



**PLANNING COMMISSION
MINUTES
FEBRUARY 3, 2022**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, February 3, 2022, at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Austin Williams, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Vincent Snider, Chairman
Daryl Roberts

STAFF PRESENT

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

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

APPROVAL OF MINUTES

Mr. Helton made a motion to approve the minutes from the January 11, 2022 meeting and workshop, which received a second from Mr. Messer. 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 annexation request had been deferred from previous meetings. Since the original application, the developer has modified the site proposal to improve the road in front of their development.

Several residents who live in the area addressed the commission. Neighboring property owners David Sarten and Joe Sarten both expressed concern regarding the traffic burden that the development would place on Rainbow Road. They met with the developer regarding the potential of the developer purchasing land to extend the Right-of-Way and widen the road, however they were unable to come to an agreement.

Lee White and Bryan Johnson, also residents in the area, expressed their support for the development. They each explained that the development of their properties are limited by the area's current water and sewer capacity. This annexation would allow those city services to be expanded at the developer's expense, and benefiting the surrounding property owners wishing to develop their parcels.

Action Taken

Mr. Williams made a motion to approve, which received a second from Mr. Stott. The motion passed with all voting in favor, except Mr. Stott who voted against. The annexation request is certified to the Board of Mayor and Alderman.

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 associated with the previously discussed annexation and plan of services request. Staff recommended the VA – Visitor Accommodation zoning district as the most logical and least intrusive zone for this location. The VA designation would also allow the proposed development's use on this 30 acre parcel.

Action Taken

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

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 also associated with the two previous agenda items. This request is for the portion of the parcel which is already located within the Sevierville city limits. The rezoning would make the entire lot under one zoning classification.

Action Taken

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

NEW BUSINESS

REZONING – RON OGLE REQUESTS REZONING FROM LDR, LOW DENSITY RESIDENTIAL TO IC, INTERMEDIATE COMMERCIAL – TAX MAP 61, PARCEL 147.00, BURDEN HILL ROAD ROAD (CITY).

Staff Recommendation

Mr. Smith stated that the property requested for rezoning currently abuts the IC – Intermediate Commercial zoning district. The applicant requests extending the IC zone to his parcel, changing it from its current LDR – Low Density Residential designation. This would allow the existing single family dwelling to be used as a short-term rental unit.

Mr. Stott questioned the zoning designation of the neighboring parcels on London Lane. Mr. Smith explained that those parcels are zoned LDR. This rezoning would leave approximately 10 acres of that zone.

Action Taken

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

SITE PLAN – MARIAN DEVELOPMENT REQUESTS SITE PLAN APPROVAL FOR VILLAS AT SEVIERVILLE – TAX MAP 73, PARCEL 005.00, VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Smith explained that this site plan is to be located on a tract recently rezoned to accommodate this development. The plan proposes an apartment complex consisting of 8 buildings and 224 units. Revisions have been made as requested by staff. This site plan meets city regulations, with the exception of the driveway slope. A variance request for this project also is on the Board of Zoning Appeals agenda to follow this meeting. Subject to the granting of a driveway slope variance, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to a driveway slope variance being granted by the BZA. Mr. Williams provided a second, and the motion passed unanimously.

ZONING ORDINANCE AMENDMENT – AMEND DEVELOPMENT STANDARDS AND ADMINISTRATION AND ENFORCEMENT – PLANNED UNIT DEVELOPMENTS.

Staff Recommendation

Mr. Smith reminded the commission that two previous workshops have been held to discuss the proposed Planned Unit Development amendment and update to the Sevierville Zoning Ordinance. Staff has incorporated comments as provided, and requested approval.

Action Taken

Mr. Stott made a motion to approve the Zoning Ordinance Amendment, which received a second from Mr. Williams. The motion passed unanimously, and is certified to the Board of Mayor and Aldermen.

STAFF REPORT

Mr. Smith presented an information packet regarding Master Planned Developments. He explained that the suggestions presented serve to facilitate discussion with the commission in order to guide staff as they create a formal proposal.

He further explained that a minimum of 25 acres would be required for sites wishing to follow the MPD requirements. The developer would suggest proposed uses, but would be limited to tourist and retail style developments. The MPD process would provide developers flexibility and encourage walkable designs and creativity. The commission expressed their approval of the proposal. Mr. Smith said a formal proposal would be presented at the March Planning Commission meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:43 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary