



**PLANNING COMMISSION
MINUTES
JANUARY 11, 2022**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, January 11, 2022, 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 Official
JC Green, Fire Inspector
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 December 2, 2021 meeting and workshop, which received a second from Mr. Williams. The motion passed with a unanimous vote.

OLD BUSINESS

The annexation, zoning, and rezoning items from the previous meeting have been deferred to the February meeting at the applicant's request.

NEW BUSINESS

ANNEXATION AND PLAN OF SERVICES – CARSON FAMILY LP REQUESTS ANNEXATION – TAX MAP 12, PARCEL 10.01, DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this annexation request had previously been discussed at the December 2021 joint workshop with the Board of Mayor and Aldermen. The adjoining parcels are inside the city limits. City services and facilities can be made available at the developer's expense. The applicant has provided proposed layout, but formal site plan approval would be required prior to development. Staff recommended approval of the annexation and plan-of-services request.

Action Taken

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

ZONING – CARSON FAMILY LP REQUESTS HDR, HIGH DENSITY RESIDENTIAL ZONING OF PROPOSED ANNEXATION– TAX MAP 12, PARCEL 10.01, DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this zoning request is in conjunction with the annexation and plan of services. The HDR zoning designation would accommodate the proposed number of units for the development. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the HDR zoning for the proposed annexation, 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 – JEFF KOOCH REQUESTS REZONING FROM LDR, LOW DENSITY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL – TAX MAP 72J, PARCEL 006.00, FOX ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the property requested for rezoning currently abuts a hotel located in an AC – Arterial Commercial zone. The site is currently zoned LDR, and includes a single family dwelling. The applicant requests extending the NC zone from directly across the street, which would act as a buffer between the AC district and the LDR district in the area. Notifications have been sent to neighboring property owners with no public comments as of the meeting. Staff recommended approval.

Action Taken

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

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR ALEXANDER FIELDS – HARDIN LANE (CITY).

Staff Recommendation

Mr. Smith explained that this proposed Planned Unit Development subdivision would create 15 lots. Ashley Johnson addressed the commission on behalf of the applicant, explaining that the houses in this subdivision would be detached units. Staff requested approval be subject to the receipt of a bond for site improvements.

Action Taken

Mr. Helton made a motion to approve the final subdivision plat, subject to the receipt of a bond for site improvements. Mr. Williams provided a second, and the motion passed unanimously.

SUBDIVISION – LEMAY AND ASSOCIATES REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR DWIGHT CHURCH – WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this subdivision plat is associated with the Project 407 development. The plat proposes combining lots and relocating property lines, resulting in 3 parcels being created. With the exception of some minor changes to the language on the plat, this subdivision meets requirements. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the final subdivision plat, with minor revisions as requested by staff. Mr. Messer provided a second, and the motion passed unanimously.

CONCEPT PLAN – W.C. WHALEY, INC REQUESTS REVIEW OF SUBDIVISION CONCEPT PLAN – WEST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this plan is a conceptual subdivision layout. A previous subdivision plat for the area has been approved, and this plan would add an additional 97 homes. Staff has requested that the properties with frontage on Dumplin Valley Road not have individual driveway cuts for each lot. The commission questioned if buildings could meet city regulations, given the small size of the lots. Mr. Smith stated that the designer has worked to maximize the number of lots, with understanding that variances will not be granted if house plans do not work with the configuration.

This site is zoned IC, Intermediate Commercial, which does not have a minimum lot size requirements. As a result, these lots only have to meet frontage requirements. Staff will require driveway slope varifications on the detailed plats as they are submitted. Marcus Whaley addressed the commission and explained that topographical and geological issues will be addressed on a phase by phase basis.

Action Taken

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

SITE PLAN – GREENBERG FARROW REQUESTS SITE PLAN APPROVAL FOR WINFIELD DUNN VALVOLINE – TAX MAP 049G, PARCEL 001.00, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a Valvoline Quick Oil Change. The business would be located on the same lot as the new Childrens Hospital facility on Winfield Dunn Parkway. The site plan meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR STAYBRIDGE SUITES – TAX MAP 049G, PARCEL 012.00, NORTH RIVER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this plan was original presented to the Board of Zoning Appeals as a request to reduce building setback requirements. The BZA found no grounds for the allowing the reduction and denied the setback variance. The applicant reconfigured the layout to meet setback requirements, resulting in the current plan presented for approval. The plan meets regulations and staff recommended approval.

Action Taken

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

SITE PLAN – ROBERT CAMPBELL AND ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR SKYLAND RANCH – TAX MAP 72, PARCEL 059.03, PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that this proposal is the final revision to the site plan, which includes additional details. These updates consist of ranch and barn layouts, an amphitheater, and emergency access points. Staff recommended approval.

Action Taken

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

STAFF REPORT

Mr. Smith stated that the PUD updates will be finalized and be returned for an official vote at the next meeting. Also, staff intends to present a Master Plan Development proposal for review and discussion.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:25 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary