



## **PLANNING COMMISSION MINUTES AUGUST 3, 2023**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, August 3, 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  
Charles Valentine, Chief Building Inspector  
Jim Ellison, City Surveyor

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 July 11, 2023 meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS SITE PLAN APPROVAL FOR MIDDLE CREEK RETAIL – 1240 MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith reminded the commission that the site plan was originally presented at the previous meeting and deferred allowing time for the applicant to discuss a potential shared access point with adjoining property owners. Attempts to come to such an agreement were unsuccessful. While not ideal, the presented layout meets city regulations, and staff recommended approval.

#### **Action Taken**

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

## **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).**

This subdivision plat was withdrawn by the applicant prior to the meeting.

### **SITE PLAN – GENERAL ENGINEERING COMPANY REQUESTS SITE PLAN APPROVAL FOR WILDERNESS CABINS PHASE II – TAX MAP 037, PARCEL 057.00, GISTS CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this site plan is the second phase of the Wilderness Cabin development located on Gists Creek Road at Reed Schoolhouse Road. The plan proposes a 37-unit cabin development, with a temporary roundabout for future development. Staff is still awaiting the landscaping plan and verification of adequate materials in the temporary roundabout for fire apparatuses to turn around. Contingent on receiving these, staff recommended approval.

#### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the landscaping plan and adequate material for emergency service apparatus turnaround. The motion received a second from Mr. Williams and passed unanimously.

**SITE PLAN – GENERAL ENGINEERING COMPANY REQUESTS SITE PLAN  
APPROVAL FOR WILDERNESS MAINTENANCE BUILDING – TAX MAP 037, PARCEL  
057.00, GISTS CREEK ROAD (CITY).**

**Staff Recommendation**

Mr. Smith explained that this proposal is for a maintenance building to be located on the same parcel as the previous agenda item and will serve all future build outs at that location. A separate, gated entrance for maintenance equipment only is located off Gists Creek Road. The main entrance will be shared with the cabin development. Pending the receipt of the landscaping plan and the expansion of the compactor clearance by 2 feet, staff recommended approval.

**Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to the landscaping plan and addition of compactor clearance. The motion received a second from Mr. Messer and passed unanimously.

**SITE PLAN – MBI COMPANIES, INC REQUESTS SITE PLAN APPROVAL FOR SEVIER  
COUNTY ELECTRIC SYSTEM – 217 EAST MAIN STREET (CITY).**

**Staff Recommendation**

Mr. Smith stated that this site plan is for phase I of the overall Electric System complex expansion, for which the Board of Zoning Appeals provided an interpretation on setbacks at a previous month's meeting. This phase includes a warehouse, shop, and fuel station. Staff recommended approval.

**Action Taken**

Mr. Roberts 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. Fox, who abstained.

**STAFF REPORTS**

*Non-State Route TODS*

Mr. Smith explained that these changes to Chapter 6.0, Signs of the Sevierville Zoning Ordinance stem from safety concerns presented by businesses to the Board of Zoning Appeals, requesting additional signage. Prior to this meeting, staff provided a draft of the proposed changes for the commissioners' review. The commissioners considered adding a stipulation that businesses must be in good standing to qualify for the TODS program. They also discussed information to include on the signs, including if distance should be included or if the sign should just contain the business name and directional arrow.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:23 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary