



**PLANNING COMMISSION  
WORKSHOP MINUTES  
NOVEMBER 4, 2024**

The workshop meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Monday, November 4, 2024 at 4:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Vincent Snider, Chairman  
Butch Stott, Vice Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Shane Patterson  
Daryl Roberts

**STAFF PRESENT**

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

**MEMBERS ABSENT**

None

Chairman Snider declared a quorum present and announced the workshop would proceed.

**DISCUSSION**

**HOUSING**

Mr. Divel gave an overview of the Sevier County Strategic Housing Plan, including the creation of the Sevier County Attainable Housing District. Mr. Smith further explained that all the county's municipalities are working together to develop the draft proposal for the district.

**TATTOOING**

Mr. Divel reminded the commissioners that the Board of Zoning Appeals has received a request for a use determination for permanent make-up. At the October meeting, they deferred a case from an applicant requesting the use be considered a personal service rather than the same as traditional tattooing. Commissioners raised concerns regarding the enforcement of the distinction but expressed an interest in allowing it.

Staff and the commissioners had a secondary discussion regarding general tattoo permissiveness, regarding distance requirements. Most of the commissioners did not express an interest in revisiting the tattooing regulations.

**RESIDENTIAL CARE**

Mr. Divel shared the NAICS code definition for Residential Care and suggested that the City could adopt the use, using that definition. He also suggested that the use be considered to be allowed in High Density Residential (HDR), Neighborhood Commercial (NC), and Intermediate Commercial (IC) zones. The commissioners expressed an interest in making the addition, although they agreed that, at least initially, it should not be included in the HDR zone. Staff intends on introducing the Zoning Ordinance amendment at the December Planning Commission meeting.

**FLOOD SETBACKS**

Mr. Divel reminded the commissioners that they, acting as the Board of Zoning Appeals, denied an application at a previous meeting regarding flood setback requirements which are above and beyond FEMA standards. At the time, the BZA requested additional discussion to consider changing the city's policy. He further explained that staff is looking to join the Community Rating System, and having this regulation would benefit the city. Commissioners agreed that retaining the regulation would protect the floodway, ensure the Code Enforcement staff has a bit of a buffer for field inspections, and guard against unintentional surveyor error.

**SIGN POTPOURRI**

Mr. Divel shared the Tanger Master Sign Plan proposal with representatives from the business in attendance. The plan includes internal signage, digital screens for EV charging stations, murals, and banners for streetscaping. While Tanger representatives further explained the changes they would like to make, the commissioners raised concern regarding the additional higher roofline signs.

Smith Creek Reserve has submitted a rendering which staff shared for Planning Commission input. The commissioners expressed unease regarding the size of the signage, which, outside of a Master Sign Plan, would not meet city regulations.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:24 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary