



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This item was withdrawn from the agenda prior to the meeting.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