



**PLANNING COMMISSION
MINUTES
MAY 2, 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, May 2, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

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
Butch Stott

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 April 4, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – KENNETH SPENCER REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY A-1 AGRICULTURAL – 465 ALDER BRANCH ROAD (PLANNING REGION).

Staff Recommendation

Mr. Divel stated that this request would rezone one acre from County R-1 to County A-1. The applicant would like to use the property for a produce stand, which is not an allowable use in the

County R-1 zone. The surrounding area is County R-1. Given the spot zone this would create, staff recommended denial.

Action Taken

Mr. Helton made a motion to deny the rezoning request, which received a second from Mr. Messer. The motion passed unanimously and is certified to the County Commission.

SUBDIVISION – THE LAND SURVEYORS, INC REQUESTS FINAL APPROVAL FOR HENDERSON SUBDIVISION – TAX MAP 073, PARCEL 075.04, JAYELL ROAD (PLANNING REGION).

Staff Recommendation

Mr. Divel stated that this plat proposes dividing a parcel into three lots. The parcel is currently landlocked, and further division would not be allowed under city regulations. The property is located outside the city limits, in the planning region. Sevier County Subdivision Regulations allows for a family exemption and would allow the subdivision as proposed. Mr. Divel also explained that sewer connection is not available at this location, which would limit development.

The applicant is requesting a variance to the city’s subdivision regulations, to apply county standards, in addition to plat approval. Matt Henderson addressed the commission on behalf of the property owner. He explained that his father, the parcel’s owner, wishes to split the parcel between his three children.

Action Taken

Mr. Fox made a motion to approve the variance to the subdivision regulations and grant approval of the subdivision plat under the county regulations. The motion received a second from Mr. Messer and passed with a unanimous vote.

SUBDIVISION – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS CONCEPTUAL SUBDIVISION PLAT APPROVAL FOR ECHOTA EXPANSION – TAX MAP 038, PARCELS 032.12, 032.15, 032.16, TAX MAP 038J, GROUP A, PARCELS 138.00 – 154.00 AND 169.00, ECHOTA WAY, TSALI WAY, RAVENS FORD WAY, & SMOKY MTN WAY (CITY).

Staff Recommendation

Mr. Divel explained that this subdivision plat proposes the expansion of the existing Echota subdivision. The Board of Zoning Appeals denied a variance request at the April 2024 meeting. Since then, the applicant has brought all streets into compliance with the 15% road grade regulations. While the submittal does not contain enough detail to grant preliminary approval, staff recommended conceptual approval.

Action Taken

Mr. Messer made a motion to grant concept approval of the subdivision plat. The motion received a second from Mr. Patterson and passed unanimously.

SITE PLAN – ZAREMBA GROUP REQUESTS SITE PLAN APPROVAL FOR AUTOZONE – 2950 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a scrape and rebuild of the site, which was the previous location of the Hallmark Rare Coins store. The parcel currently has street access on Winfield Dunn Parkway, in addition to a joint access point with neighboring properties. The Tennessee Department of Transportation requires an approval to keep direct access but will likely deny the application. Staff recommended site plan subject to resolution of the TDOT access request.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to TDOT access resolution. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – ESTES AND ESTES ENGINEERING, INC. REQUESTS SITE PLAN APPROVAL FOR DUNKIN DONUTS – 2865 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a new Dunkin Donuts location on Winfield Dunn Parkway. Staff recommended approval subject to the resolution of minor comments, including landscaping and sidewalk issues. This development will use a joint access point with the adjoining Weigels parcel.

Action Taken

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

ADJOURNMENT

There being no further business, the meeting adjourned at 5:17 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary