

SEVIERVILLE BOARD OF ZONING APPEALS

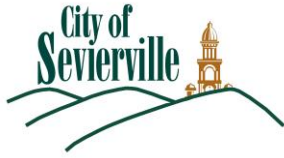
9/7/2023

5:00 P.M. – Civic Center



Board of Zoning Appeals AGENDA 9/7/2023

- A. Call to Order
- B. Approval of Minutes – 8/3/2023
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Case 23-14 – AMLU Consulting requests a sign setback/ROW encroachment and size variance for Bluegreen Vacations – 3139 Winfield Dunn Parkway.
 - 2. Case 23-15 – Amanda Ortiz requests a front setback variance to allow for an additional 2 feet of encroachment – 1109 Wilson Road.
- F. Staff Report
- G. Adjournment



BOARD OF ZONING APPEALS MINUTES AUGUST 3, 2023

□

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, August 3, 2023, at 5:24 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice-Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Charles Valentine, Chief Building Inspector
Jim Ellison, City Surveyor

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

APPROVAL OF MINUTES

Mr. Helton made a motion to approve the minutes of the July 11, 2023, meeting. The motion received a second from Mr. Stott and passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE 23-13 – REBECCA PUIG REQUESTS AN ACCESSORY STRUCTURE LOCATION VARIANCE – 1432 ALUM CAVE COVE

Mr. Smith explained that this variance request is to put an accessory structure in the side yard due to a topographical hardship. The applicants David and Rebecca Puig addressed the board. They stated that they have a stormwater easement, drain field, and retaining wall all located in their rear yard. These all prevent them from placing an accessory accessory structure as required by the Sevierville Zoning Ordinance.

Action Taken

Mr. Roberts made a motion to approve the variance request, due to topographical issues. The motion received a second from Mr. Messer and passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary



City of Sevierville Board of Zoning Appeals

Case Number:	23-14
Action Requested:	Variance Request
Applicant:	AMLU Consulting
Address:	3139 WINFIELD DUNN PKWY
Tax Map:	012
Group/Block:	
Lot No./Parcel No:	179.01
Lot Size:	3 Acres
Zoning District:	AC (Arterial Commercial District)
Request Consideration:	A setback and square footage variance based on refurbishment of existing sign on site

Variance Request & Justification Narrative

Prepared for: City of Sevierville
Planning & Zoning Board
RE: BlueGreen Vacations Welcome Center Signage
Address: 3139 Winfield Dunn Parkway

Members of the Planning & Zoning Board,

We bring before you a signage variance request for an existing sign located at the BlueGreen Vacations Center located on Winfield Dunn Parkway. The specific variance(s) applied for in the proposal are the following:

1. Location of Sign: 6.2.6.3.a – Signs shall not be located in the right-of-way or on other public property without the approval of the City, nor shall any part of any sign be located no closer than 5 feet to any property line.
 - a. Requested variance: Requesting to allow signage to encroach on public property by approximately 2' 5".
2. On-Premise Permanent Signage – Detached (Monument): 6.4.2.2 – Signs shall not exceed the tale below:

ALLOWABLE DETACHED SIGN AREA					
		SMALL	MED	LRG	XL
Arterial	Monument	150	180	225	300
	Pole	100	125	150	X
Major Collector	Monument	50	120	150	200
	Pole	30	75	100	X
Minor Collector	Monument	40	50	75	X
	Pole	25	25	50	X
Local	Monument	40	40	X	X
	Pole	25	25	X	X

- a. Requested variance: Requesting to exceed allowable SF (as defined with City's interpretation from 6.2.8.1 – Measuring Message Area) by 52 SF.

Justifications:

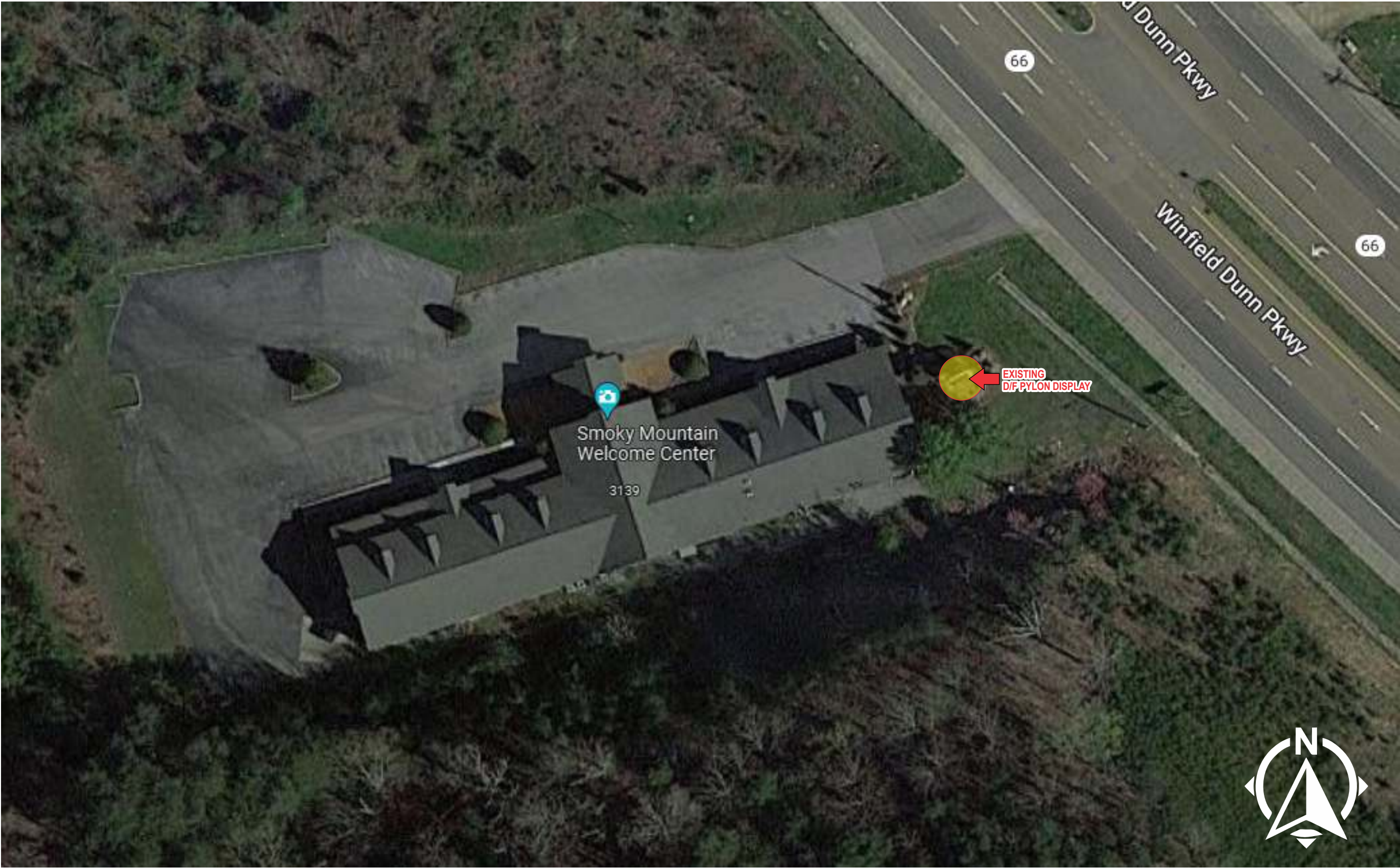
1. Location of Sign: 6.2.6.3.a – This variance is being requested as the intent of the detached signage is to utilize the existing sign that is already located on the site. The owner wishes to utilize the existing signage and refurbish the sign to include an Electronic Message Center for the Welcome Center. The existing sign has been in place since 2017. The existing measures 18' 6" high and 12' 6" long. When the sign was originally installed it met the code requirement for location and setback, however in 2019 road work to expand Winfield Dunn Parkway was

Variance Request & Justification Narrative

commenced and therefore DOT took a portion of the land that was owned by BlueGreen Vacations. This rendered the existing sign to encroach on the right-of-way. With the existing, the property line and the building and space that would be required to meet the existing code, we do not believe it is in the best interest of vehicular visibility to remove this sign and install a new one. The owner seeks to enhance not only the aesthetics, but the use and ease of identification for travelers on Winfield Dunn Parkway. Winfield Dunn Parkway is an Arterial Highway and on an average day it carries more than 50,000 travelers a day past this location. The Welcome Center also sees more than 100 travelers that directly navigate on their vacation per day. We believe that the existing sign location serves the public with a safe view of the sign and a beacon for travelers coming to the Welcome Center. Based on a visibility study, the current sign location is visible for over 1,000 feet for travelers driving Southeast of Winfield Dunn and 750 feet for travelers driving Northwest on Winfield Dunn.

2. On-Premise Permanent Signage – Detached (Monument): 6.4.2.2 – Per conversations with Code Enforcement Officer/Review Eric Denton, the proposed sign is being calculated at a total of 231.25 SF. This square footage encompasses the entire structure which is 18' 6" H x 12' 6". While going through the permitting process for this sign, Eric advised that due to the structure layout of the existing sign, we would need to make this a fully enclosed monument sign and the structure of the sign needed to encompass 33% of the total sign. We have revised the sign to include cladding to refurbish the sign to appear like a monument sign and the structure as of now does meet the 33% of the entire sign. It is our position that we do not need this variance. The code in 6.2.8.1 – Measuring Message Area reads the following: *The sign message area shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any non-commercial supporting framework or bracing which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.* Based on this, we do not believe the entire structure of our sign should count towards calculating the signage square footage. There are poles and cladding around that sign that we are committed to complying to, to ensure this is compliant with requiring to be a monument style sign. However, these poles and structure cladding does not have any letters, designs, logos or symbols that should be counted against the area that is specifically made to house the advertising faces of this sign. We have complied with Sec 6.2.8.3 that states the following: *Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest geometric figure that will enclose both the sign copy and the background.* The total sign advertising panels measure 150 SF. This is broken out between (2) 10' W x 5' H static message sign panels and (1) 10' W x 5' H Electronic Message Center panel located on the bottom 2/3 of the sign.

We greatly appreciate the City of Sevierville staff for working with us on this request. We respect the limitations set forth by the adopted City sign code but hope that as a board you will acknowledge and approve the variance set before you based on the evidence provided. We thank you for your consideration.



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
Blue Green Vacations

SITE ADDRESS
**3139 Winfield Dunn Pkwy.
Kodak, TN. 37764-1576**

CRM / Quote:
XXXXXX-205552

Account Manager:
Joe LaFond

Project Manager / Project Leader
Zach Manrique

Designer:	Date:
SC	07-06-2022

Revision:		
No.	Date	Description
01	11/18/22	Update per Engineering
02	11/22/22	Update per Engineering
03	02/03/23	Update EMC Location
04	03/13/23	Add ACM Cladding
05		



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4606.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600-8(G)
(1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

Approval:

☐ Approved
☐ Approved as noted

Approved: _____

Date: _____

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EXISTING D/F PYLON DISPLAY



PEOPOSED D/F PYLON DISPLAY - REFURBISH



A

Refurbish Existing D/F Pylon Display

Scale: 3/8"=1'-0"

Existing D/F Pylon Display:
Re-lamp existing bottom two cabinets w/ LED Retro Re-lamps
Mfg. & Install New Pan-formed acrylic replacement faces
w/ digitally printed graphics.
Remove bottom cabinet faces - Mfg. & Install .125 Alum. Filler
around new Full-Color EMC
Re-paint Cabinet & Structure
Add Face screwed ACM panels to fill in structure as one unit

MFG. & INSTALL NEW
ACM PANEL TO COVER BOTTOM OPENING
FACE SCREWED TO CABINET & SUPPORT



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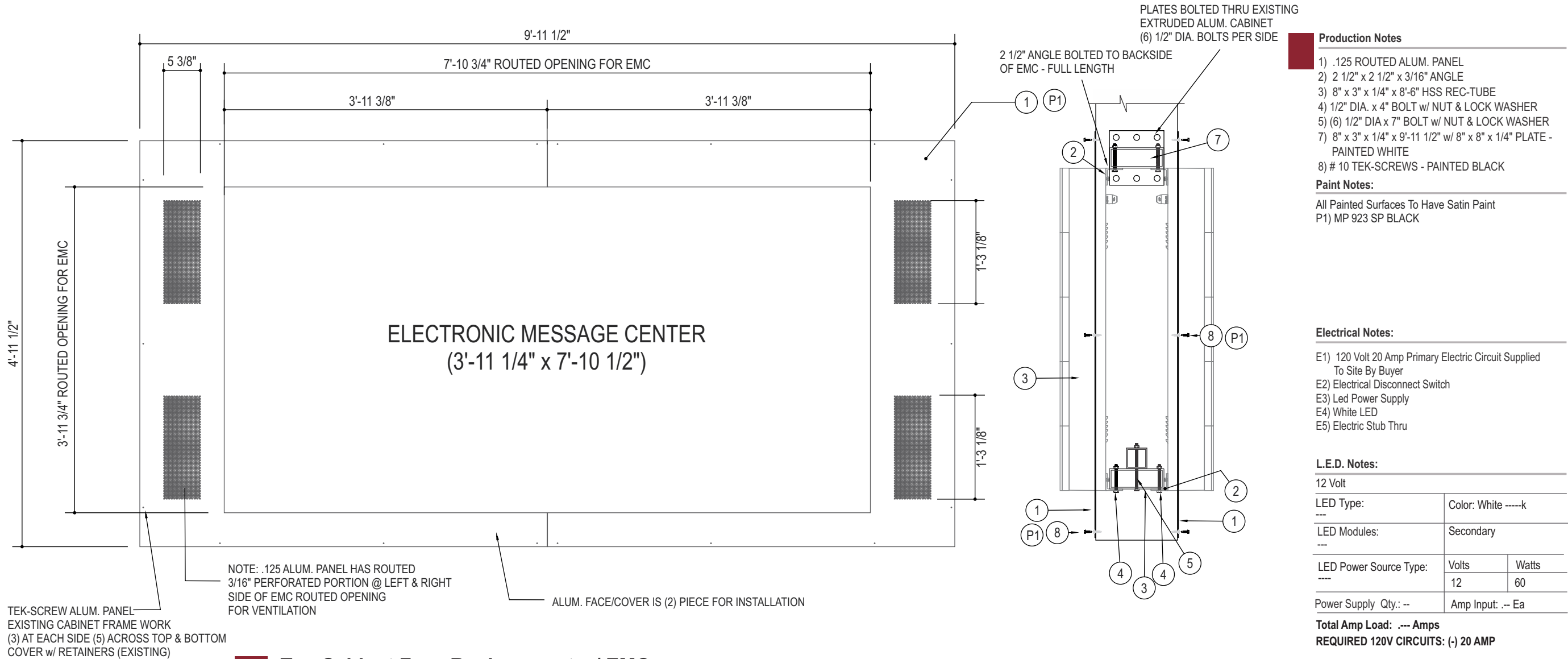
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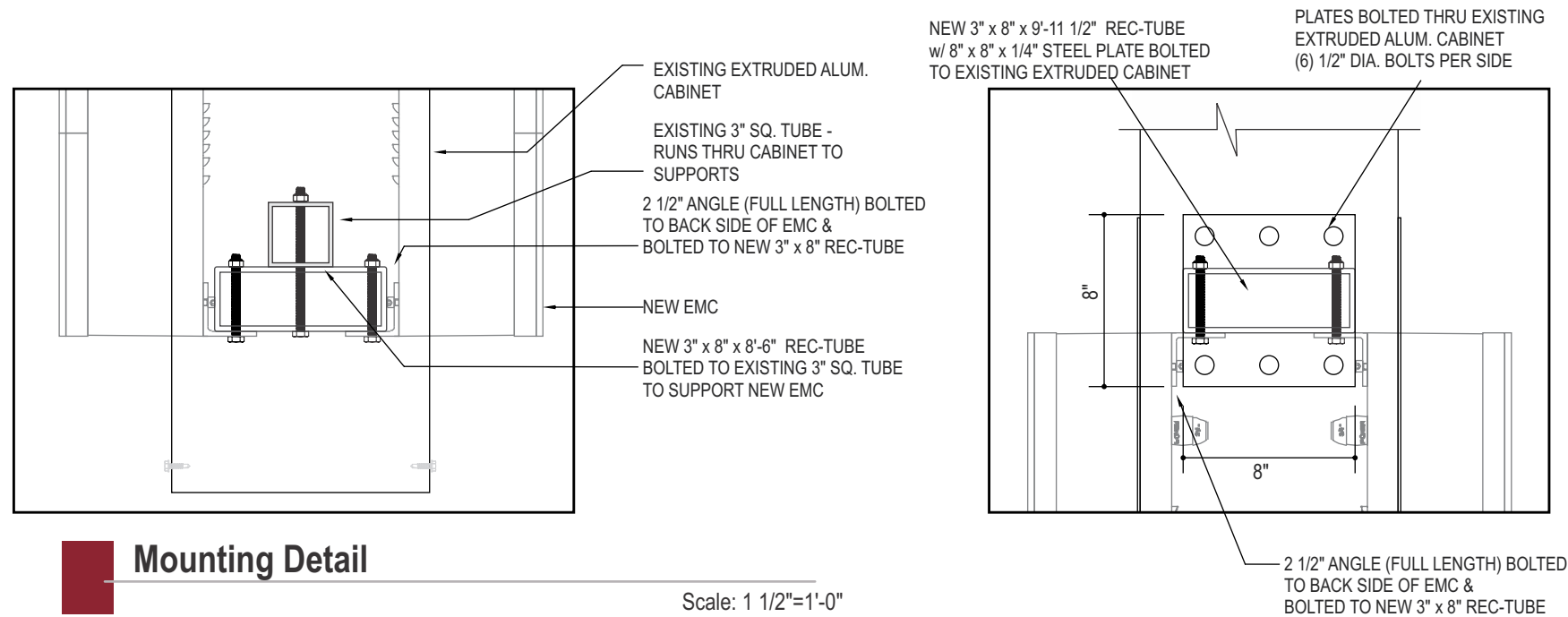
2

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Top Cabinet Face Replacement w/ EMC

Scale: 3/4"=1'-0"



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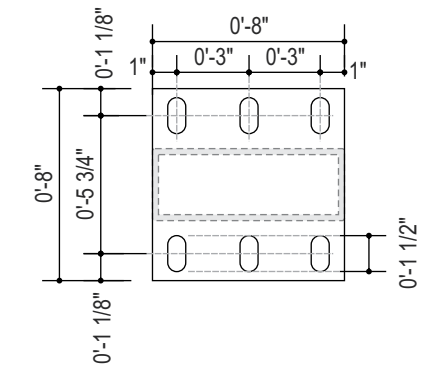
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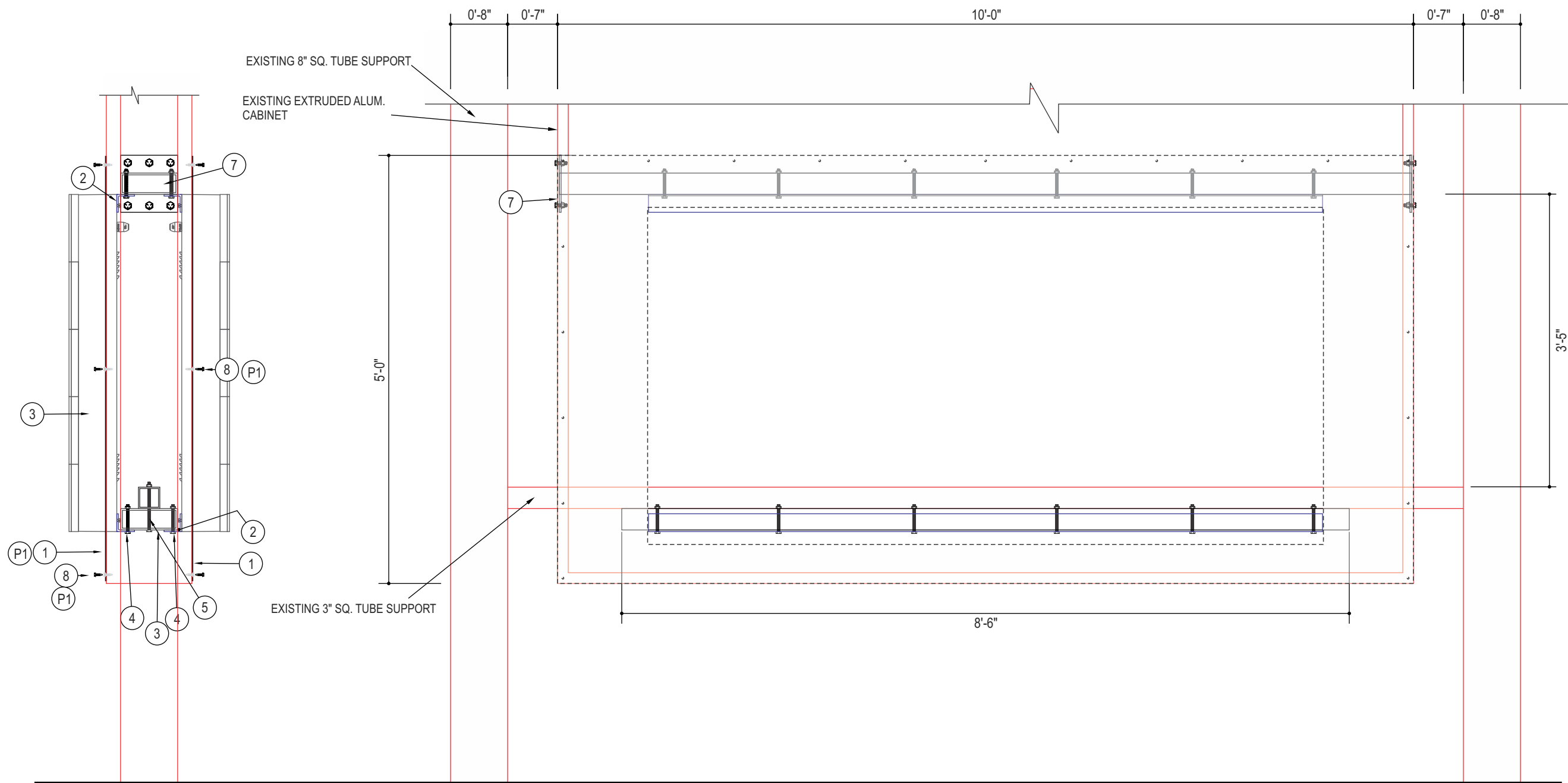
Sheet:

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EMC PROVIDED ANGLE - ■
EXISTING STRUCTURE - ■
CSD FABRICATION - ■



Production Notes

- 1) .125 ROUTED ALUM. PANEL
- 2) 2 1/2" x 2 1/2" x 3/16" ANGLE - SUPPLIED w/ EMC
- 3) 8" x 3" x 1/4" x 8'-6" HSS REC-TUBE
- 4) 1/2" DIA. x 4" BOLT w/ NUT & LOCK WASHER
- 5) (6) 1/2" DIA x 7" BOLT w/ NUT & LOCK WASHER
- 6) 1/2" DIA x 7" BOLT w/ NUT & LOCK WASHER
- 7) 8" x 3" x 1/4" x 9'-11 1/2" REC-TUBE w/ 8" x 8" x 1/4" PLATE - PAINTED WHITE - INSIDE
- 8) # 10 TEK-SCREWS - PAINTED BLACK

Paint Notes:

All Painted Surfaces To Have Satin Paint
P1) MP 923 SP BLACK



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CRM / Quote:

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Project Manager / Project Leader

Zach Manrique

Designer:

SC

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07-06-2022

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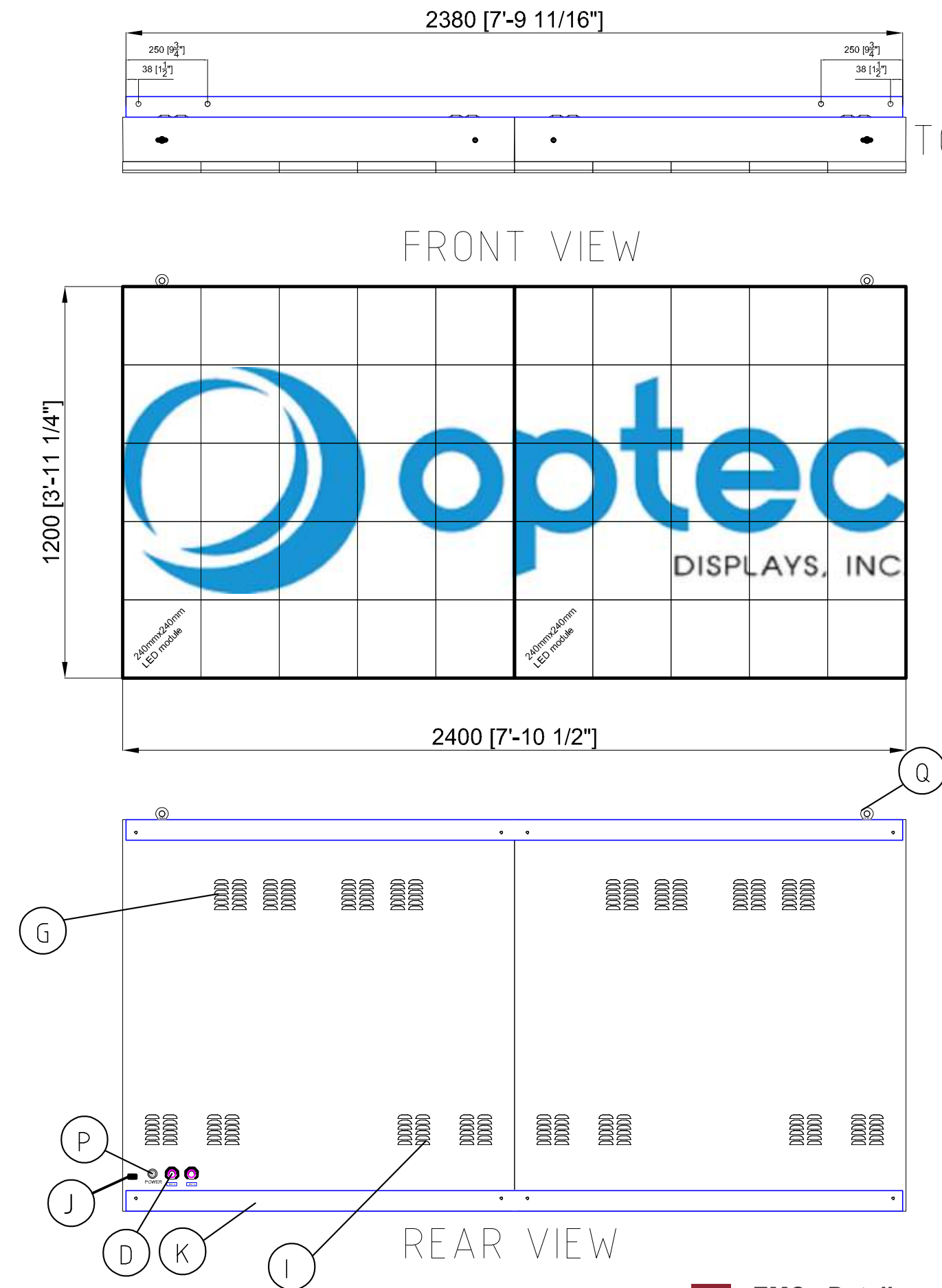
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Sheet:

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Bottom Cabinet Face Replacement w/ EMC - Install Detail

Scale: 3/4"=1'-0"

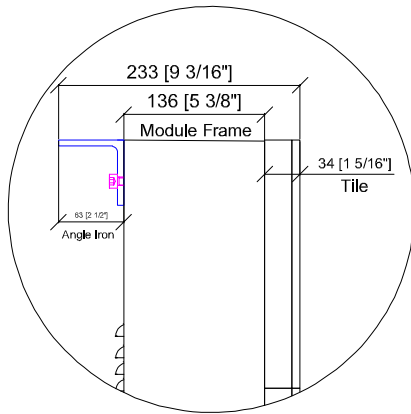


TOP VIEW

A

SIDE VIEW

Max. 1194 [3'-11"]



CALL OUT IDENTIFICATION	
K	ANGLE IRON - SEE DETAIL K
Q	LIFTING O-RING-SEE DETAIL Q
I	VENTILATION INTAKE
G	VENTILATION EXHAUST
A	SEE DETAIL A
P	POWER PORT-EMT 3/4" Compression x NPSM Male
D	DATA CONDUIT
J	GROUND LUG

EMC - Detail

Scale: 3/4"=1'-0"



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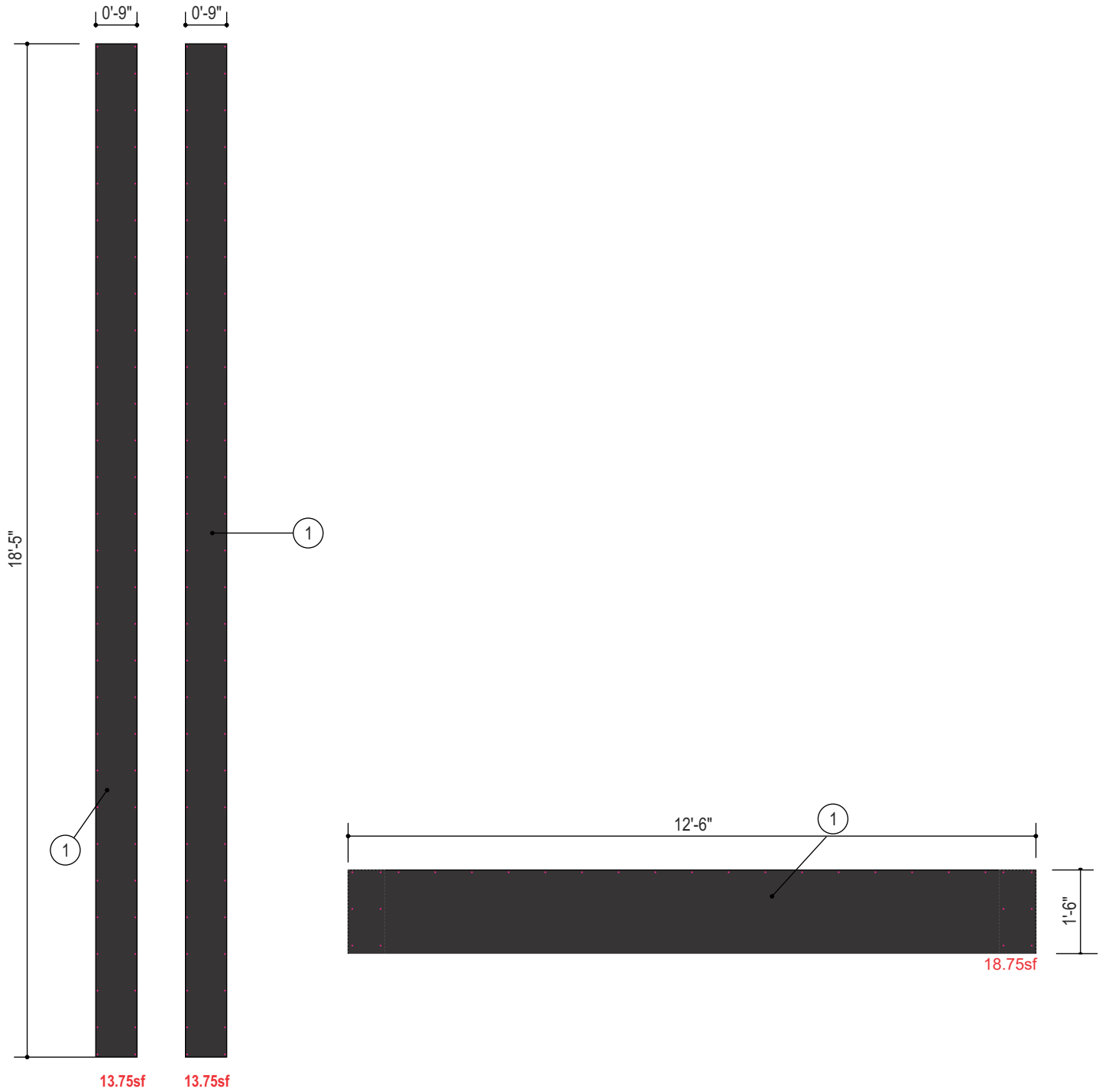
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5 of 8



3mm Black ACM Cladding Panels - Qty (2 Each)

Scale: 3/8"=1'-0"



Production Notes

1) 3mm ACM - BLACK



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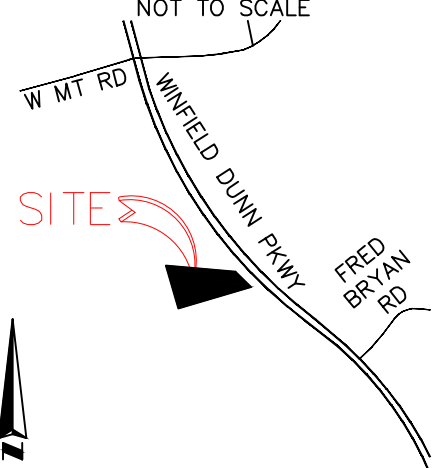
SCHEDULE B-II ITEMS

- 10 - ALL MATTERS AS SET FORTH ON PLAT RECORDED IN PLAT CABINET P32, PAGE 121, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. AFFECTS, AS SHOWN.
- 11 - RIGHT OF WAY EASEMENT BY AND BETWEEN MOLLIE SWANN, AMOS SWANN, CHESTER SWANN AND MATT SWANN, WIDOW AND SOLE HEIR OF ROY SWANN AND EAST TENNESSEE NATURAL GAS COMPANY, A TENNESSEE CORPORATION DATED OCTOBER 4, 1951, AND RECORDED OF RECORD IN DEED BOOK 107, PAGE 374, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. AFFECTS, BLANKET IN NATURE.
- 12 - EASEMENT AGREEMENT BY AND BETWEEN MATT SWANN AND WIFE, LAVERNE SWANN AND SHADY GROVE UTILITY DISTRICT OF JEFFERSON AND SEVIER COUNTIES, TENNESSEE, A MUNICIPAL CORPORATION, DATED AUGUST 1, 1984, AND RECORDED SEPTEMBER 17, 1984, IN ROW BOOK 7, PAGE 236 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. DOES NOT AFFECT.
- 13 - EASEMENT AGREEMENT BY AND BETWEEN AMOS SWANN, MATT SWANN AND CARRIE SWANN AND SHADY GROVE UTILITY DISTRICT OF JEFFERSON AND SEVIER COUNTIES, TENNESSEE, A MUNICIPAL CORPORATION, DATED AUGUST 1, 1984, AND RECORDED SEPTEMBER 17, 1984, IN ROW BOOK 7, PAGE 253, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. DOES NOT AFFECT.
- 14 - GRANT OF TRANSMISSION LINE EASEMENT BY AND BETWEEN MATT SWANN AND WIFE LAVERNE SWANN AND THE UNITED STATES OF AMERICAN, DATED NOVEMBER 8, 1972, AND RECORDED NOVEMBER 9, 1972, IN MSC BOOK 34, PAGE 411, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. DOES NOT AFFECT.
- 15 - DEED OF EASEMENT BY AND BETWEEN ROY M. SWANN AND WIFE, TRENTA H. SWANN, (3/4 UNDIVIDED INTEREST) AND LAVERNE SWANN (1/4 UNDIVIDED INTEREST) AND THE CITY OF SEVIERVILLE, DATED OCTOBER 2, 2001, AND RECORDED FEBRUARY 21, 2002, OFFICIAL RECORDS BOOK 1395, BOOK 679, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SEVIER COUNTY, TENNESSEE. DOES NOT AFFECT.

SITE PICTURE



VICINITY MAP



LAND AREA

130,775 SQUARE FEET±
3.002 ACRES±

PARKING SPACES

REGULAR= 60 HANDICAP= 2
TOTAL= 62

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT		XXX
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		CONTACT:
FRONT		PHONE/EMAIL:
SIDE		
REAR		
NOTES: AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		REPORT DATE: XX/XX/XXXX PZR SITE #:

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 47155C0105E, WHICH BEARS AN EFFECTIVE DATE OF 05/18/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

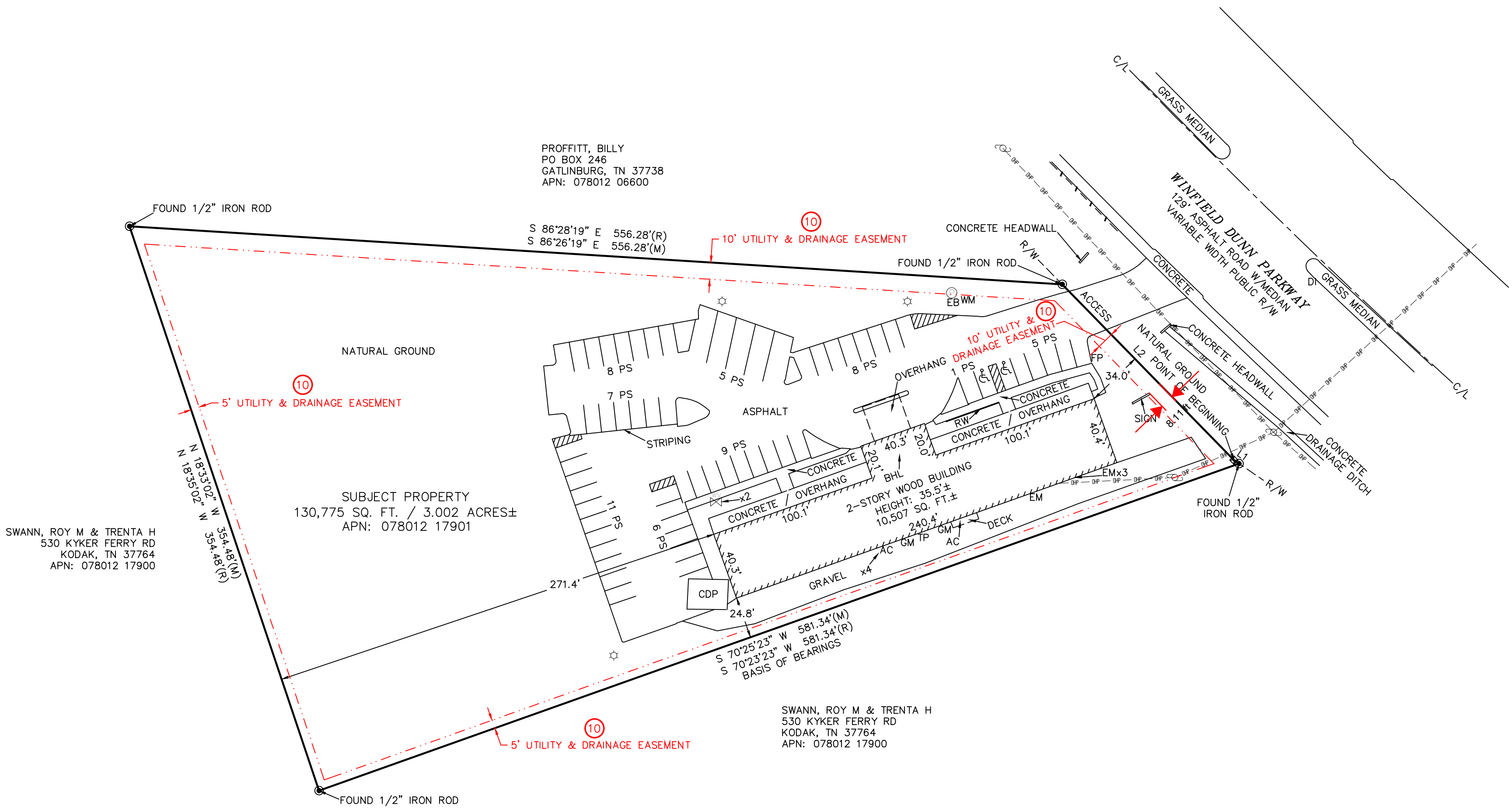
SIGNIFICANT OBSERVATIONS

THERE ARE NO ENCROACHMENTS PERTAINING TO THE SUBJECT PROPERTY.

LEGEND

SQ.FT.	SQUARE FEET	DI	DRAINAGE INLET
NO PARKING AREA		TP	TELECOMMUNICATIONS PEDESTAL
HANDICAP PARKING SPACE		EM	ELECTRIC METER
PS	PARKING SPACE(S)	○●	SET/FOUND MONUMENT
R/W	RIGHT-OF-WAY	AS NOTED	AS NOTED
C/L	CENTERLINE OF ROAD	⊕	COMPUTED POINT
(M)	MEASURED DIMENSION	⊕	WATER VALVE
(R)	RECORD DIMENSION	⊕	SEPTIC MANHOLE
RW	RETAINING WALL	⊕	UTILITY POLE
WM	WATER METER	☆	LIGHT POLE
EB	TELECOMMUNICATIONS VAULT	—●—●	OVERHEAD POWER LINE
CDP	CONCRETE DUMPSTER PAD	—x—x	FENCE LINE
BHL	BUILDING HEIGHT LOCATION	—x—x	GUARD RAIL
AC	AC UNIT W/CONCRETE PAD	—x—x	EASEMENT
GM	GAS METER	—x—x	PROPERTY LINE
FP	FLAGPOLE		

LINE	BEARING	DISTANCE
L1(M)	S 55°41'00" E	3.67'
L1(R)	S 55°43'00" E	3.67'
L2(M)	S 44°20'34" E	146.33'
L2(R)	S 44°22'34" E	146.33'



RECORD DESCRIPTION

SHEET 1 OF 1

LAND SITUATE IN CIVIL DISTRICT NO. EIGHT (8) OF SEVIER COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A 1/2" IRON PIN SET, LOCATED IN THE SOUTHWEST RIGHT-OF-WAY OF HIGHWAY 66; THENCE CONTINUING WITH SAID RIGHT-OF-WAY SOUTH 55 DEG. 43 MIN. 00 SEC. EAST 3.67 FEET TO A 1/2" IRON PIN SET, SAID POINT BEING A COMMON CORNER WITH SWANN; THENCE LEAVING THE RIGHT-OF-WAY OF HIGHWAY 66 AND CONTINUING WITH THE COMMON BOUNDARY OF SWANN THE FOLLOWING COURSES; SOUTH 70 DEG. 23 MIN. 23 SEC. WEST 581.34 FEET TO AN EXISTING 1/2" IRON PIN; NORTH 18 DEG. 35 MIN.02 SEC. WEST 354.48 FEET TO AN EXISTING 1/2" IRON PIN, SAID POINT BEING A COMMON CORNER WITH PROFFITT; THENCE LEAVING SWANN AND CONTINUING WITH THE COMMON BOUNDARY OF PROFFITT SOUTH 86 DEG. 28 MIN. 19 SEC. EAST 556.28 FEET TO A 1/2" IRON PIN SET IN IN THE SOUTHWESTERN RIGHT-OF-WAY OF HIGHWAY 66; THENCE LEAVING THE COMMON BOUNDARY OF PROFFITT AND CONTINUING WITH THE SOUTHWESTERN RIGHT-OF-WAY OF HIGHWAY 66 SOUTH 44 DEG. 22 MIN. 34 SEC. EAST 146.33 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 3.00 ACRES, ACCORDING TO THE SURVEY PERFORMED BY RANDALL A. FREEMAN, TN RLS 2478, 301 EAST MAIN ST., NEWPORT, TN 37821, BEARING JOB #12PA_179.01.

BEING THE SAME PROPERTY CONVEYED TO TN HOLDING COMPANY, A SOUTH CAROLINA LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED AUGUST 12, 2015 FROM SURREY VACATION RESORTS, INC., A MISSOURI CORPORATION, RECORDED IN BOOK 4559, PAGE 781, REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 20191123, WITH A COMMITMENT DATE OF MARCH 05, 2019 AT 8:00 A.M.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION ISOLATED GRAVESTONES.
- THE BASIS OF BEARINGS OF THE SUBJECT PROPERTY IS THE SOUTH LINE WHICH HAS A BEARING OF S 70°25'23" W PER GRID NORTH FOR SOUTH CAROLINA COORDINATE SYSTEM, NAD83. LATITUDE = 35°57'59.89578", LONGITUDE = 83°38'03.69696", CONVERGENCE ANGLE = 01°24'16.03489". DISTANCES SHOWN ON PLAT ARE GRID, CONVERGED SCALE FACTOR (GRID TO GROUND) = 1.00009598.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE PARCELS CONTAINED IN THE RECORD LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM WINFIELD DUNN PARKWAY.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SOIL WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
- IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF WINFIELD DUNN PARKWAY AND FRED BRYAN ROAD, INTERSECTION BEING LOCATED APPROXIMATELY 1,028' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED TO REFERENCES ON THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

SURVEY VACATION RESORTS

3139 WINFIELD DUNN

SEVIER COUNTY

SEVIERVILLE, TN

SURVEYOR'S CERTIFICATE

TO: (i) BORROWER; (ii) LENDER; (iii) STEWART TITLE GUARANTY COMPANY AND (iv) GRS GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 04/01/2019. DATE OF PLAT OR MAP: 04/05/2019

REGISTERED SURVEYOR: BRYAN A SHIRLEY
PROFESSIONAL LAND SURVEYOR NO.: 2085
STATE OF: TENNESSEE

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DR.
FAYETTEVILLE, AR 72703
PHONE: (479) 443-4506

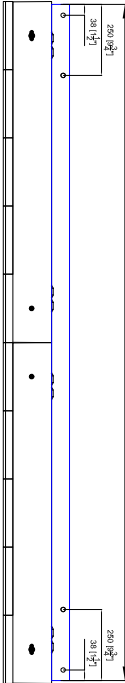
I, BRYAN A. SHIRLEY, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, AND THAT IT EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY 1 SURVEY AND THAT THE UNADJUSTED RATIO OF PRECISION EXCEEDS 1:10,000 AS SHOWN HEREON.

DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

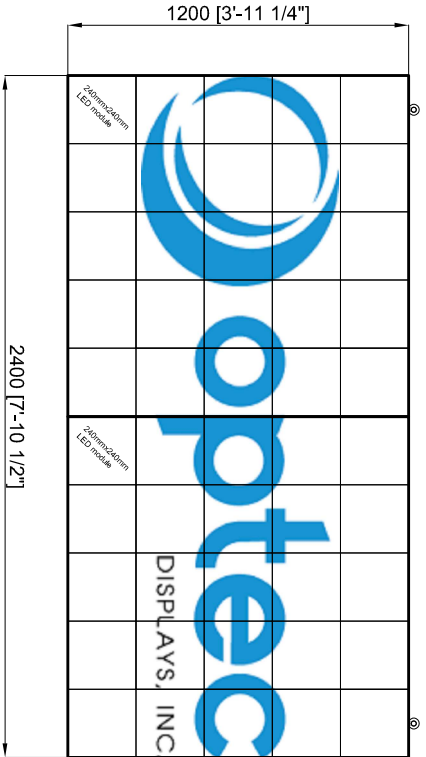
SURVEY COORDINATED BY:

GRS GROUP
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | PHONE: 330-779-1167
FIELDSURVEYING@GRS-GLOBAL.COM

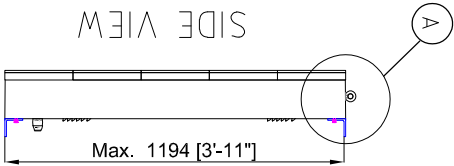
TOP VIEW



FRONT VIEW



SIDE VIEW



PRIMARY FACE

NOTES:

MATERIAL: 5052-H32

FINISHING:

CABINET - MATTE BLK

SUPPORT FRAME - MATTE BLK

SPECS: 75 x 150 1R1G1B

PITCH 16 MM

DISPLAY AREA: 1200mm x 2400mm

(3' 11 1/4" x 7' 10 1/2")

OVERALL DIMENSION :

(1200mm x 2400mm x 233mm)

(3' 11 1/4" x 7' 10 1/2" x 9 3/16")

ESTIMATED WEIGHT: 340 lbs per Face

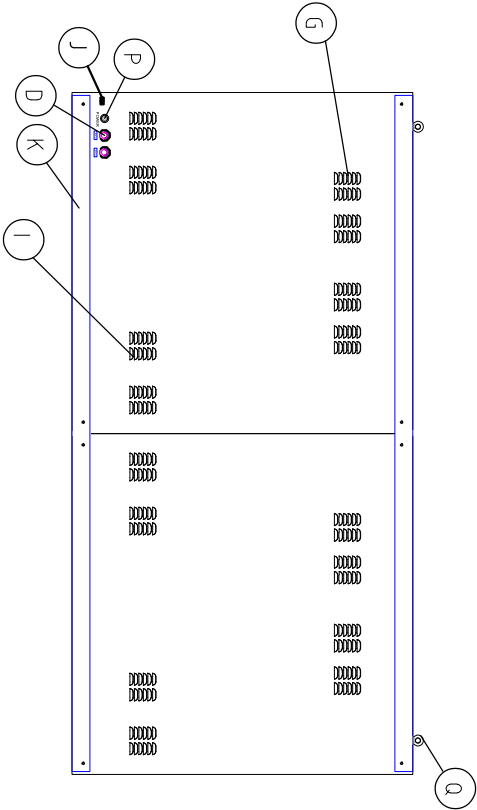
Total Power Required: 1358 Watt/Face
Avg Operating Power: 394 Watt/Face

Max. Power Load Per Single Face				
Circuits	120 VOLT Each Circuit		240 VOLT Each Circuit	
	WATTS	AMPS	WATTS	AMPS
1			1358	5.7


INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER

*Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

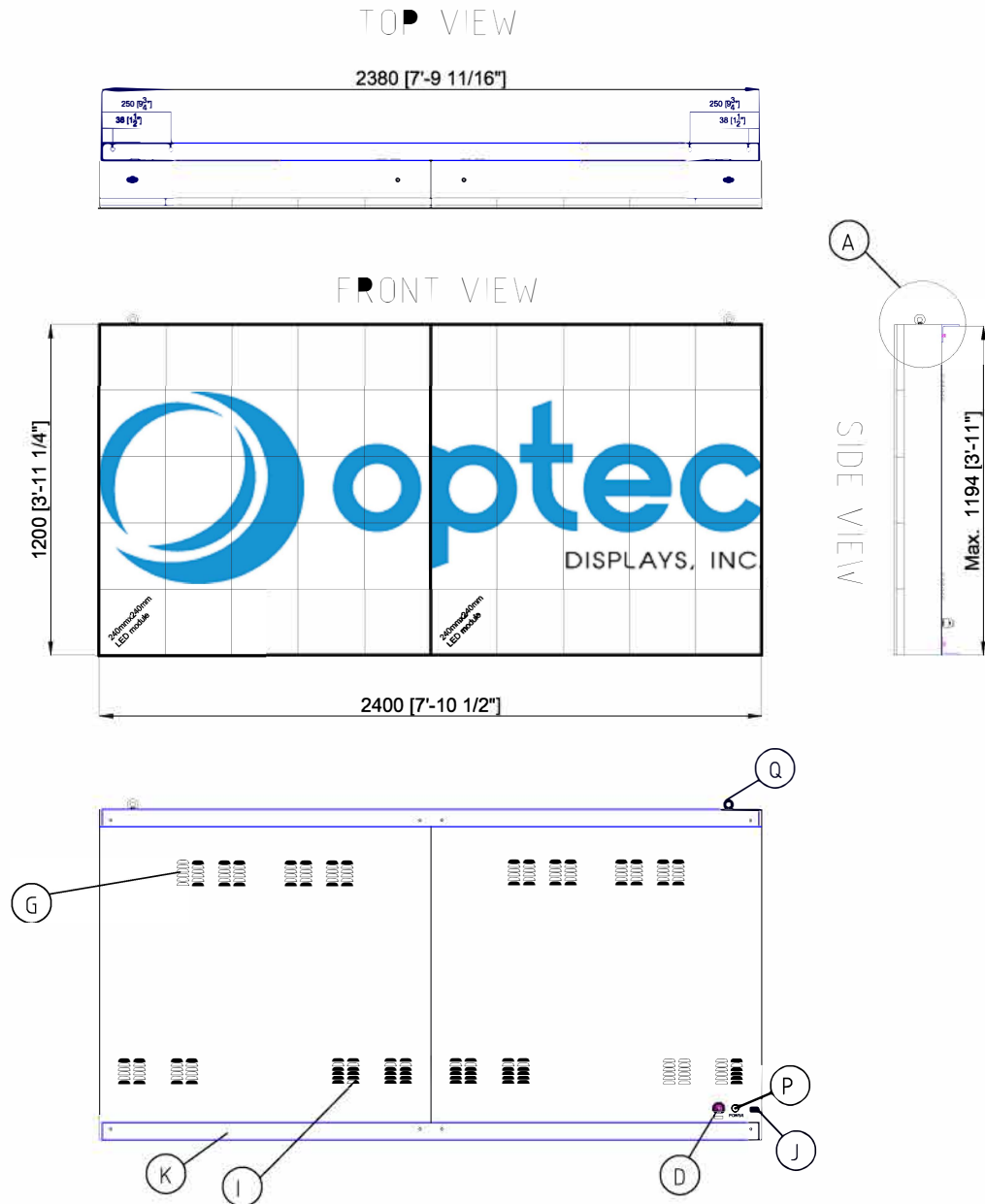
REAR VIEW



CALL OUT IDENTIFICATION	
K	ANGLE IRON - SEE DETAIL K
Q	LIFTING O-RING-SEE DETAIL Q
I	VENTILATION INTAKE
G	VENTILATION EXHAUST
A	SEE DETAIL A
P	POWER PORT-EMT 3/4" Compression x NPSM Male
D	DATA CONDUIT
J	GROUND LUG

REV.	DATE	DESCRIPTION	BY	APPR
 optec <small>DISPLAYS, INC.</small>				
COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED				
DISPLAY MODEL		SO2022-000374 INF-MOD-16-RGB-Z-P-D-QR -75X150		
DRAWING NUMBER				
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM/INCH(S)
PAGE		REVISION		
1				

SECONDARY FACE



NOTES:

MATERIAL: 5052-H32

FINISHING:

CABINET - MATTE BLK

SUPPORT FRAME - MATTE BLK

SPECS: 75 x 150 1R1G1B

PITCH 16 MM

DISPLAY AREA: 1200mm x 2400mm

(3' 11 1/4" x 7' 10 1/2")

OVERALL DIMENSION :

(1200mm x 2400mm x 233mm)

(3' 11 1/4" x 7' 10 1/2" x 9 3/16")

ESTIMATED WEIGHT: 340 lbs per Face

Total Power Required: 1358 Watt/Face


Avg Operating Power: 394 Watt/Face

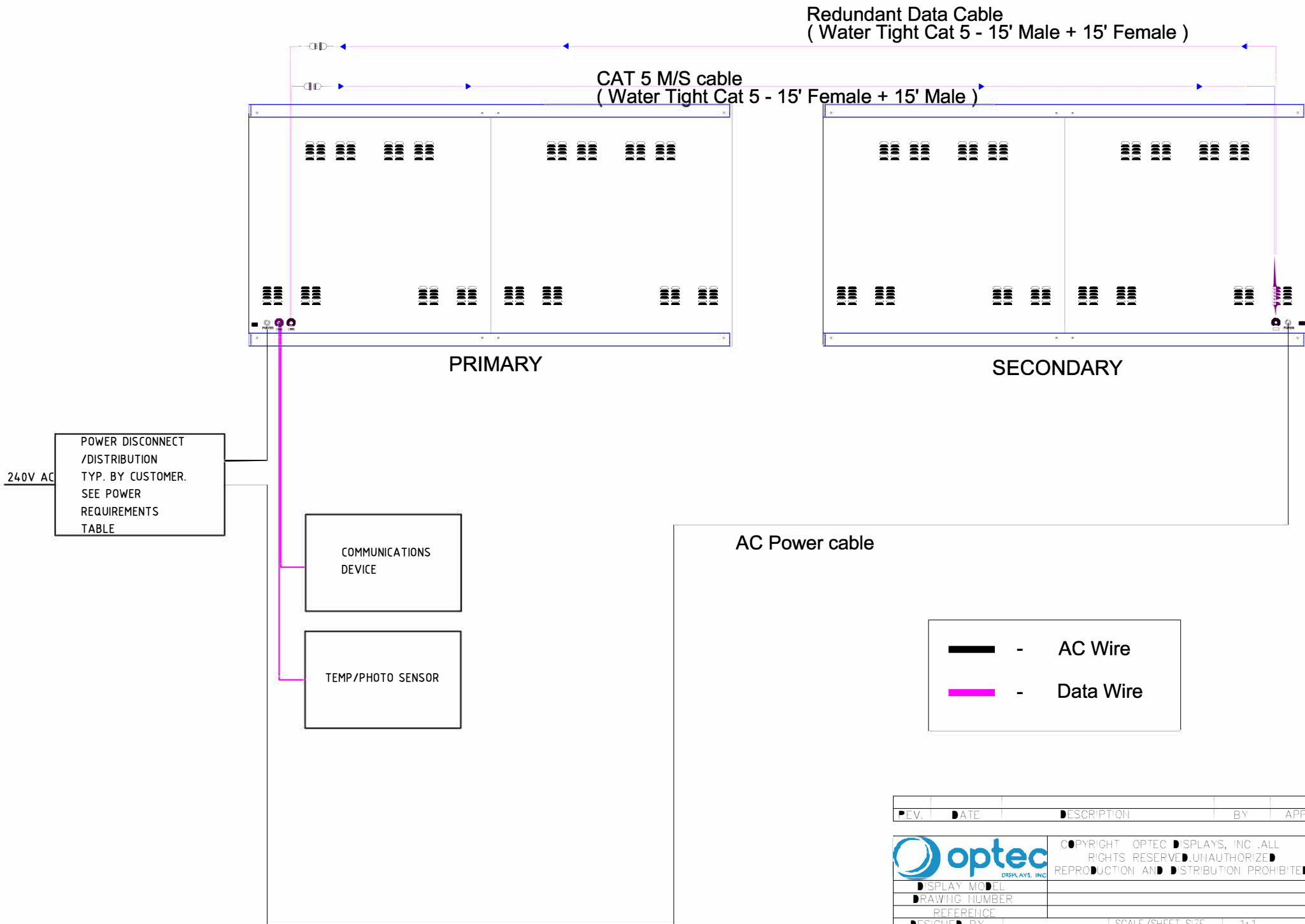
Max. Power Load Per Single Face				
Circuits	120 VOLT Each Circuit		240 VOLT Each Circuit	
	WATTS	AMPS	WATTS	AMPS
1			1358	5.7
SECONDARY				
INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER				


xxElectrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

REAR VIEW

CALL OUT IDENTIFICATION	
K	ANGLE IRON - SEE DETAIL K
Q	LIFTING O-RING-SEE DETAIL Q
I	VENTILATION INTAKE
G	VENTILATION EXHAUST
A	SEE DETAIL A
P	POWER PORT-EMT 3/4" Compression x NPSM Male
D	DATA CONDUIT
J	GROUND LUG

REV.	DATE	DESCRIPTION	BY	APPR
 COPYRIGHT © OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED.				
DISPLAY MODEL		SCALE/SHEET SIZE		
DRAWING NUMBER		1:1		
REFERENCE		TOLERANCE		
DESIGNED BY		UNITS		
DRAWN BY		REVISION		
DATE		2020-04-28		
PAGE		2		



REV.	DATE	DESCRIPTION	BY	APPR
			COPYRIGHT - OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED.	
		DISPLAY MODEL		
		DRAWING NUMBER		
		REFERENCE		
		DESIGNED BY	SCALE/SHEET SIZE	
		DRAWN BY	TOLERANCE	
		DATE	UNITS	
		PAGE	REVISION	

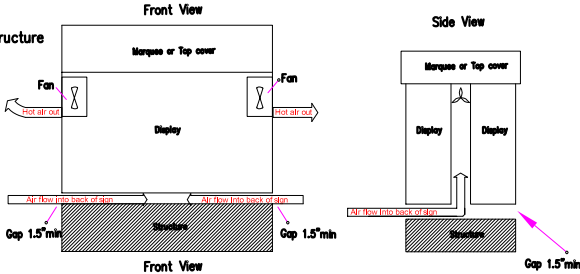
3	2020-04-28	Bryan Armas	1:1	+1/4"	MM/INCHES
---	------------	-------------	-----	-------	-----------

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

DO

Forced Air Circulation

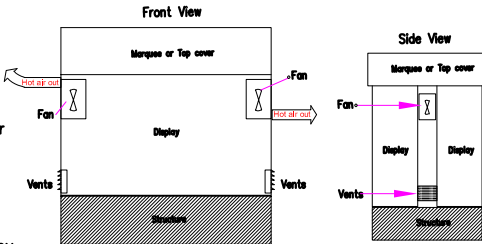
- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between 22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90–105 degrees F



Forced Air Circulation

DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation



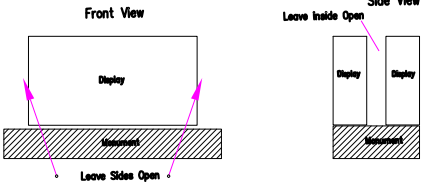
NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

DO

Natural Convection

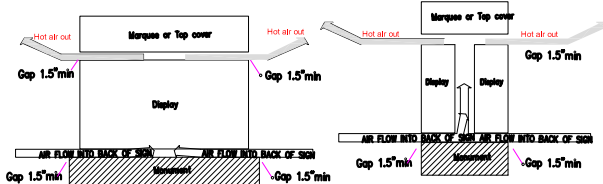
- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign 22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO Inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"



Natural Convection II

DON'T

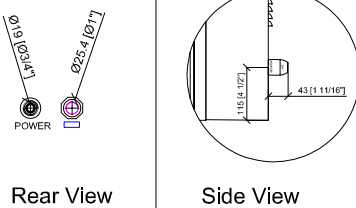
- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F



NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

DATA & POWER FITTING DETAIL

CALL OUT IDENTIFICATION	
K	2 1/2" x 2 1/2" x 3/16" ANGLE IRON-SEE DETAIL K
Q	LIFTING O-RING-SEE DETAIL Q



Lifting O-Ring



DETAIL Q

REV.	DATE	DESCRIPTION	BY	APPR
DISPLAY MODEL		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DRAWING NUMBER				
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM INCHES
PAGE		REVISION		











City of Sevierville Board of Zoning Appeals

Case Number:	23-15
Action Requested:	Variance Request
Applicant:	Amanda Ortiz
Address:	1109 WILSON RD
Tax Map:	073
Group/Block:	
Lot No./Parcel No:	18.16
Lot Size:	
Zoning District:	LDR (Low Density Residential)
Request Consideration:	Front setback variance for two feet (2') of further encroachment from existing structure.

Sevierville Web Map



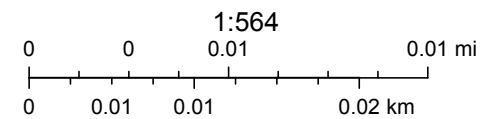
9/1/2023, 1:24:26 PM



Parcel



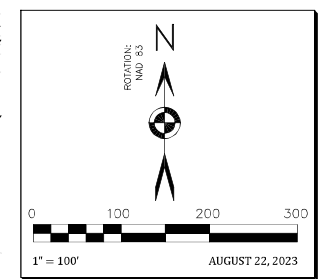
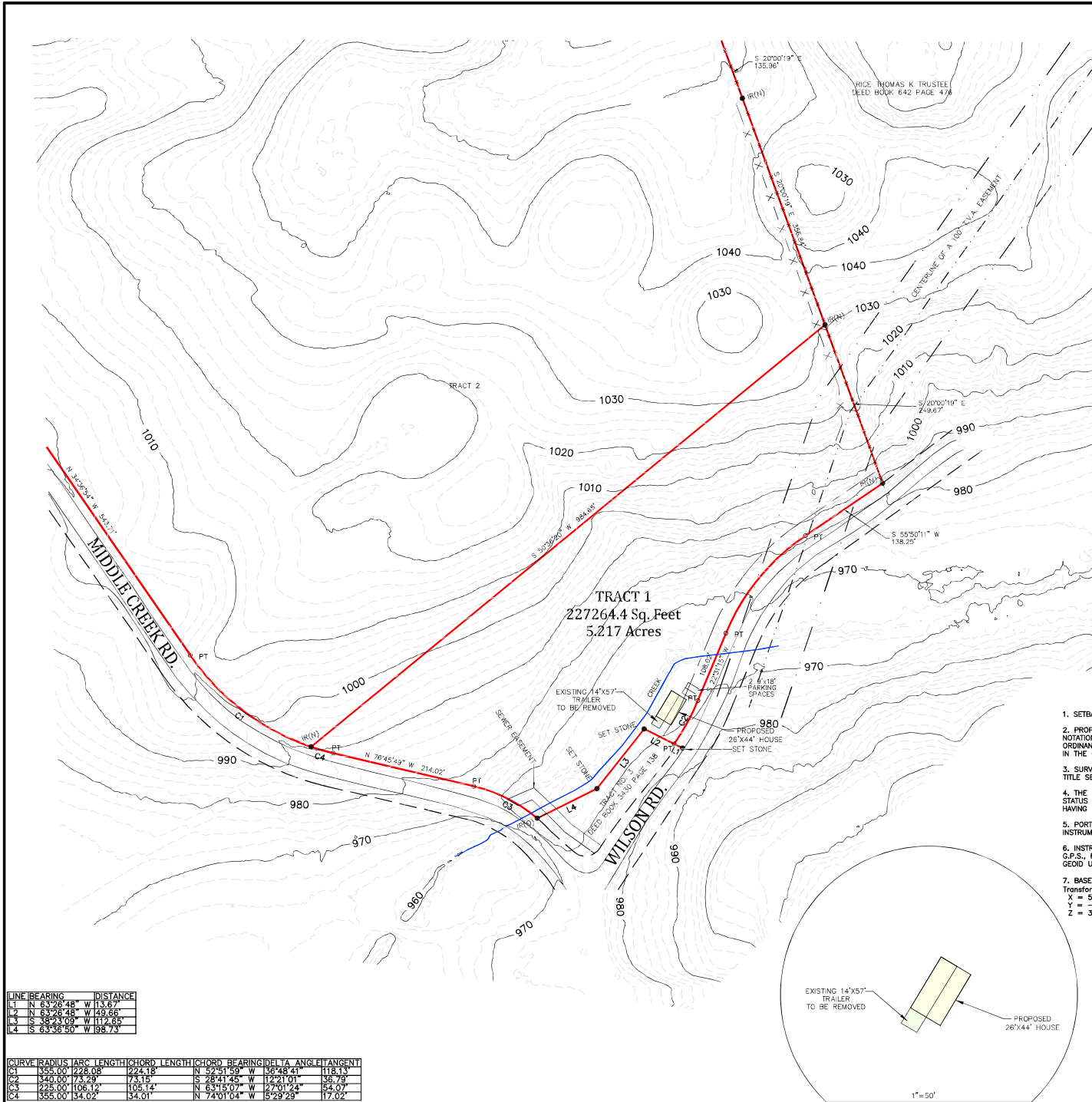
Road Centerlines



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Airbus DS

Development Department

This map is for reference purposes only



LEGEND	
● IR(O)	DENOTES A 0.5" IRON ROD OLD
○ PT	DENOTES A CALCULATED POINT
● IR(N)	DENOTES A 0.5" IRON ROD NEW
---	DENOTES A PROPERTY LINE
- - -	DENOTES EDGE RIGHT-OF-WAY
- - -	DENOTES ADJOINING PROPERTY LINE
- - -	DENOTES SETBACK LINE
⊗	WATER VALVE
⊙	WATER METER
⊕	SANITARY SEWER MANHOLE

ZONING BUILDING SETBACKS	
ZONING	
R-1	
BUILDING SETBACKS	
FRONT	= 20'
SIDE	= 10'
REAR	= 10'
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, 15' ALONG ALL EXTERIOR LOT LINES.	

1. SETBACKS TO MEET CURRENT ZONING REGULATIONS.
2. PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATION AND LEASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
3. SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
4. THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED, THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
5. PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
6. INSTRUMENTS USED TOPCON PS ROBOTIC TOTAL STATION, AND HYPER HR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.O.O.T. CORPS STATIONS. GEOID USED FOR PROJECT = GEOID 2003
7. BASE STATION USED: NAD_83 (GRS96) POSITION (EPOCH 2002.0)
Transformed from ITRF00 (epoch 1997.0)
X = 580603.988 m latitude = 35 51 57.94887 N
Y = -5142253.948 m longitude = 83 33 29.17304 W
Z = 3716313.195 m ellipsoid height = 259.013 m

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

DATE: _____ J. BRENNON GARRETT, RLS# 2340

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47155C0233C, EFFECTIVE DATE: MAY 18, 2009.

THE LAND SURVEYORS, INC.
926 CENTER VIEW ROAD SEVIERVILLE, TN 37862
OFFICE (865) 453-7970

McMAHAN ESTATE
TRACTS 1

FOR SOURCE OF TITLE SEE:
DEED BOOK 6246 PAGE 799

FOR MAP REFERENCE SEE:
LM 11 PAGE 100

PARCEL INFORMATION:
TAX MAP 73 PARCEL 18.00

FOURTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, RLS. 2340
926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-7970
8095465@GMAIL.COM



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