



PLANNING COMMISSION MINUTES NOVEMBER 2, 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, November 2, 2023, at 5:18 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
Corey Divil, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor

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 October 5, 2023 meeting, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

OLD BUSINESS

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

Staff Recommendation

Mr. Smith reminded the commission that this subdivision plat had previously been deferred to allow time for all involved parties to meet to resolve disagreements. He explained that no progress had been made to date. Several stakeholders addressed the commission, each presenting his perspective on the situation. Staff suggested that the commission shouldn't determine the public or private nature of the right-of-way in question. Mr. Smith suggested such a note be included on the plat, in addition to the removal of parcels references with access rights.

Action Taken

Mr. Stott made a motion to approve the subdivision plat, subject to updating the reference of the center line of 16' ROW aka Witt Hollow Road, removing the tax map and parcel numbers, and the addition of a note stating the Planning Commission takes no position on the public or private nature of the Right-of-Way. The motion received a second from Mr. Fox and passed with all voting in favor excluding Mr. Williams, who abstained.

NEW BUSINESS

ROW EXTENSION – SWAGGERTY FARM, INC REQUESTS RIGHT-OF-WAY EXTENSION –2865 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that the road on the original plat was created as an easement but built to city specifications. Given the potential development in the area, the applicant is requesting this become public right-of-way, to be named West Swaggerty Road. A quit-claim deed for the area has been recorded, and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the ROW extension, which received a second from Mr. Messer. The motion passed unanimously.

IIO DISTRICT EXPANSION – PHILLIP LEWIS ENGINEERING REQUESTS INTERSTATE IMPACT OVERLAY DISTRICT EXPANSION FOR CAMPING WORLD – 210 EAST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Divel explained that the request would expand the overlay zone by fourteen acres. This would allow an interstate monopole sign at the new Camping World location. Mr. Stott requested consideration for a review of the area at-large, rather than one piece at a time. Mr. Smith agreed that this is something which could be discussed in a workshop.

Action Taken

Mr. Stott made a motion to approve the IIO District expansion, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

REZONING – MOON BUG CONSTRUCTION LLC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO HIGH DENSITY RESIDENTIAL (HDR) – 100 JOHN L MARSHALL DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this rezoning request is for one lot, at the corner of the Parkway and John L. Marshall Drive. Both the area to the north and to the east are currently zoned HDR. The rezoning would be consistent with the surrounding area and proposed use, and more fitting for the lot's location and access point.

Action Taken

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

SUBDIVISION PLAT – M. LACEY LAND SURVEYING, LLC REQUESTS FINAL APPROVAL FOR ALLENSVILLE SQUARE SUBDIVISION – TAX MAP 049, PARCELS 026.10, 026.11, 026.12, 026.17, 026.19, 026.18, ALLENSVILLE SQUARE ROAD (CITY).

Staff Recommendation

Mr. Divel stated that this plat for a subdivision, adjacent to Home Depot, combines six parcels into four. The proposal meets city regulations and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the subdivision plat, which received a second from Mr. Fox. The motion passed with all voting in favor, except for Mr. Roberts, who abstained.

PLANNED UNIT DEVELOPMENT – LAND ENGINEERING, INC. REQUESTS SITE PLAN APPROVAL FOR BASS PRO TOWNHOMES PHASE 2/CHEROKEE OVERLOOK – TAX MAP 008, PARCEL 026.00, BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that the infrastructure supporting Phase 1 of the Bass Pro Townhomes development is complete. The site plan for Phase 2 proposes 38 townhome units, and staff is still awaiting the addition of a note regarding water and sewer locations.

Action Taken

Mr. Helton made a motion to approve the PUD, subject to the addition of the water and sewer notation. The motion received a second from Mr. Messer and passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR THE LAUNDRY – TAX MAP 062, PORTION OF PARCEL 017.04, BLUE RIBBON DRIVE (CITY).

Staff Recommendation

Mr. Divel stated that this plan proposes a multi-use facility to include a laundromat, warehouse, and office space. This site is located on the north side of Blue Ribbon Drive, meets city standards, and staff recommended approval.

Action Taken

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

SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR THE RIDGE, PHASE 3 – 1250 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Divel stated that this third and final phase of The Ridge Outdoor Resort contains recreational vehicle pads and tiny homes consistent with the rest of the development. Previously outstanding Water & Sewer corrections have been addressed, and staff recommended approval.

Action Taken

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

SITE PLAN – ROBERT G. CAMPBELL & ASSOCIATES, LP REQUESTS SITE PLAN APPROVAL FOR KODAK TOWNHOMES – TAX MAP 012, PARCEL 010.01, DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this site plan is in conjunction with Board of Zoning Appeals Case 23-19. The BZA denied the request for a setback variance, and therefore this site plan cannot be approved without extensive updates. The commission expressed a desire to allow the developer to begin grading and land disturbance while also requiring site plan revision prior to building permits being issued.

Action Taken

Mr. Roberts made a motion to grant preliminary approval for the site plan. The motion received a second from Mr. Williams and passed unanimously.

CONCEPT PLAN – OUTDOOR AMBITION LLC REQUESTS CONCEPTUAL APPROVAL FOR CROSSWAYS CAMPGROUND – TAX MAP 062, PARCELS 023.00, 025.00, AND 033.07, MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Divel explained that the concept for this campground proposes 229 campsites, 17 tiny homes, and tent sites. While the parcels are located off Middle Creek Road, Fox Landing Court would provide all access to the development. Staff recommended conceptual approval.

Action Taken

Mr. Stott made a motion to approve the concept plan, which received a second from Mr. Roberts. The motion passed unanimously.

CONCEPT PLAN – WELROCENTERPRISES, LLC REQUESTS CONCEPTUAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission of the site plan originally proposed for this location. This concept plan is a high-level overview of changes the developers have made to the plan, including a reduced number of cabins. Staff is still in discussion regarding potential upgrades of Caton Road due to its width and questions about its ability to handle increased commercial traffic. Several nearby residents addressed the commission expressing their concern. Additionally Randy Corlew spoke on behalf of the applicant regarding their attempts to address issues at this site.

Action Taken

Mr. Stott made a motion to grant conceptual approval to the plan. The motion received a second from Mr. Helton and passed unanimously.

STAFF REPORTS

Mr. Smith facilitated discussion regarding the submitted draft of the 407 Gateway Master Plan. The submitted proposal addresses the first phase of the development, including the existing Buc-ee's, Smoky Gap, and a Courtyard by Marriott hotel. A 500 square foot message board sign is also included in the proposal. The commissioners requested that this MPD be further considered in an upcoming workshop.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:59 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary