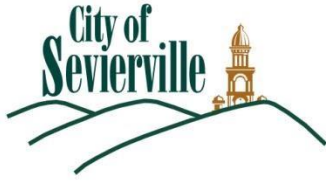


HISTORIC ZONING COMMISSION

12/8/2023

4:00 P.M. – Civic Center



Historic Zoning Commission

AGENDA

12/8/2023

- A. Call to Order
- B. Approval of Minutes – 8/3/2023
- C. Old Business
 - 1. Approval of Committee Recommendation for The Pines patio – 103 Joy Street.
- D. New Business
 - 1. Southern Signs, Inc. requests sign approval for Reds – 114 Court Avenue.
 - 2. Johnson Architecture Inc requests building expansion/façade approval – 101 Bruce Street
- E. Adjournment



HISTORIC ZONING COMMISSION MINUTES AUGUST 3, 2023

The special called meeting of the Sevierville Historic Zoning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, August 3, 2023, at 4:30 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Austin Williams, Vice-Chairman
Travis Bradley, Secretary
Rodney Tarwater

MEMBERS ABSENT

Justin Duncan
Joey Ohman
Mark Pinkham

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official

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

APPROVAL OF MINUTES

Mr. Bradley made a motion to approve the minutes of the December 1, 2022 meeting. The motion received a second from Mr. Tarwater and passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

COMPASS VENTURES REQUESTS SIGN APPROVAL FOR NICHOLS HEIR – 133 BRUCE STREET

Mr. Smith presented the proposed sign and explained that the request is to replace the existing sign for the new business occupying the tenant space.

Action Taken

Mr. Tarwater made a motion to approve the sign, which received a second from Mr. Bradley. The motion passed with all voting in favor, except Mr. Williams, who abstained.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:32 PM.

Doyle Jones, Chairman

Travis Bradley, Secretary

Brooke Fradd, Recording Secretary



HISTORIC ZONING COMMISSION COMMITTEE OF THE WHOLE MINUTES OCTOBER 5, 2023

The special called meeting of the Sevierville Historic Zoning Commission was held as a committee of the whole meeting at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, October 5, 2023, at 4:30 PM.

There were present and participating:

MEMBERS PRESENT

Doyle Jones, Chairman
Mark Pinkham
Rodney Tarwater

MEMBERS ABSENT

Austin Williams, Vice-Chairman
Travis Bradley, Secretary
Justin Duncan
Joey Ohman

STAFF PRESENT

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

Chairman Jones declared a quorum was not present and adjourned the meeting into a committee of the whole.

APPROVAL OF MINUTES

Delayed for formal action.

OLD BUSINESS

None

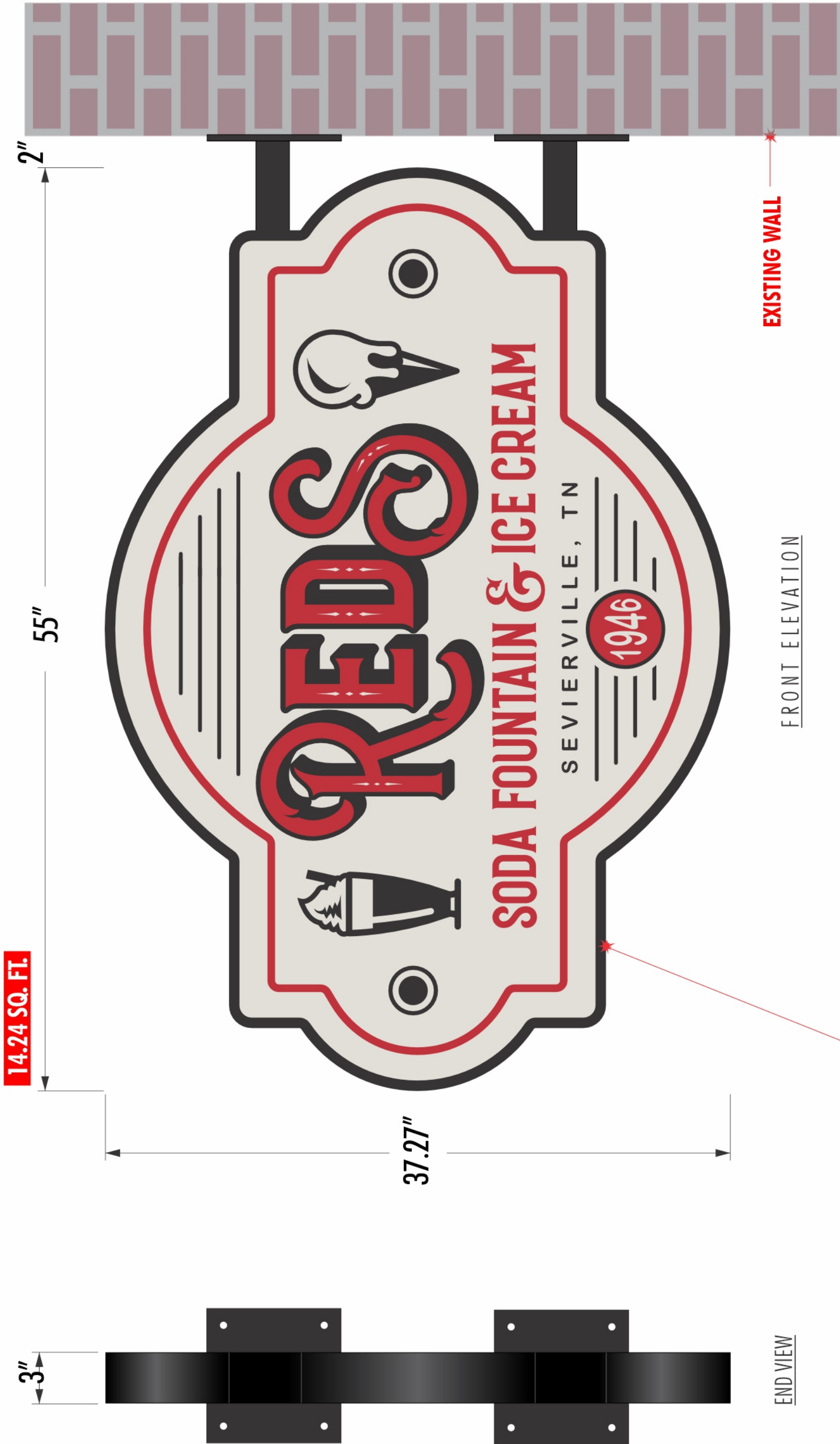
NEW BUSINESS

COMPASS VENTURES REQUESTS PATIO APPROVAL FOR THE PINES – 103 JOY ST.

Mr. Smith presented the proposed patio design. The committee stated that they were in favor of the proposal and would recommend approval.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:32 PM.



EXISTING WALL

FRONT ELEVATION

END VIEW

DOUBLE FACE NON-ILLUMINATED FABRICATED ALUMINUM WALL SIGN WITH
PREMIUM VINYL GRAPHICS & UV LAMINATE APPLIED 1st SURFACE TO BOTH SIDES

➤ PENDING ONSITE SURVEY FOR EXACT FIELD MEASUREMENTS, CREW ACCESS, MOUNTING DETAILS & ENGINEERS RECOMMENDATIONS ➤

☐ OK TO PROCEED AS IS ☐ MAKE CHANGES & PROCEED ☐ MAKE CHANGES & RESUBMIT



SEVIERVILLE, TN.

APPROVED BY _____ DATE _____

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SALES PERSON

ORIGINAL

DATE 11-3-23 BY JKB

REVISIONS

1) DATE 11-7-23 BY JKB
2) DATE BY
3) DATE BY

COLORS

☐	☐	☐	☐	☐	☐	☐
PANTONE	PANTONE	PANTONE	PANTONE	PANTONE	PANTONE	PANTONE

ELECTRICAL REQUIREMENTS

NONE REQUIRED

Southern Signs Inc.

9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.

865-933-4877 or 865-933-4878

fax 865-933-4876

www.SouthernSignsInc.com



“PHOTO IMAGE MAY NOT BE TO EXACT SCALE”

➤ PENDING ONSITE SURVEY FOR EXACT FIELD MEASUREMENTS, CREW ACCESS, MOUNTING DETAILS & ENGINEERS RECOMMENDATIONS <

☐ OK TO PROCEED AS IS ☐ MAKE CHANGES & PROCEED ☐ MAKE CHANGES & RESUBMIT



SEVIERVILLE, TN.

APPROVED BY _____ DATE _____

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SALES PERSON

ORIGINAL

DATE 11-16-23 BY JKB

REVISIONS

1) DATE _____ BY _____
2) DATE _____ BY _____
3) DATE _____ BY _____

COLORS

☐	☐	☐	☐	☐	☐	☐
PANTONE	PANTONE	PANTONE	PANTONE	PANTONE	PANTONE	PANTONE

ELECTRICAL REQUIREMENTS

NONE REQUIRED

Southern Signs Inc.

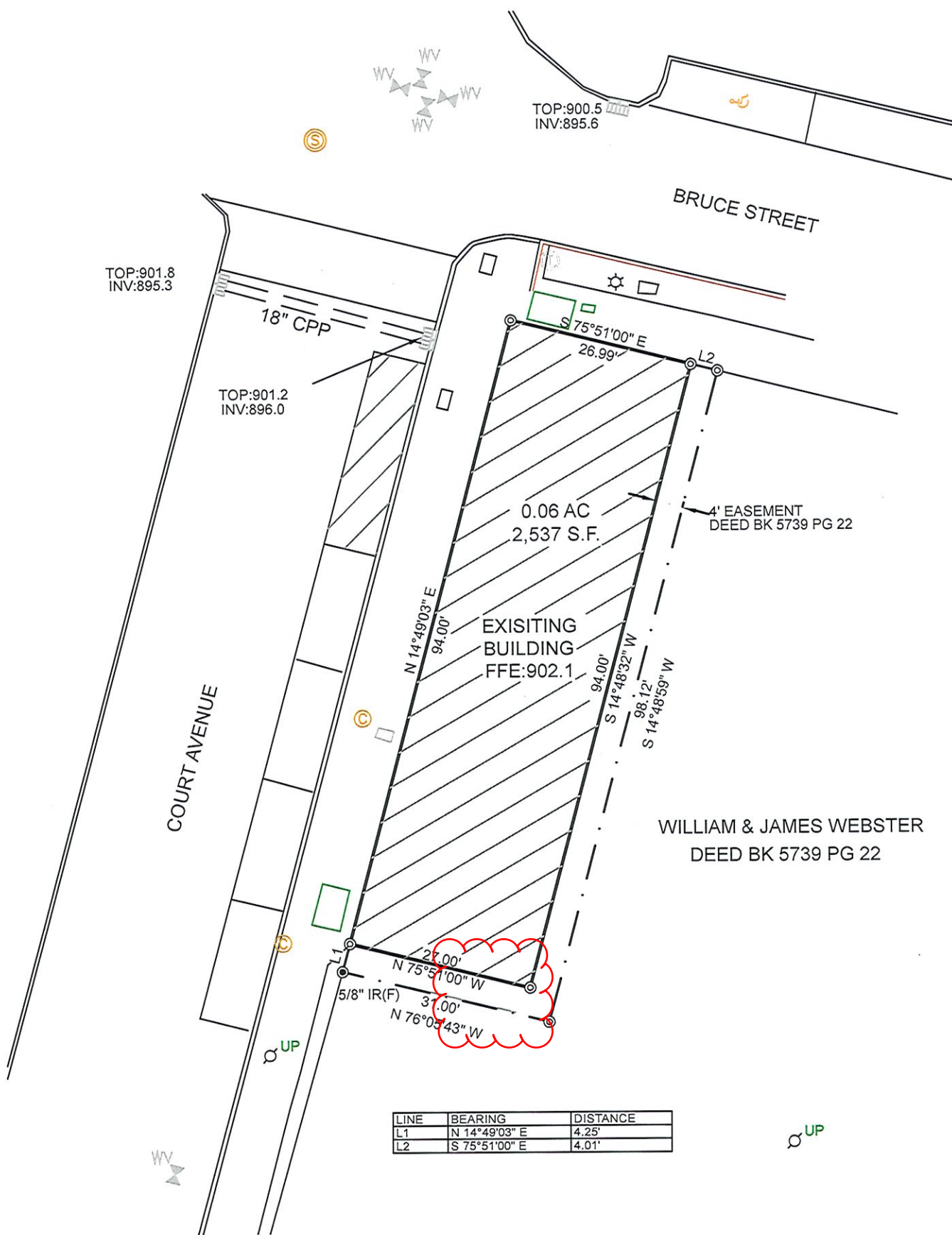
9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.
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www.SouthernSignsInc.com

LEGEND

- IR(F) IRON PIN FOUND
- IR(S) IRON PIN SET
- (R) RECORDED DATA
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- LA LANDSCAPE AREA
- HANDICAP PARKING
- 14 NO. REGULAR PARKING SPACES
- CONCRETE AREA
- RIP-RAP
- UTILITY POLE
- A/C AIR CONDITIONER PAD
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- HYDRANT
- CURB INLET
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- AUTOMATIC SPRINKLER
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT
- FIRE MAIN
- ELECTRIC BOX
- BOLLARD POLE
- GREASE TRAP

NOTES

- CORNER MONUMENTS AS SHOWN
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- PROPERTY IS LOCATED IN FLOOD ZONE AE AS SHOWN HERE ON BASED ON FLOOD INSURANCE RATE MAP 47155C0227E DATED 05/18/2009 WITH A BASE FLOOD ELEVATION 904.8' (VERIFY).



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PERCISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. A TITLE OPINION WAS NOT FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

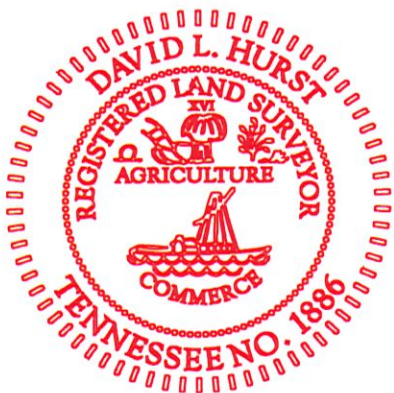
SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862

Phone: (865) 429-4683 FAX: (865) 429-4684



SURVEY OF
PROPERTY
BC RAILROAD LLC
CIVIL DISTRICT: 05, SEVIER COUNTY, TENNESSEE
ADDRESS: 101 BRUCE ST
TAX MAP: 049N GRP: A PARCEL: 2
DEED BOOK 4313 PG 163

SCALE: 1" = 20' DATE: 08-08-2023

PROJ NO: 22227





The seal of the State of Tennessee is visible in the background, featuring the state's name and the year 1796.

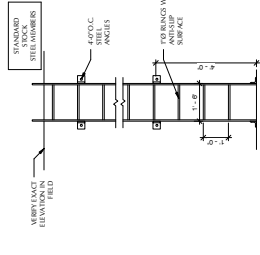
101 BRUCE STREET
SEVIERVILLE, TENNESSEE

Revision	Description
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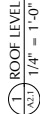
SUBJECT NO:

A2.1

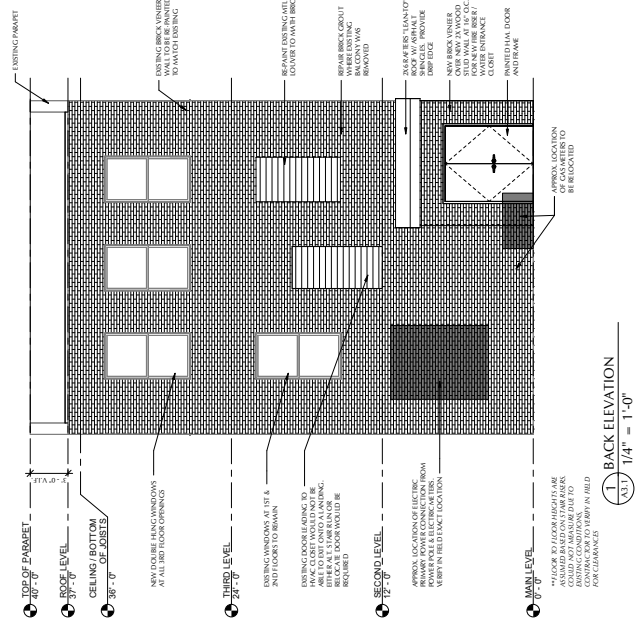
1. ARROWS INDICATE DOWNWARD ROOF SLOPE. VERIFY IN FIELD EXACT SLOPE
2. PROVIDE ROOF WALK PLATE AROUND ROOF HATCH OPENING AND AROUND ROOF TOP EQUIPMENT
3. PROVIDE VENTS THROUGH ROOF AS INDICATED FOR PLUMBING SYSTEMS. LOCATIONS TO BE NO CLOSER THAN 5'-0" TO AIRWAY CONDITION AND NO CLOSER THAN 10'-0" TO AIRWAY CONDITION



2 LADDER TO ROOF DETAIL
A2.1 1/2" = 1'-0"



ROOF LEVEL
1/4" = 1'-0"



PICTURE 1 - EXTERIOR AT BACK



PICTURE 2 - EXTERIOR AT BACK



PICTURE 3 - EXTERIOR AT BACK

3. SUSPENDED ACOUSTICAL CEILING SECTION

1/2" = 1'-0"

2. SECTION AT 3RD FLOOR

1/2" = 1'-0"

1. BACK ELEVATION

1/4" = 1'-0"