



**PLANNING COMMISSION
MINUTES
JULY 11, 2024**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, July 11, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
Doug Tarwater, Public Works Director
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

Shane Patterson
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 June 6, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS

Staff Recommendation

Mr. Divel explained that the Vice Chair position is currently vacant and opened the floor to nominations for all positions.

Action Taken

Mr. Roberts made a motion to retain Mr. Snider as chairman. The motion received a second from Mr. Helton and passed unanimously.

Mr. Roberts made a motion to elect Mr. Stott as vice chairman. The motion received a second from Mr. Messer and passed unanimously.

Mr. Snider made a motion to retain Mr. Messer as secretary. The motion received a second from Mr. Roberts and passed unanimously.

SUBDIVISION PLAT – W. C. WHALEY, INC REQUESTS FINAL APPROVAL FOR EAST RIDGE CROSSING SUBDIVISION – TAX MAP 072, PARCEL 158.00, EAST RIDGE ROAD (CITY).

Staff Recommendation

Mr. Divel stated that currently this area is one lot with frontage on Veterans Boulevard, Ridge Road, and Collier Drive. The plat would create two lots with frontage on Veterans Boulevard and a third lot in the back, mostly in the floodway. The subdivision meets city regulations, and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat. The motion received a second from Mr. Helton and passed with a unanimous vote.

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

Staff Recommendation

Mr. Divel explained that the Sevier County Electric System (SCES) received site plan approval for their new campus and facility approximately one year ago. Mr. Tarwater provided traffic count data for the location, as pulled in February 2023.

Jeff Hedrick, representing SCES addressed the commission and explained that they would prefer to eliminate the road, rather than relocate it. He further stated that the proposed new warehouse would conflict with current road placement.

Action Taken

Mr. Roberts made a motion to defer the ROW abandonment, to allow for an updated traffic study. The motion received a second from Mr. Messer and passed unanimously.

RIGHT-OF-WAY ABANDONMENT – ENERGY LAND & INFRASTRUCTURE REQUESTS ROW ABANDONMENT – TAX MAP 027, PARCEL 028.00 AND TAX MAP 018, PARCEL 004.00, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this proposal is an abandonment of unimproved Right-of-Way (ROW) for Kyker Ferry Road. This ROW became unnecessary with the construction of Winfield Dunn Parkway, and portions of this have already been abandoned. Staff recommended approval.

Action Taken

Mr. Messer made a motion to approve the ROW abandonment, which received a second from Mr. Fox. The motion passed unanimously.

SITE PLAN - LKM PROPERTIES, L.P. REQUEST APPROVAL FOR WEIGEL’S STORE #113 – 2053 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that developers submitted this site plan in conjunction with the prior agenda item, which abandons unimproved ROW on the site. Staff awaits landscaping and dumpster details, as well as TDOT approval. Staff recommended approval subject to the resolution of these issues.

Action Taken

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

PLANNED UNIT DEVELOPMENT – SKYCREST ENGINEERING SERVICES, INC. REQUESTS APPROVAL FOR CHEROKEE OVERLOOK, PHASES 3-5 – 160-198 BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this Planned Unit Development (PUD) proposes 113 townhome units. The first two phases of this development have been previously approved by the commission, with Phase 1 built out and Phase 2 underway. He further explained that these townhomes are being developed for long term stays only. The plan meets regulations and staff recommended approval

Action Taken

Mr. Roberts made a motion to approve the PUD, which received a second from Mr. Messer. The motion passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS APPROVAL FOR HYATT STUDIOS – 1425 HURLEY DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this site is the former location of the NASCAR Café. The plan proposes a 118-unit hotel. One outstanding staff comment on the driveway entrance remains unaddressed. Staff recommended approval subject to the resolution of this issue.

Action Taken

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

SITE PLAN – KIMLEY-HORN REQUESTS APPROVAL FOR STARBUCKS – 3411 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site is located at the Gateway Boulevard extension, on the opposite side of Winfield Dunn Parkway from the 407 Gateway to Adventure development. Several staff comments remain outstanding, and staff recommended approval subject to resolution of these issues.

Action Taken

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

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

Staff Recommendation

Mr. Divel explained that the applicant has requested a deferral of the plan.

Action Taken

Mr. Fox made a motion to defer the site plan, which received a second from Mr. Roberts. The motion passed unanimously.

5-YEAR PAVING AND 5-YEAR SIDEWALK PLANS

Staff Recommendation

Mr. Divel explained that each year the Public Works Department submits 5-Year Sidewalk Plans in addition to their 5-Year Paving plans. Mr. Tarwater explained that some of the work would focus on the preservation of the existing roadways.

Action Taken

Mr. Roberts made a motion to approve the 5-year plans, which received a second from Mr. Messer. The motion passed unanimously.

STAFF REPORTS

Mr. Divel presented the FY 2024 Annual Report, including staffing changes, budget revenues, major projects, permit numbers and revenue, and outstanding bonds.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:56 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary