



**PLANNING COMMISSION  
MINUTES  
DECEMBER 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, December 7, 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

**STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Corey Divel, Development Director  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Jim Ellison, City Surveyor  
Brooke Fradd, Recording Secretary

**MEMBERS ABSENT**

None

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 November 2, 2023 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

**OLD BUSINESS**

None

**NEW BUSINESS**

**ANNEXATION – WILLIAM T. MITZEL REQUESTS ANNEXATION – TAX MAP 072, PARCEL 006.00, CATE ROAD (PLANNING REGION).**

**Staff Recommendation**

Mr. Divel explained that the annexation includes 9.4 acres of the parcel currently in the City's Urban Growth Boundary. The front portion of the parcel is already within the city limits and provides the street frontage onto Cate Road. Staff recommended approval.

### **Action Taken**

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

**ZONING – WILLIAM T. MITZEL REQUESTS HDR – HIGH DENSITY RESIDENTIAL ZONING – TAX MAP 072, PARCEL 006.00, CATE ROAD (PLANNING REGION).**

### **Staff Recommendation**

Mr. Divel explained that this zoning request is associated with the previous agenda item's annexation request. The adjoining property is zoned HDR. Since this would be a continuation of an existing zone, staff recommended approval.

### **Action Taken**

Mr. Williams made a motion to approve the HDR zoning which received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**REZONING – LONG, RAGSDALE & WATERS, P.C. REQUESTS REZONING - A PORTION OF THE PROPERTY FROM IC – INTERMEDIATE COMMERCIAL TO AC – ARTERIAL COMMERCIAL AND A PORTION OF THE PROPERTY FROM AC – ARTERIAL COMMERCIAL TO IC – INTERMEDIATE COMMERCIAL – TAX MAP 008, PARCELS 146.02, 146.03, AND 152.00, WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this rezoning includes six parcels totaling just over 35 acres on Winfield Dunn Parkway. Most of the property is proposed for rezoning from IC to AC to allow for a commercial development. The proposal also requests that a small strip of land be rezoned from AC to IC. The property falls directly across from Gateway Boulevard, and a right-of-way entrance has been platted for this development's entrance. Staff recommended approval.

### **Action Taken**

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

**REZONING – MOONBUG GROUP REQUESTS REZONING FROM AC – ARTERIAL COMMERCIAL TO IC – INTERMEDIATE COMMERCIAL – TAX MAP 049J, GROUP B, PARCELS 001.02, 002.00, AND 043.00, WEST MAIN STREET AND FORKS OF THE RIVER PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Divel stated that approval of this rezoning request would allow for residential development. Staff requested that an additional parcel be included in the rezoning and has received confirmation from the property owner that they are amiable to the rezoning.

### **Action Taken**

Mr. Fox 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 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS FINAL APPROVAL FOR MORGAN LANDING – TAX MAP 062, PARCEL 098.01, SNAPP ROAD (PLANNING REGION).**

### **Staff Recommendation**

Mr. Divel explained that the subdivision would create 22 lots and a right-of-way located off Snapp Road, in the City’s planning region. The commission previously granted preliminary approval. Staff recommended final approval, subject to verification from Sevier County Stormwater that they have received the necessary documentation.

### **Action Taken**

Mr. Stott made a motion to approve the subdivision, subject to Sevier County Stormwater receipt of documentation. The motion received a second from Mr. Williams and passed unanimously.

### **PLANNED UNIT DEVELOPMENT - WK DICKSON REQUESTS PRELIMINARY PUD APPROVAL – TAX MAP 048, PARCELS 36.00, 37.00, 38.00, 39.00, 39.06, 53.00, 53.01, TAX MAP 048E, GROUP A, 001.00, BOB HOLLOW ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel stated that the applicant is requesting preliminary PUD approval for Phase 1 of the Bob Hollow PUD. Improvements to Bob Hollow Road have begun in conjunction with the annexation of the area. Mrs. Rodreick noted that the work is ongoing and should be completed prior to final approval being granted.

### **Action Taken**

Mr. Stott made a motion to grant preliminary approval for the PUD, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Fox, who abstained.

### **SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR BLUE RIBBON RETAIL – TAX MAP 062, PARCEL 017.09, BLUE RIBBON DRIVE (CITY).**

### **Staff Recommendation**

Mr. Divel stated that this site plan proposes a retail shopping plaza at the corner of Middle Creek Road and Blue Ribbon Drive. The plan meets City standards and staff recommended approval.

### **Action Taken**

Mr. Helton 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 FINAL APPROVAL FOR BUDDY BEAR EXPANSION – 1518 DOLLY PARTON PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan is to expand an existing campground, adding 12 spaces. This addition also requires a small expansion of the road. The plan meets City regulations and staff recommended approval. Kacie Huffaker, representing Compass Ventures, addressed the commission to explain that the existing cabins will be removed so that camping pads can be added.

### **Action Taken**

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

### **SITE PLAN – WELROCENTERPRISES, LLC REQUESTS FINAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel stated that staff facilitated a community meeting, giving residents an opportunity to share their concerns with the developers. The plan meets specifications, with a couple of minor outstanding comments. Improvements will be needed for Caton Road, including repaving, widening, drainage, and sidewalk improvements. Staff recommended approval, subject to the receipt of the bond for such improvements.

Residents of the area addressed the commission, restating their issues with the proposed development. Randy Corlew, representing Welrocenterprises, explained that this development would be completed over three to four phases. Commissioners discussed how the phased approach would allow problems to be individually addressed as they arise.

### **Action Taken**

Mr. Helton made a motion to approve the site plan, subject to receipt of the bond for the right-of-way improvements. The motion received a second from Mr. Stott and passed unanimously.

### **SITE PLAN – W AND A ENGINEERING REQUEST PRELIMINARY APPROVAL FOR VETERANS CABINS – TAX MAP 061, PARCEL 148.00. VETERANS BOULEVARD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes short-term rentals with access points on Veterans Boulevard, Ridge Road, and London Lane. Commissioners questioned open spaces on the plan, and

Mrs. Rodreick explained those were partly due to topography and TVA power lines which run through the property. Developers are aware of these issues and have been advised to design the final plan so that no Board of Zoning Appeals variance would be required. Mr. Green also assured the commission that the new roads, which will remain private, are in line with City regulations and, when completed, will allow for emergency vehicle response.

**Action Taken**

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

**STAFF REPORTS**

Mr. Divel informed the commission that the developers of the 407 Gateway project have begun some extensive updates to the Master Plan Development. When it is complete, a workshop will be scheduled for review and discussion. He also reminded them that Planning Commissioner training hours are based on the calendar year, and requested they send any hours completed to staff for recording.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:57 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary