



**PLANNING COMMISSION
MINUTES
AUGUST 1, 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, August 1, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Butch Stott, Vice 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

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 July 11, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

**RIGHT-OF-WAY ABANDONMENT – SEVIER COUNTY ELECTRIC SYSTEM REQUESTS ROW
ABANDONMENT – CREEK AVENUE BETWEEN MAIN STREET AND BRUCE STREET (CITY).**

Staff Recommendation

Mr. Divel reminded the commission that they deferred this request from the Sevier County Electric System (SCES) at the previous meeting. The Public Works Department has since provided updated traffic count data for Creek Avenue.

The commission considered the current counts in contrast with those taken last year. While this year's consider summer traffic, last year's numbers include traffic while school is in session. After discussion, the commissioners expressed an interest in seeing counts which include data for this school year.

Allen Robbins, representing the Sevier County Electric System (SCES) explained that they have discussed potentially moving the road, but the Tennessee Department of Transportation (TDOT) was not amenable.

Action Taken

Mr. Fox made a motion to defer the ROW abandonment, allowing for additional traffic counts to be collected to include school traffic. The motion received a second from Mr. Stott and passed unanimously.

SITE PLAN – WELROC ENTERPRISES, LLC REQUESTS APPROVAL FOR MORNINGSIDE – TAX MAP 061B, GROUP A, PARCEL 024.01, BOGART DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that, upon the applicant's request, the commission deferred the project at the July meeting. The plan proposes a 25-unit short-term rental (STR) development. Staff has worked with developers and received revisions. The remaining outstanding comments are minor, and staff recommended approval subject to the resolution of these comments.

Action Taken

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

NEW BUSINESS

PLANNED UNIT DEVELOPMENT – WELROC ENTERPRISES, LLC REQUESTS CONCEPTUAL APPROVAL FOR HARDIN PUD – TAX MAP 061.00, PARCEL 012.00, 013.00, 014.00, 014.01, AND 015.00, TEMPLE LANE (CITY).

Staff Recommendation

Mr. Divel explained that this Planned Unit Development (PUD) proposes 119 townhome units, for long term housing. The applicant has requested conceptual approval. Randy Corlew, a representative of Welroc Enterprises, LLC, addressed the commission. He explained that the townhomes would be of varying sizes. The plan meets all conceptual requirements, and staff recommended approval.

Action Taken

Mr. Stott made a motion to grant conceptual approval to the PUD, which received a second from Mr. Messer. The motion passed unanimously.

SITE PLAN – CIVIL CONSULTANTS INC. REQUESTS APPROVAL FOR EXPRESS OIL CHANGE – 332 OLD DOUGLAS DAM ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this site is located on Winfield Dunn Parkway, near North Parkway. A few minor staff comments and a combination subdivision plat are still outstanding. The site plan had TDOT approval for the Winfield Dunn Parkway entrance. Additionally, the site will provide an exit on Old Douglas Dam Road. Staff recommended approval subject to the resolution of outstanding comments and recording of the associated plat.

Action Taken

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

SITE PLAN – GOVERNORS CROSSING POA INC REQUESTS APPROVAL FOR WYNDHAM LAUNDRY BUILDING – 308 COLLIER DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a small accessory building for the Wyndham Resort. The building will not be visible from Collier Drive and the facilities will not be open to the public. The plan meets city regulations, and staff recommended approval.

Action Taken

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

SITE PLAN – ROBERT CAMPBELL AND ASSOCIATES REQUESTS APPROVAL FOR HOLY SMOKY PACKAGE STORE – TAX MAP 027H, GROUP B, PARCELS 050.00 AND 051.00 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes a retail package store on Winfield Dunn Parkway. The applicant received a Certificate of Compliance for a Retail Package Store from Sevierville's Board of Mayor and Alderman. The plan has outstanding landscaping and Water and Sewer comments. The applicant is waiting on TDOT approval, and a combination subdivision plat is still outstanding. Staff

recommended approval subject to resolution of outstanding comments being resolved and the plat going to record.

Action Taken

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

STAFF REPORTS

None

ADJOURNMENT

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

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary