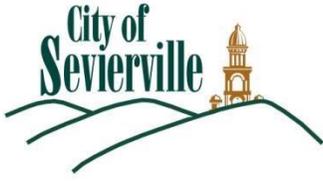


SEVIERVILLE PLANNING COMMISSION

10/5/2023

5:00 P.M. – Civic Center



Planning Commission

AGENDA

10/5/2023

- A. Call to Order
- B. Approval of Minutes – 9/7/2023
- C. Public Forum
- D. Old Business
 - 1. Subdivision Plat – The Land Surveyors, Inc requests final subdivision plat approval for Witt Hollow Road Extension – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).
- E. New Business
 - 1. Annexation – Tennessee Land Title requests annexation – Tax Map 050, Parcels 043.10, 044.00, and 044.01, Newport Highway (Planning Region).
 - 2. Zoning – Tennessee Land Title requests Intermediate Commercial (IC) zoning of proposed annexation – Tax Map 050, Parcels 043.10, 044.00, and 044.01, Newport Highway (Planning Region).
 - 3. Rezoning – Jeannine Emory requests rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC) – Tax Map 061, Parcel 148.00, Britlynnne Boulevard (City).
 - 4. Rezoning – Berry Engineers, LLC requests rezoning from Industrial (IN) to Arterial Commercial (AC) – 1185 Dolly Parton Parkway (City).
 - 5. ~~Concept Plan – Berry Engineers, LLC requests concept plan approval for Urgent Care – Tax Map 050, Parcel 101.01, Wagner Drive (City).~~
- F. Staff Report
- G. Adjournment



Planning Commission

AGENDA NOTES

10/5/2023

A. Call to Order

B. Approval of Minutes – 9/7/2023

C. Public Forum

D. Old Business

1. Subdivision Plat – The Land Surveyors, Inc requests final subdivision plat approval for Witt Hollow Road Extension – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).

This is a proposed subdivision plat located off Witt Hollow Road in the Planning Region. The proposed plat affects four parcels, extends Witt Hollow Road, and creates Mamie Turner Road. This plat has been heard three previous times by this commission resulting in one denial and two deferrals. The primary cause is due to the undetermined nature of Witt Hollow Road specifically whether the portion to the east is a public or private right-of-way. Staff has been working with stakeholders attached to the proposed plat and will continue to do so until resolution. Staff does not currently have a recommendation.

E. New Business

1. Annexation – Tennessee Land Title requests annexation – Tax Map 050, Parcels 043.10, 044.00, and 044.01, Newport Highway (Planning Region).

Please see the staff report for full comments and details. Staff can recommend approval.

2. Zoning – Tennessee Land Title requests Intermediate Commercial (IC) zoning of proposed annexation – Tax Map 050, Parcels 043.10, 044.00, and 044.01, Newport Highway (Planning Region).

Please see the staff report for full comments and details. Staff can recommend approval.

3. Rezoning – Jeannine Emory requests rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC) – Tax Map 061, Parcel 148.00, Britlynnne Boulevard (City).

Please see the staff report for full comments and details. Staff can recommend approval.

4. Rezoning – Berry Engineers, LLC requests rezoning from Industrial (IN) to Arterial Commercial (AC) – 1185 Dolly Parton Parkway (City).

Please see the staff report for full comments and details. Staff can recommend approval.

- ~~5. Concept Plan – Berry Engineers, LLC requests concept plan approval for Urgent Care – Tax Map 050, Parcel 101.01, Wagner Drive (City).~~

~~This is a conceptual plan for a proposed urgent care located directly west of the Neighborhood Walmart on Dolly Parton Parkway. The plan meets the standards for conceptual approval and staff recommends approval.~~

F. Staff Report

G. Adjournment



PLANNING COMMISSION MINUTES SEPTEMBER 7, 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, September 7, 2023, at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Austin Williams, Vice Chairman
Daryl Roberts

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. Fox made a motion to approve the minutes from the August 3, 2023 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – THE LAND SURVEYORS, INC REQUESTS REZONING FROM LDR – LOW DENSITY RESIDENTIAL TO IN – INDUSTRIAL – 1100 PARK ROAD (CITY).

This item was withdrawn from the agenda prior to the meeting.

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

Staff Recommendation

Mr. Smith reminded the commission that this plat had previously been deferred and denied at previous meetings. Since then, a bond has been put in place for the road improvement associated with the plat. Outstanding questions regarding the right-of-way notation remain. The county attorney and road superintendent have both stated that the area in question should be shown as public ROW. Given this information, staff does not recommend approval until this matter is resolved.

Brennan Garrett representing the applicant addressed the commission stating that the plat was mapped per existing deeds and documents. He has included on the plat a note regarding the easement, allowing certain property owners access. Additionally, he stated that he has found no documentation representing this as public ROW. Anthony Fiorio, an owner of property affected by the subdivision plat, also addressed the commission. He expressed frustration with the process and subsequent delays.

Mr. Stott made a motion to deny the subdivision plat, which he withdrew. Mr. Smith recommended that both city and county staff meet with the applicant to resolve this issue.

Action Taken

Mr. Stott made a motion to defer the subdivision plat. The motion received a second from Mr. Fox and passed unanimously.

SUBDIVISION PLAT – TRUELINE LAND SURVEYING, LLC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR CEDAR HILLS – 113 CEDAR HILLS ROAD (CITY/PLANNING REGION).

Staff Recommendation

Mr. Smith explained that this proposed subdivision plat includes three lots to the north, which fall within the Planning Region and two additional parcels to the south which are within the city limits. The plat meets all city regulations and staff recommended approval.

Action Taken

Mr. Messer made a motion to approve the subdivision plat, which received a second from Mr. Helton. The motion passed unanimously.

CONCEPT PLAN – W.C. WHALEY, INC REQUESTS CONCEPTUAL APPROVAL FOR ALPHA SCHOOL – TAX MAP 049N, GROUP D, PARCEL 001.00, PARKWAY (CITY).

This item was withdrawn from the agenda prior to the meeting.

SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR OAK HAVEN STORAGE STRUCTURE – 3909 BOYDS CREEK HIGHWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes a storage building for Oak Haven resort, to be located on Boyds Creek Highway, and uses an existing entrance to the parcel. The plan meets city standards and staff recommended approval.

Action Taken

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

ZONING ORDINANCE AMENDMENT – NON-STATE ROUTE TOURIST ORIENTED DIRECTIONAL SIGNS.

Staff Recommendation

Mr. Smith explained that, as discussed in previous meetings, staff has updated the proposed TODS regulations to reflect changes requested by the commission. Staff requested approval.

Action Taken

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

STAFF REPORTS

Mr. Smith announced Mr. Black's impending retirement. On behalf of the staff, Mr. Smith thanked him for his years of service and dedication to the city.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



Development Department
Staff Report
Annexation
Property at
Newport Highway and Robert Henderson Road

Petitioners: Devin J. Koester,
Leslie B. Koester & Land Title,
LLC

Staff: Dustin Smith
Kristina Rodreick

Tax ID Number(s): Map 050,
Parcels 44.00, 44.01, and 43.10

**Area and Number of
Parcels:** 11.2 acres +/-; Three
parcels

Current Use: Vacant Land,
Office, Warehouse

Notification: Notification of
the City's intention to annex the
referenced properties will be
provided in accordance with
applicable provisions of 6-51-101-
123, Tennessee Code Annotated
(TCA)

Exhibits: Map, Petition, and
Plan of Services attached

Request

To annex +/- 11.2 acres of parcels 050 44.00, 050 44.01 and 050 43.10 into the City of Sevierville

Background

A petition requesting annexation of Map 050, Parcels 1.00 and 1.01 and Map 048, Parcels 44.00, 44.01, and 43.10 has been submitted by the property owners.

Staff Comments

The largest parcel proposed for annexation is currently vacant. It is staff's understanding that a multi-family complex is the proposal for development on this section of the property. The remaining parcels currently house an office building and a warehouse. The parcels have frontage on Newport Highway and Robert Henderson Road which will be included in the annexation area. All property within the City Limits surrounding this area is zoned Intermediate Commercial and Medium Density Residential. The portion of the property proposed for annexation is presently zoned County R-1, Rural Residential and County C-2, General Commercial. The requested zoning for the annexation area is Intermediate Commercial. City water and sewer lies along Newport Highway and will be up to the developer to extend water and sewer service, and any additional upgrades needed, to this property during development.

Public Comments

None received to date.

Staff Recommendation

Given that the parties subject to this annexation have requested and agreed to it, that City services and facilities can be made available to this property in accordance with the adopted policies and fees for such services, that the adjoining parcels are inside the City limits, and that this portion of the property is provided access from what will become a City street, staff can recommend approval.

PETITION REGARDING ANNEXATION BY THE CITY OF SEVIERVILLE

Property fronting on: *Newport Highway*

Map Key #	LOCATION Address Map & Parcel	SIGNATURE(S) Signatures of ALL PERSONS WHO SHARE TITLE in this parcel are required; and, If there are TENANTS on this parcel, the signature of all tenants age 18 or older are also required. Tenants should use back of this sheet to sign and include address.	OWNER Check if Applicable	FOR Annexation	AGAINST Annexation	DATE	TENANT(S) Check if applicable and sign on back of this sheet with address.
1	050044.01 And 050043.10	Print Name: Devin J. Koester Signature: 	x	x		9/19/23	
2	050044.01 And 050043.100	Print Name: Leslie B. Koester Signature: <i>Leslie B. Koester</i>	x	x		9/19/23	
3	050044.00	Print Name: Land Title, LLC d/b/a Tennessee Land Title Signature: 	x	x		9/19/23	
4		Print Name: Signature:					
5		Print Name: Signature:					

RESOLUTION NO. R-2023-XXX

**RESOLUTION FOR A PLAN OF SERVICES
REGARDING THE ANNEXATION OF PROPERTY ON BOB HOLLOW ROAD
(SEVIER COUNTY TAX MAP 050 44.00, 050 44.01, AND 050 43.10)**

WHEREAS, 6-51-102, Tennessee Code Annotated, as amended requires the passage of a plan of services for any annexation resolution adopted, and

WHEREAS, the City of Sevierville contemplates annexation of the area displayed on the attached map;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as identified above, the following plan of services:

A. Police

1. Patrolling, radio responses to calls and other routine police services will be provided on the effective date of annexation.
2. The street upon which the property will be accessed is a public street, and no additional traffic signals, traffic signs, street markings, or other traffic control devices are presently needed. Consideration of additional traffic control markings or items in the future would be considered as the need is established by appropriate study and in accordance with applicable traffic standards.

B. Fire

1. Fire protection by the City of Sevierville Fire Department will begin on the effective date of annexation using existing personnel and equipment. The City of Sevierville has a Class 3 rating. Upon development, adequate water supply for fire flows will need to be provided at cost to the developer in conjunction with the water requirements below.

C. Water

1. The City of Sevierville Department of Water and Sewer is the service provider for public water service in the annexation area. A waterline lays along Newport Highway.
2. Any future connection to or upgrade of the City of Sevierville system would be the responsibility of the person(s) requesting the extension of such service in order to adequately provide for domestic use and fire protection purposes, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

D. Wastewater Disposal and Sanitary Sewer

1. The City of Sevierville Department of Water and Sewer is the service provider for sanitary service in the annexation area. A sewer line lays along Newport Highway.
2. Any future connection to, or upgrade of, the City's sanitary sewer system would be the responsibility of the person(s) requesting such service, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

E. Electrical Service

1. Electrical service can be provided to the area proposed for annexation, in accordance with established fees and policies of the Sevier County Electric System.

F. Refuse Collection

1. Upon request, solid waste collection service can be made available, in accordance with established policies and fees of the City of Sevierville Department of Public Works.

G. Streets

- 1 The street upon which property will be accessed is included in the annexation area, known as Newport Highway or Robert Henderson Road. Upon annexation they will receive routine maintenance. Newport Highway is a state route and approximately 50 feet wide. At the time of development, any improvements or extension of the streets will need to be made in accordance with established policies at cost to the developer.

H. Inspection Services

1. All City inspection services will begin following the effective date of annexation.

I. Planning and Zoning

1. Planning services will be extended on the effective date annexation. The adjoining properties inside the corporate limits are zoned Medium Density Residential and Intermediate Commercial. The Intermediate Commercial classification is proposed for the annexation area and will become effective upon the effective day of the ordinance establishing the zoning district for the property.

J. Street Lighting

1. There are presently no streetlights on this section of Newport Highway or Robert Henderson Road. Additional streetlights needed will be at cost to

developer. Any future request for streetlighting would be reviewed in accordance with City policies and standards in place at that time.

K. Recreation

1. Any existing or future residents in the annexation area will be entitled to use all existing municipal recreational facilities and will be eligible for City resident discounts on recreational charges, where applicable, and subject to compliance with guidelines established by the City of Sevierville Department of Parks and Recreation.

Section 2. This resolution is hereby adopted on the _____ day of _____ 2023.

Approved: _____
Robbie Fox, Mayor

Attest: _____
Lynn K. McClurg, City Recorder

RESOLUTION NO. R-2023-XXX

**A RESOLUTION TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME
WITHIN THE BOUNDARIES OF THE CITY OF SEVIERVILLE, TENNESSEE
(BOB HOLLOW ROAD, SEVIER COUNTY TAX MAP 050 44.00, 050 44.01, AND 050 43.10)**

WHEREAS, the annexation of territory, as identified in this resolution is deemed reasonably necessary for the welfare of the residents and property owners of the affected area of annexation and of the City of Sevierville, Tennessee as a whole; and

WHEREAS, the owners of all the property in the affected area of annexation have petitioned the City requesting that their property be annexed.

NOW, THEREFORE, be it resolved by the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, that:

Section 1. The foregoing is hereby the finding of the Board of Mayor and Aldermen, and thus adopted.

Section 2. All proceedings as to public hearing and adoption of plan of services, as required by 6-51-101, et seq., Tennessee Code Annotated, have been or will be conducted prior to this resolution's adoption, as evidenced by official minutes of this body which are incorporated herein by reference as if set forth verbatim. The plan of services is attached hereto and incorporated by reference herein.

Section 3. In accordance with 6-51-101, et seq., Tennessee Code Annotated, there is hereby annexed into the City of Sevierville, Tennessee, and incorporated within the corporate boundaries thereof, effective thirty (30) days from the date of adoption of this Resolution, Sevier County Tax Map 050 44.00, 050 44.01, and 050 43.10, territory adjoining the present corporate boundaries, which territory is shown on the map attached hereto and incorporated herein by reference.

Section 4. This resolution is hereby adopted on the ___ day of _____ 2023.

APPROVED: _____
Robbie Fox, Mayor

ATTEST:

Lynn K. McClurg, City Recorder

Proposed Annexation



1 inch = 250 feet
0 125 250 500 Feet

Legend

-  City Limits
-  Proposed Annexation
-  Parcels
-  Road Centerlines



Proposed Intermediate Commercial (IC) Zoning



Intermediate Commercial

Arterial Commercial

Medium Density Residential

Intermediate Commercial

Legend

-  City Limits
-  City Zoning
-  Proposed Zoning
-  Parcels
-  Road Centerlines



1 inch = 250 feet
0 125 250 500 Feet



Development Department
 Staff Report to Planning Commission
 Rezoning Request – City of Sevierville
 Britlynnne Boulevard – Ogle Property, Lot 8 and
 portion of parcel 061 148.00

<p><u>Applicant:</u> Jeannine Emory</p> <p><u>Owners:</u> Ron Ogle</p> <p><u>Staff:</u> Dustin Smith and Kristina Rodreick</p> <p><u>Tax ID Number:</u> Tax Map 061, Parcel 148.00, & Ogle Property Lot 8</p> <p><u>Current Zone:</u> Arterial Commercial (AC)</p> <p><u>Requested Zone:</u> Intermediate Commercial (IC)</p> <p><u>Number of Lots:</u> 2</p> <p><u>Current Use:</u> Vacant</p> <p><u>Proposed Use:</u> Short-Term Rental Cabins</p> <p><u>Notification:</u> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><u>Exhibits:</u> Application and Map</p>	<p><u>Request</u> Rezoning 1 parcel and a portion of another totaling 13.3 acres +/- from Arterial Commercial (AC) to Intermediate Commercial (IC)</p> <hr/> <p><u>Background</u> Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North, South, & West – Intermediate Commercial (IC) currently vacant with a few residential dwellings.</p> <p>East – Arterial Commercial (AC) and Low Density Residential (LDR) currently vacant with a few residential dwellings.</p> <p><u>Staff Comments</u> The immediate surrounding area is vacant with a few residential dwellings.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> The properties are located off Britlynnne Blvd and are currently zoned Arterial Commercial (AC). The request is to rezone to Intermediate Commercial (IC) is consistent with the surrounding area and proposed use. Staff recommends approval.</p>
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Proposed Rezoning from Arterial Commercial (AC) to Intermediate Commercial (IC)



Legend

- Parcels
- Proposed Rezoning
- City Zoning
- Road Centerlines

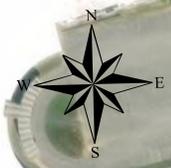




Development Department
 Staff Report to Planning Commission
 Rezoning Request – City of Sevierville
 1185 Dolly Parton Parkway – Parcels 050 101.00,
 050 101.01, and 050 101.02

<p><u>Applicant:</u> Berry Engineers, LLC</p> <p><u>Owners:</u> Polestar TN Sevierville, LLC</p> <p><u>Staff:</u> Dustin Smith and Kristina Rodreick</p> <p><u>Tax ID Number:</u> Tax Map 050, Parcels 101.00, .01, & .02</p> <p><u>Current Zone:</u> Industrial (IN)</p> <p><u>Requested Zone:</u> Arterial Commercial (AC)</p> <p><u>Number of Lots:</u> 3</p> <p><u>Current Use:</u> Commercial</p> <p><u>Proposed Use:</u> Urgent Care and Hotel</p> <p><u>Notification:</u> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><u>Exhibits:</u> Application and Map</p>	<p><u>Request</u> Rezoning 3 parcels totaling 10.6 acres +/- from Industrial (IN) to Arterial Commercial (AC).</p> <hr/> <p><u>Background</u> Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North – High Density Residential (HDR) and Dolly Parton Pkwy used for education.</p> <p>South & West – Industrial (IN) and Wagner Drive used for commercial and industrial.</p> <p>East – Arterial Commercial (AC) and Industrial Park Road used for commercial.</p> <p><u>Staff Comments</u> The immediate surrounding area is used for education, commercial, and industrial.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> The properties are located off Dolly Parton Parkway, Industrial Park Road, and Wagner Drive. They are currently zoned Industrial (IN). The request is to rezone to Arterial Commercial (AC) to construct an urgent care and possible hotel. As the property abuts existing Arterial Commercial (AC) and is located off an Arterial Roadway, staff recommends approval.</p>
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Proposed Rezoning from Industrial (IN) to Arterial Commercial (AC)



DOLLY PARTON
DOLLY PARTON

AC

GRADUATE

INDUSTRY

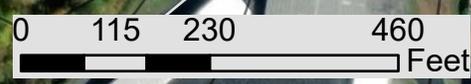
IN

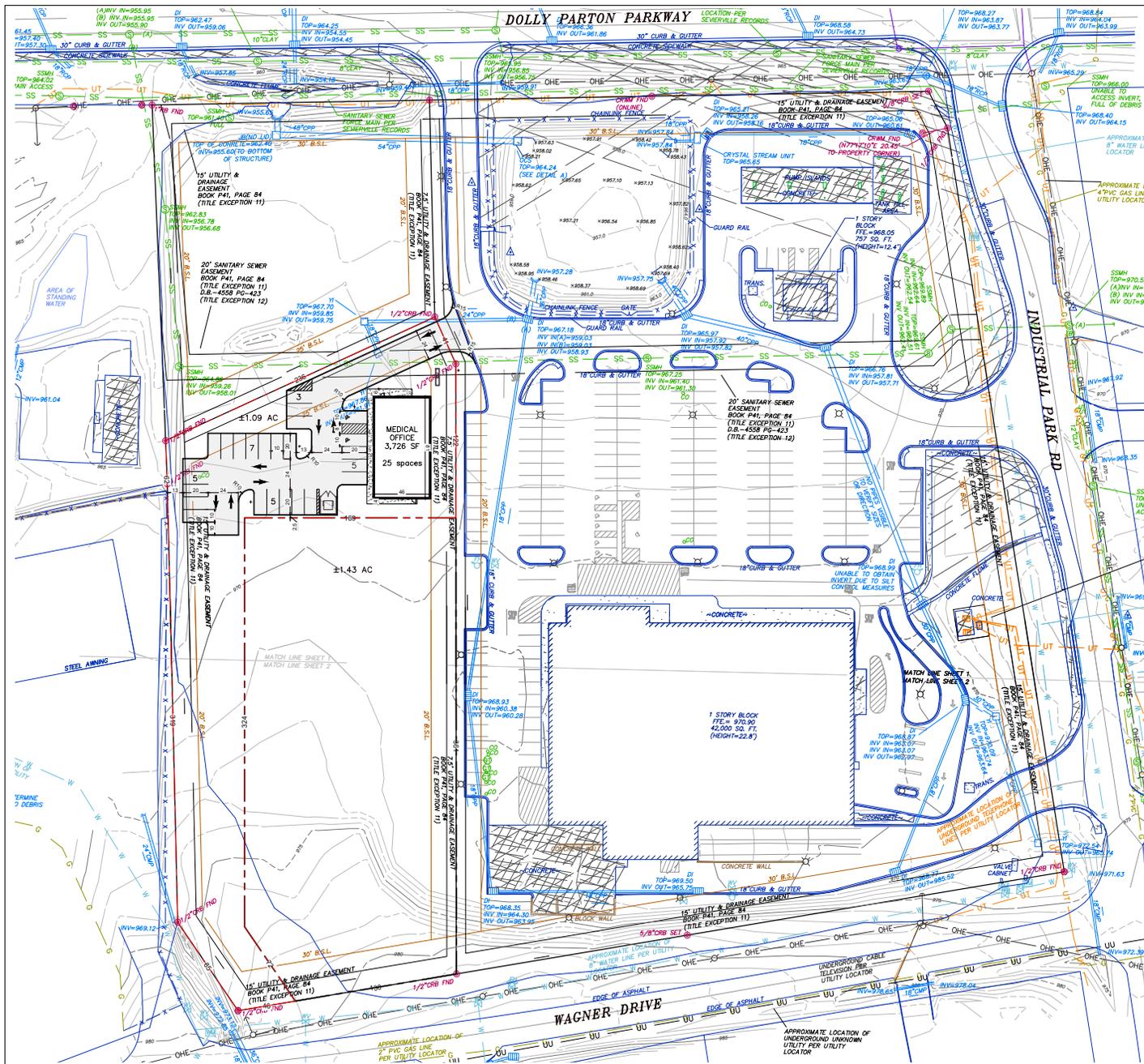
INDUSTRIAL PARK

WAGNER

Legend

- Parcels
- Proposed Rezoning
- City Zoning
- Road Centerlines





SITE DATA—MEDICAL OFFICE		
STREET LOCATION: 1185 DOLLY PARTON PARKWAY, SEVILLE, TN		
TOTAL SITE AREA: 11.09 AC.		
CURRENT ZONING:		
TOTAL PAVEMENT: 13,369 SF		
BUILDING TYPE: MEDICAL OFFICE — 3,726 SF		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	30'	>=
LEFT SIDE	20'	>=
RIGHT SIDE	20'	>=
REAR	30'	>=
PARKING REQUIREMENT:		
TBD	TBD	25 SPACES

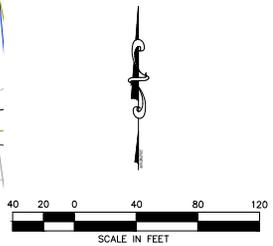
MEDICAL OFFICE

NO.	DATE	DESCRIPTION	REVISIONS
3			
2			
1			



DRAWING TITLE: PRELIMINARY SITE PLAN	
PROJECT NAME: MEDICAL OFFICE	PROJECT NO.:
1185 DOLLY PARTON PARKWAY, SEVILLE, TN	
HUTTON	
736 CHERRY STREET, CHATTANOOGA, TENNESSEE 37402	

PROJECT NO.:	DRAWN BY:
DATE: 09.18.23	DATE: 09.18.23
SCALE: AS NOTED	CHECK BY:
DRAWING SERIES:	
SHEET NO.:	



DATE