoining property owners in an attempt to create a rear access road, which would be provide access to the Veterans Boulevard traffic signal. This would require the acquisition of land by Quit Claim Deed. City Public Works and Sevier County Utility District vehicles would also benefit from this new road, allowing access to the Veterans Boulevard intersection from Robert Henderson Road. Staff recommended approval of the site plan, subject to the subdivision plat going to record. This plat will include shared access easements for the rear access road.

Action Taken

Mr. Williams made a motion to approve the site plan subject to the subdivision plat going to record. Mr. Messer provided a second, and the motion passed unanimously.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR ANDY’S CUSTARD – TAX MAP 49M, PARCEL 7R, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this site plan is on property adjacent to the previous agenda item, with the same access concerns. Additionally, there have been discussions regarding a grease trap, which staff has determined would be needed based off the business’s operational model. Staff recommended approval, subject to the addition of a grease trap and the subdivision plat going to record.

Action Taken

Mr. Williams made a motion to approve the site plan, subject to the subdivision plat going to record and the addition of a grease trap. The motion received a second by Mr. Helton and passed unanimously.

STAFF REPORT

Mr. Smith reminded the commission that several development related City regulations need to be either updated or addressed. Those include a Planned Unit Development Master Plan, Planned Unit Development Standard Plan, Subdivision Regulations, Long-Range Plan, Communication Towers, Protection of Viewsheds, and Upper Floor Housing. He stated that some upcoming developments could benefit from the Planned Unit Development Master Plan, while some of the other items have needed updating for an extended amount of time.

Staff requested guidance as to which of these items should be addressed first. The commissioners agreed that the Long-Range Plan would direct the other items on the list, but also recommended that staff work on the Planned Unit Development Master Plan guidelines simultaneously, when possible.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:48 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary