



**PLANNING COMMISSION
MINUTES
MAY 5, 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, May 5, 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
Butch Stott

MEMBERS ABSENT

Daryl Roberts

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. Williams made a motion to approve the minutes from the April 7, 2022 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

ANNEXATION AND PLAN OF SERVICES – PERRY SMITH DEVELOPMENT REQUESTS ANNEXATION – TAX MAP 72, PARCELS 15.00, 18.00, 21.00, 21.01, 24.00, & 88.00, NEW ERA ROAD (COUNTY)

Staff Recommendation

Mr. Smith reminded the commission that this requested annexation had previously been discussed in the joint workshop with the Board of Mayor and Aldermen (BMA) and was deferred at the previous Planning Commission meeting. He explained that while three parcels prevent this annexation from being continuous road frontage, it would be a contiguous expansion of the city limits. While discussion is needed with the county about road maintenance for this section of the road, the city has already budgeted improvements at the Parkway and New Era Road intersection. These improvements are needed prior to this annexation but would benefit the development.

Mr. Smith further stated that while the April BMA workshop didn't address annexation, they did state that properties will need to be annexed to receive city services for the foreseeable future. He explained that staff is in the process of developing a cost of services and infrastructure versus long term return analysis tool for future proposed annexations but was not finished prior to this meeting.

Action Taken

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

ZONING – PERRY SMITH DEVELOPMENT REQUESTS MDR, MEDIUM DENSITY RESIDENTIAL AND HDR, HIGH DENSITY RESIDENTIAL ZONING OF PROPOSED ANNEXATION – TAX MAP 72, PARCELS 15.00, 18.00, 21.00, 21.01, 24.00, & 88.00, NEW ERA ROAD (COUNTY)

Staff Recommendation

Mr. Smith stated that this zoning request for property on New Era Road is in conjunction with the previous annexation item. The HDR zone is proposed for parcel 024.00, which would be contiguous expansion of the standalone tract. The MDR designation is proposed for the remaining parcels. Given the annexation's passage, staff recommended approval.

Jeff Murrell addressed the commission on behalf of the applicant. He explained that the developer would be extending sewer for about 4,000 feet, benefiting not only this project directly but also other city residents. The cost of the extension and any necessary upgrades will be up to the developer.

Action Taken

Mr. Helton made a motion to approve the MDR and HDR zoning of the proposed annexation. The motion received a second from Mr. Williams and passed unanimously.

NEW BUSINESS

DOWNTOWN COMMERCIAL HISTORIC OVERLAY DISTRICT (DHO) – COMPASS VENTURES REQUESTS DHO EXPANSION – 103 JOY STREET (CITY)

Staff Recommendation

Mr. Smith explained that this request proposes extending the DHO to include property on the corner of Joy Street and Court Avenue. This expansion of the district began with the Historic Zoning Commission, receiving approval at their April 7, 2022 meeting. Zoning map changes must also come before the Planning Commission to be certified to the Board of Mayor and Alderman. He further stated that given the age of the building at this location and the associated events which occurred during its time serving as a theater, the HZC determined it meets the qualifications for inclusion in the district.

The commission discussed the inclusion of this building in the district in addition to mural for the building, to be addressed as an additional agenda item for this meeting. They agreed the building fits with the nature of the district and the mural would be a welcome public art addition. Mr. Stott questioned if the “PINES” lettering included on the mural would fit within the theater’s sign allowance.

Action Taken

Mr. Fox made a motion to combine the DHO expansion with the mural agenda item and grant them both approval, subject to the lettering on the mural meeting the allowable signage standards for the business. The motion received a second from Mr. Stott and passed with all voting in favor, except Mr. Williams who abstained. The motion is certified to the Board of Mayor and Aldermen.

SITE PLAN – W.C. WHALEY INC. REQUESTS SITE PLAN APPROVAL FOR SMOKY MOUNTAIN PRIMITIVE CHURCH ADDITION – 250 CATON ROAD (CITY)

Staff Recommendation

Mr. Smith explained that this plan proposes an addition to Smoky Mountain Primitive Church. The expansion would allow for the addition of classrooms. The site plan meets all city standards 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 – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR TOWN PLACE EXTENDED STAY – 614 MIDDLE CREEK ROAD (CITY)

Staff Recommendation

Mr. Smith explained that this plan proposes six units, to be used as a 30 days or less extended stay. Staff have received requested revisions to the site plan and recommends approval. Kacie Huffaker addressed the commission representing the applicant. She explained that there is an access easement in place for the Low Density Residential home on the lot to the rear.

Action Taken

Mr. Messer made a motion to approve the site plan, which received a second from Mr. Helton. The motion passed with all voting in favor, except Mr. Williams, who abstained.

SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR KIRBY SMITH OFFICE – TAX MAP 062, PARCEL 017.04, BLUE RIBBON DRIVE (CITY)

Staff Recommendation

Mr. Smith explained that this site plan is proposed for a recently platted subdivision near the previously approved doggie daycare. The plan lays out 6,900 square feet of office space. All outstanding issues raised by staff during review have been resolved. Staff recommends approval.

Action Taken

Mr. Stott made a motion to approve the site plan, receiving a second from Mr. Fox. The motion passed with all voting in favor, excluding Mr. Williams, who abstained.

SITE PLAN – PERRY SMITH DEVELOPMENT REQUESTS SITE PLAN APPROVAL FOR KODAK APARTMENTS – TAX MAP 012, PARCEL 010.01, DOUGLAS DAM ROAD (CITY)

Staff Recommendation

Mr. Smith explained that this site plan location is a parcel recently annexed into the city limits. The plan proposes a 264-unit multi-family development. Because of the unstudied flood area over 5 acres, an H&H study is required to determine base flood elevation, which is in the process of being completed. Staff recommended approval, subject to the completion of the H&H study and final landscaping plan being received.

Action Taken

Mr. Fox made a motion to approve the site plan, subject to the completion of the H&H study and staff receipt of the final landscaping plan revisions. The motion received a second from Mr. Williams and passed unanimously.

SITE PLAN – TCH KNOXVILLE REQUESTS SITE PLAN APPROVAL FOR HOME 2 SUITES – TAX MAP 072, PARCELS 155.43 & 155.16, HURLEY DRIVE (CITY)

Staff Recommendation

Mr. Smith explained that this plan proposes a 103-unit hotel. The Home 2 Suites development would be located on a previously undeveloped parcel in front of the movie theater. Staff has received the requested drainage plans for the site. Staff recommended approval, subject to the receipt of the finalized landscaping plans.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to additional landscaping plans. The motion received a second from Mr. Helton and passed with a unanimous vote.

SITE PLAN – ROMANS ENGINEERING REQUESTS SITE PLAN APPROVAL FOR DIG’N ZONE – TAX MAP 062, PARCEL 017.00, VETERANS BOULEVARD (CITY)

Staff Recommendation

Mr. Smith explained that this site plan proposes a construction themed amusement park. This 26-acre parcel was recently rezoned Tourist Commercial (TCL) in anticipation of this development. Staff has received final revisions and recommends approval. Grant Hensley spoke on behalf of the applicant, explaining some of the park’s attractions, including Caterpillar excavator stations and a track for steamrollers.

Action Taken

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

SITE PLAN – WILDERNESS DEVELOPMENT CORPORATION REQUESTS SITE PLAN APPROVAL FOR WILDERNESS VILLAS – TAX MAP 037, PARCEL 057.03, GISTS CREEK ROAD (CITY)

Staff Recommendation

Mr. Smith stated that this plan includes three buildings, totaling 12 short-term units, abutting the Sevierville Golf Club. The Villas would be located on what is an existing parking lot near the Wilderness housing development on Gists Creek Road and. Staff has received drainage calculations and recommended approval.

Action Taken

Mr. Williams made a motion to approve the site plan, which received a second from Mr. Helton. The motion passed unanimously.

STAFF REPORT

Mr. Smith explained that recommendations for potential Upper Floor Housing regulations were included in meeting informational packet. He asked for the commissioners’ opinions on the proposal, stating if they are amenable to the idea, staff could present a draft at the next meeting. Ms. Rodreick addressed Mr. Stott’s inquiry regarding covered balconies, explaining those regulations would be more fully addressed in the draft language.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:49 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary