



**PLANNING COMMISSION
MINUTES
DECEMBER 2, 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, December 2, 2021, at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice Chairman

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Brooke Fradd, Recording Secretary

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

APPROVAL OF MINUTES

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

OLD BUSINESS

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

Staff Recommendation

Mr. Smith reminded the commission that this item was deferred from last month, pending a workshop with the Board of Mayor and Aldermen. Gary Norvell addressed the commission on behalf of the applicant, stating that the developers would prefer to not have to wait until the January Planning Commission meeting for action to be taken. A joint workshop with the BMA & Planning Commission was proposed for December 20, 2021, to be followed by special called meeting of the Planning Commission. These would both be held prior to the regularly scheduled BMA meeting that same day.

Mr. Smith stated that members of the public in attendance could address the commission and/or return to speak at the workshop. Joe Sarten, a neighboring property owner to this proposed development, addressed the commission. He expressed concern over the capacity of the road, stating that there is no ability to widen the it from the current state.

Mr. Smith recommended combining this item with associated zoning and rezoning items which follow on the agenda and deferral of them all until after the December 20th workshop.

Action Taken

Mr. Stott made a motion to combine and defer old business items C1 – C3, which received a second from Mr. Roberts. 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).

Action Taken

Mr. Stott made a motion to combine and defer old business items C1 – C3, which received a second from Mr. Roberts. The motion 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).

Action Taken

Mr. Stott made a motion to combine and defer old business items C1 – C3, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

NEW BUSINESS

REZONING – RON OGLE REZONING FROM IC, INTERMEDIATE COMMERCIAL TO TCL, TOURIST COMMERCIAL – TAX MAP 62, PARCEL 017.00, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this property was originally zoned Low-Density Residential (LDR), before being rezoned to Tourist Commercial (TCL). The site was most recently rezoned to Intermediate Commercial (IC) last year, but still retains the acreage to meet the TCL requirements. The current rezoning request is to return to the TCL zoning designation to facilitate an amusement park development. Staff sees no issues with the rezoning and recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR EASTGATE COMMERCIAL ADDITION – TAX MAP 49M, PARCEL 9R, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes an addition of less than 5,000 square feet to the existing structure. Minor landscaping issues still need to be addressed. Mr. Stott questioned if the available parking is adequate. Mr. Smith explained that the site has enough parking for the proposed addition.

Action Taken

Mr. Roberts made a motion to approve the site plan. Mr. Stott provided a second, and the motion passed unanimously.

SITE PLAN – JAMES CONNER REQUESTS SITE PLAN APPROVAL FOR MIDDLE CREEK HORSE ARENA – TAX MAP 62, PARCEL 017.00, MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan adds a storage building and pole barns to the existing development. The submitted site plan had several outstanding issues, including stormwater details and dumpster pad location. Staff received a revision an hour before this meeting. Assuming the revision addresses these concerns, the site plan meets requirements and staff recommend approval.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to staff review of the submitted revisions. The motion received a second by Mr. Roberts and passed unanimously.

SITE PLAN – THE LAND SURVEYORS, INC REQUESTS SITE PLAN APPROVAL FOR BIG O TIRES – TAX MAP 49G, PARCEL 012.02, NORTH RIVER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan was submitted under the assumption that it will be associated to the development on adjacent lot, creating connectivity between the two. Under those conditions, a landscape buffer is not required. However, staff has not received a site plan for the adjacent development. If developed as a single site with no connectivity, a landscape buffer would be required in the side yard. The plan otherwise meets city regulations. The commission expressed concern that the adjacent lot had not yet submitted a plan. They also noted that if it were not developed, there would be no way to go back and require this site to add the buffer strip.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the addition of a 5-foot landscaping buffer on the side. If staff receives a site plan for the adjacent lot, this buffer can be omitted. The motion received a second by Mr. Messer and passed unanimously.

SITE PLAN – WILDERNESS RESORT AND WATER PARKS REQUESTS SITE PLAN APPROVAL FOR ATTRACTION ADDITION – TAX MAP 37, PARCEL 057.05, GISTS CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan proposes the addition of a slide attraction to Soaky Mountain Waterpark. The new feature would be located on the front of the site, near the corner Gist Creek Road and Old Knoxville Highway. The structure would be 70 feet in height, making it the largest in the waterpark. With minor additional landscaping, the site plan meets City requirements and staff can recommend approval.

Action Taken

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

STAFF REPORT

Mr. Smith congratulated Ms. Rodreick on obtaining her AICP certification from the American Planning Association. He also suggested a workshop be scheduled on January 6, 2022, prior to the regularly scheduled Planning Commission meeting. At this workshop, the commission can continue to discuss the Planned Unit Development proposal, as well as discuss master plan items. Mr. Roberts requested that the workshop begin at 3:30 PM to allow for more discussion time.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:28 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary