



PLANNING COMMISSION MINUTES JUNE 6, 2023

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, June 6, 2023, 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, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector

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 May 9, 2023, meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 050, PARCELS 029.00, 029.01, & 029.02 WITT HOLLOW ROAD (PLANNING REGION).

Staff Recommendation

Mr. Smith reminded the commission that this proposed plat located off Witt Hollow Road in the Planning Region, was previously deferred due to outstanding concerns. A portion of Witt Hollow Road is deemed right-of-way however the plat does not describe it as such. The County Road Superintendent has stated this should be a public right of way, and therefore staff could not recommend approval.

Action Taken

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

NEW BUSINESS

SUBDIVISION PLAT – W C WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR OGLE PROPERTY – TAX MAP 061, PARCEL 148.00, RIDGE ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this proposed subdivision plat affecting four lots is located off Ridge Road. The plat would also create a fifty-foot public right-of-way named Britlynnne Boulevard. Questions were raised about several of the unresolved issues, and commissioners expressed concern that there were too many outstanding items to grant final approval.

Action Taken

Mr. Stott made a motion to grant preliminary approval of the subdivision plat. The motion received a second from Mr. Roberts and passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR WEST DUMPLIN VALLEY SELF STORAGE – TAX MAP 0080, GROUP A, PARCEL 037.00, WEST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this plan is for a proposed self-storage facility. The site is located on West Dumplin Valley Road, west of Parker Boulevard. Parking and landscaping corrections have been received and staff recommended approval.

Action Taken

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

SITE PLAN – W C WHALEY, INC REQUEST SITE PLAN APPROVAL FOR OGLE WORLEY VACATION RENTALS – TAX MAP 072, PARCEL 044.00, NEW ERA ROAD (CITY).

Staff Recommendation

Mr. Smith explained that this plan has proposed a four-unit short-term rental development located off New Era Road. The plan meets city regulations and staff recommended approval.

Action Taken

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

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

Staff Recommendation

Mr. Smith reminded the commission of the approved concept plan associated with this proposed communication tower located off the Parkway behind Walmart. Commissioners questioned the height of the tower, given their conceptual recommendation to reduce the size as much as possible. Mr. Smith explained that the size has been reduced, and given its location, the tower should not infringe on the view shed. The current site plan would reduce the height of the tower from the original proposal to one-hundred forty (140) foot tall. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, which received a second from Mr. Roberts. The motion passed with all voting in favor, except Mr. Fox, who voted against.

5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS

Staff Recommendation

Mr. Smith reminded the commission that the 5 Year Paving and 5 Year Sidewalk Plans are submitted by the Public Works Department annually. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the 5-year plans. The motion received a second from Mr. Messer and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary