



**PLANNING COMMISSION
MINUTES
MARCH 7, 2024**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 7, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

Daryl Roberts

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 February 1, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

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

Staff Recommendation

Mr. Divel explained that the commission approved a rezoning on this property from AC – Arterial Commercial to HDR – High Density Residential in November 2023. Plans for the site have been altered to build a boutique hotel at this location. The site is less than an acre and adjoins an AC parcel to the south. Given the topography and elevation of the front of the lot, the development would be accessed from John L Marshall Drive. Staff recommended approval.

Action Taken

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

REZONING – WHALEY CONSTRUCTION LLC REQUESTS REZONING FROM LDR TO IC – 109 RIVER MILL ROAD (CITY).

Staff Recommendation

Mr. Divel stated that an existing small home is currently located on this 1.3-acre parcel. The owner would like to use the structure, located just off Winfield Dunn Parkway, for short-term rentals. The parcel to the north is zone IC – Intermediate Commercial and is the proposed home of the Sevierville Townhomes site plan, which is also to be considered for approval at this meeting. The property to the east is a retail store zoned AC – Arterial Commercial. Staff recommended approval.

Action Taken

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

REZONING – MARCEL CERNEK REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY R-2M, MEDIUM RESIDENTIAL – 903 JERSEY DRIVE (PLANNING REGION).

Staff Recommendation

Mr. Divel stated that this rezoning request considers an 11.8-acre portion of a larger parcel located in the Planning Region. The surrounding property, both within the city limits and in the county jurisdiction, is zoned for low density residential use. The road is deficient and could not handle the traffic that a higher density would create.

Mrs. Rodreick explained that, at this time, detached cabins currently exist on the property. The current zone allows for this use. Approval of the rezoning request would allow for an increase in density by allowing triplexes instead of single units.

Action Taken

Mr. Stott made a motion to recommend denial of the rezoning, which received a second from Mr. Fox. The motion passed with a unanimous vote and is certified to the County Commission.

SUBDIVISION PLAT – COMPASS VENTURES REQUESTS PRELIMINARY APPROVAL FOR W DUMPLIN VALLEY SUBDIVISION – 008, PARCEL 132.00, W DUMPLIN VALLEY RD (CITY).

Staff Recommendation

Mr. Divel explained that this plat proposes a 42-lot subdivision, with commercial uses in the front, and residential in the rear of the development. The residential is proposed for long term housing. If this is the case, the street will be accepted as a city street. Prior to final approval, a recorded agreement from the developer will be required. Additionally, a 20-foot easement provides access to an adjacent cemetery. Staff is awaiting revisions addressing stormwater comments and recommended approval subject to these updates.

Action Taken

Mr. Stott made a motion to grant preliminary approval of the subdivision plat, subject to resolution of outstanding staff comments. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – BERRY ENGINEERS, LLC REQUESTS FINAL APPROVAL FOR URGENT CARE MEDICAL OFFICE – TAX MAP 050, PARCEL 101.01, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this plan proposes a clinic next to the Walmart Neighborhood Market located on Dolly Parton Parkway. The urgent care facility would be accessed through the Walmart parking lot. A 2-lot plat associated with this site has been submitted and issues with the subdivision will be addressed when the plat is reviewed by staff. The site plan meets city requirements, and staff recommended approval.

Action Taken

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

SITE PLAN – CES REQUESTS FINAL APPROVAL FOR PANDA EXPRESS – TAX MAP 038, PARCEL 27.06, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this plan proposes a Panda Express restaurant in front of the Target shopping center currently under construction. Landscaping, pedestrian, and stormwater comments are all outstanding. Subject to the resolution of these comments, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to resolution of staff comments. The motion received a second from Mr. Helton and passed unanimously.

SITE PLAN – KARPINSKI ENGINEERING REQUESTS FINAL APPROVAL FOR LONG JOHN SILVER – TAX MAP 049J, GROUP B, PARCEL 42.00, FORKS OF THE RIVER PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this new restaurant would be in the same location as the current Long John Silver. The existing structure will be demolished and replaced with a new structure. The redevelopment will also improve the landscaping from its current state and floodproofing of the building. 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.

SITE PLAN – WK DICKSON REQUESTS FINAL APPROVAL FOR SEVIERVILLE TOWNHOMES – TAX MAP 027, PARCEL 5.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this 58-unit townhome development is proposed for a lot adjacent to property approved for rezoning earlier in this meeting. The planned townhomes are designed to be used for long term residential, which is defined as over 30 days in duration. FEMA documentation is required and staff comments regarding fire hydrants are outstanding. Staff recommended approval subject to resolution of outstanding comment.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to resolution of staff comments. The motion received a second from Mr. Stott and passed unanimously.

DIRECTIONAL SIGNAGE LOCATION AND MESSAGING SCHEDULE FOR WAYFINDING PHASE II.

Staff Recommendation

Mr. Smith explained that Phase I and Ib of the city’s wayfinding project covered the Municipal Campus and main city roadway entrances. Phase II, as presented, will cover smaller entrances, while retaining the previous phase’s style. The directional signage proposed will be for public entities only at this time. Locations with existing directional signs will be removed and replaced with updated signs to fit with the Wayfinding style.

Action Taken

Mr. Stott made a motion to approve the Wayfinding Phase II proposal. The motion received a second from Mr. Messer and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:39 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary