



**PLANNING COMMISSION
MINUTES
MAY 9, 2023**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, May 9, 2023, 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, Deputy City Administrator
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. Messer made a motion to approve the minutes from the April 6, 2023, meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – HAYWOOD HOUSE, INC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO INTERMEDIATE COMMERCIAL (IC) –TAX MAP 027, PORTION OF PARCEL 005.01, 1536 WINFIELD DUNN PARKWAY (CITY)

Staff Recommendation

Mr. Smith explained that the applicant has requested rezoning of the rear half of this parcel on Winfield Dunn Parkway from AC to IC. The portion of the lot with frontage on Highway 66 would remain AC. While split zoning is not typically a recommended practice, the adjoining properties to the north and south of this parcel are currently residential uses. A split zone would allow for deeper property development and for the proposed addition of apartments. Staff recommended approval.

Action Taken

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

SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR 407 BUSINESS PARK, SECTION 5– TAX MAP 008O, GROUP A, PARCELS 010.00, 011.00, & 012.00, PARKER BOULEVARD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this final plat is one of several associated with the overall conceptual plan for the 407 Business Park subdivision. This plat creates 13 parcels and a public right-of-way, providing access to the parcel to the east. Staff recommend approval.

Action Taken

Mr. Stott made a motion to approve the final subdivision plat, which received a second from Mr. Helton. The motion passed with a unanimous vote.

SUBDIVISION PLAT – BLUEBERRY DEVELOPMENT REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL – TAX MAP 062, PARCEL 024.00, SAINT IVES DRIVE (CITY).

Staff Recommendation

Mr. Smith stated that the site on which this plat is proposed was annexed by the city in 2021, with the anticipation of this subdivision. The intersection with Saint Ives Drive has been reconfigured from the originally proposed location. While staff is comfortable recommending preliminary approval, the plat would need to come back for bonding and final approval.

Action Taken

Mr. Stott made a motion to grant preliminary approval of the subdivision plat, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

SUBDIVISION PLAT – TENNESSEE LAND DEVELOPMENT REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 073, PARCEL 032.03, MYERS ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith stated that this subdivision plat for property in the Planning Region proposes the creation of three lots. The plat is pending review by the Sevier County Department of Environmental Health. Subject to this review, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the subdivision plat, subject to Department of Environmental Health approval. The motion received a second from Mr. Roberts and passed unanimously.

CONCEPT PLAN – VOGUE TOWERS REQUESTS CONCEPTUAL APPROVAL – 1414 PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that the applicant of this concept plan is the same company which submitted a variance request at this same location. The new proposal would create a lease lot of record for property directly behind Walmart. The tower height is still approximately 150 feet, but the new layout for this lease lot of record would meet setback requirements and would prevent the need for a variance.

He further explained that the existing tower is 110 feet tall but is also a lower grade than the proposed tower. This would result in an increase of approximately 50 feet in visual height difference. Chairman Snider requested that the applicant be asked to limit height as much as possible to protect the viewshed.

Action Taken

Mr. Roberts made a motion to approve the concept plan, with the request to reduce the tower height to the lowest height possible without compromising coverage. The motion received a second from Mr. Stott and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary