

**SEVIERVILLE PLANNING COMMISSION**

**7/11/2023**

**5:00 P.M. – Civic Center**



# Planning Commission

## AGENDA

7/11/2023

A. Call to Order

B. Approval of Minutes – 6/6/2023

C. Public Forum

D. Old Business

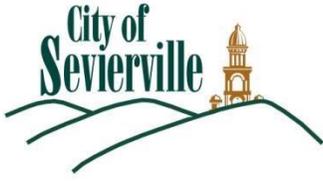
E. New Business

1. Rezoning – Temple Enterprises requests rezoning from AC - Arterial Commercial to MDR - Medium Density Residential – Tax Map 061, Parcels 012.00 & 013.00, Temple Lane (City).
2. Right-of-Way Abandonment – Lynch Surveys LLC requests ROW abandonment – Tax Map 008, Portion of Parcel 026.00, Bass Pro Drive (City).
3. Subdivision Plat – W.C. Whaley, Inc requests concept approval for A.T. Umbarger Farm – Tax Map 063, Parcel 013.00, Harrisburg Road (Planning Region).
4. Subdivision Plat – W.C. Whaley, Inc requests final approval for Oak Haven Phase 6 – Tax Map 038, Parcel 001.23, Red Cedar Ridge Road (City).
5. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Charles Seaton subdivision – Tax Map 073, Parcels 053.00, 054.00, 054.04, and 054.05, Pullen Road (Planning Region).
6. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).
7. Site Plan – Civil & Environmental Consultants, Inc. requests site plan approval for Middle Creek Retail – 1240 Middle Creek Road (City).
8. Site Plan – ProE Engineering Services requests site plan approval for Workout Anytime – 1004 Blue Ribbon Drive (City).
9. Mural – Artsie Fartsy by Beth requests mural approval for Wyndham Welcome Center – 825 Parkway (City).

F. Staff Report

1. Annual Report
2. Non-State Route TODS

G. Adjournment



# Planning Commission

## AGENDA NOTES

7/11/2023

- A. Call to Order
- B. Approval of Minutes – 6/6/2023
- C. Old Business
- D. New Business

1. Rezoning – Temple Enterprises requests rezoning from AC - Arterial Commercial to MDR - Medium Density Residential – Tax Map 061, Parcels 012.00 & 013.00, Temple Lane (City).

Please see the staff report for full comments and details. Staff can recommend approval.

2. Right-of-Way Abandonment – Lynch Surveys LLC requests ROW abandonment – Tax Map 008, Portion of Parcel 026.00, Bass Pro Drive (City).

This is a proposed right-of-way abandonment located on the south side of Bass Pro Drive. The existing right-of-way is not named, not improved, and there are no plans for it to be improved. The southern portion of the right-of-way has not been proposed for dedication to either adjoining property owners thus creating an isolated landlocked section of right-of-way. Staff is awaiting a revision and confirmation that the remaining portion is to be included in the abandonment. If that item is resolved, staff can recommend approval.

3. Subdivision Plat – W.C. Whaley, Inc requests concept approval for A.T. Umbarger Farm – Tax Map 063, Parcel 013.00, Harrisburg Road (Planning Region).

This is a proposed eight lot subdivision with public right-of-way located in the Planning Region located off Harrisburg Road. Plan meets all standards for concept approval therefore staff can recommend approval.

4. Subdivision Plat – W.C. Whaley, Inc requests final approval for Oak Haven Phase 6 – Tax Map 038, Parcel 001.23, Red Cedar Ridge Road (City).

This is a proposed 18 lot subdivision in the existing Oak Haven Resort located off Red Cedar Ridge Road. There is an outstanding comment related to water pressure for fire life safety protection. If this comment is resolved staff can recommend approval.

5. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Charles Seaton subdivision – Tax Map 073, Parcels 053.00, 054.00, 054.04, and 054.05, Pullen Road (Planning Region).

This is a proposed subdivision plat located at the corner of Jayell Road and Pullen Road in the Planning Region. The plat will affect three lots by combining portions together and two lots remaining the same. While there is a landlocked parcel, it is an existing condition. Plan meets all standards and staff recommends approval.

7. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).

This is a returning proposed subdivision and public right-of-way known as Britlynn Blvd which was previously granted preliminary approval at the June Planning Commission meeting. The new plan provides property to be dedicated to a roundabout at the intersection of Ridge Road, East Ridge Road and the proposed Britlynn Blvd. The new plan also creates five (5) lots. Staff is awaiting road profiles and details. If received staff can recommend approval.

8. Site Plan – Civil & Environmental Consultants, Inc. requests site plan approval for Middle Creek Retail – 1240 Middle Creek Road (City).

This is a proposed strip shopping center located off Middle Creek Road to the east of The Ridge RV Resort. There are several outstanding comments regarding landscaping, parking, driveway location, water and sewer details, and erosion control plan. If corrections are received staff could recommend approval.

9. Site Plan – ProE Engineering Services requests site plan approval for Workout Anytime – 1004 Blue Ribbon Drive (City).

This is a proposed Workout Anytime gym and retail space located at the corner of Middle Creek Road and Blue Ribbon Drive. There are a few outstanding comments regarding landscaping, dumpster detail, and water specifications. If corrections are received staff could recommend approval.

10. Mural – Artsie Fartsy by Beth requests mural approval for Wyndham Welcome Center – 825 Parkway (City).

This is a proposed 7' X 8' mural located on the north facing side of the Wyndham Welcome Center off the Parkway. The mural will be butterfly wings with a mountain scene painted inside the wings. The mural will be maintained via the use of high-quality paint resistant to fading and other weather-related failures along with varnish to allow regular cleanings with soap and water. Artist has agreed to touchups as needed and the Welcome Center will conduct light cleaning periodically. The proposal meets all standards and staff recommends approval.

E. Staff Report

1. Annual Report – to be presented at the meeting.
2. Non-State Route TODS - This was discussed at the last meeting and staff will present some ideas.

F. Adjournment



**PLANNING COMMISSION  
MINUTES  
JUNE 6, 2023**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, June 6, 2023, at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Austin Williams, Vice Chairman

**STAFF PRESENT**

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

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 May 9, 2023, meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 050, PARCELS 029.00, 029.01, & 029.02 WITT HOLLOW ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Smith reminded the commission that this proposed plat located off Witt Hollow Road in the Planning Region, was previously deferred due to outstanding concerns. A portion of Witt Hollow Road is deemed right-of-way however the plat does not describe it as such. The County Road Superintendent has stated this should be a public right of way, and therefore staff could not recommend approval.

#### **Action Taken**

Mr. Stott made a motion to deny the subdivision plat, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

## **NEW BUSINESS**

### **SUBDIVISION PLAT – W C WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR OGLE PROPERTY – TAX MAP 061, PARCEL 148.00, RIDGE ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this proposed subdivision plat affecting four lots is located off Ridge Road. The plat would also create a fifty-foot public right-of-way named Britlynne Boulevard. Questions were raised about several of the unresolved issues, and commissioners expressed concern that there were too many outstanding items to grant final approval.

#### **Action Taken**

Mr. Stott made a motion to grant preliminary approval of the subdivision plat. The motion received a second from Mr. Roberts and passed unanimously.

### **SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR WEST DUMPLIN VALLEY SELF STORAGE – TAX MAP 0080, GROUP A, PARCEL 037.00, WEST DUMPLIN VALLEY ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this plan is for a proposed self-storage facility. The site is located on West Dumplin Valley Road, west of Parker Boulevard. Parking and landscaping corrections have been received and staff recommended approval.

**Action Taken**

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

**SITE PLAN – W C WHALEY, INC REQUEST SITE PLAN APPROVAL FOR OGLE WORLEY VACATION RENTALS – TAX MAP 072, PARCEL 044.00, NEW ERA ROAD (CITY).**

**Staff Recommendation**

Mr. Smith explained that this plan has proposed a four-unit short-term rental development located off New Era Road. The plan meets city regulations and staff recommended approval.

**Action Taken**

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

**SITE PLAN – VOGUE TOWERS REQUESTS SITE PLAN APPROVAL – 1414 PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission of the approved concept plan associated with this proposed communication tower located off the Parkway behind Walmart. Commissioners questioned the height of the tower, given their conceptual recommendation to reduce the size as much as possible. Mr. Smith explained that the size has been reduced, and given its location, the tower should not infringe on the view shed. The current site plan would reduce the height of the tower from the original proposal to one-hundred forty (140) foot tall. Staff recommended approval.

**Action Taken**

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

**5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS**

**Staff Recommendation**

Mr. Smith reminded the commission that the 5 Year Paving and 5 Year Sidewalk Plans are submitted by the Public Works Department annually. Staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the 5-year plans. The motion received a second from Mr. Messer and passed unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:21 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary



Development Department  
 Staff Report to Planning Commission  
 Rezoning Request – City of Sevierville  
 109 Temple Lane – Parcels 061 012.00 & 061  
 013.00

<p><b><u>Applicant:</u></b> Temple Enterprises</p> <p><b><u>Owners:</u></b> Temple Enterprises</p> <p><b><u>Staff:</u></b> Dustin Smith and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 061, Parcels 12 &amp; 13</p> <p><b><u>Current Zone:</u></b> Arterial Commercial (AC)</p> <p><b><u>Requested Zone:</u></b> Medium Density Residential (MDR)</p> <p><b><u>Number of Lots:</u></b> 2</p> <p><b><u>Current Use:</u></b> Commercial</p> <p><b><u>Proposed Use:</u></b> Townhomes</p> <p><b><u>Notification:</u></b> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><b><u>Exhibits:</u></b> Application and Map</p>	<p><b><u>Request</u></b>          Rezoning a portion of 2 parcels totaling 14.8 acres +/- from Arterial Commercial (AC) to Medium Density Residential (MDR).</p> <hr/> <p><b><u>Background</u></b>          Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North &amp; West – Medium Density Residential (MDR) used for residential townhomes</p> <p>South &amp; East – Arterial Commercial (AC) used for commercial</p> <p><b><u>Staff Comments</u></b>          The immediate surrounding area is used for commercial and residential townhomes</p> <p><b><u>Public Comments</u></b>          None to date.</p> <p><b><u>Staff Recommendation</u></b>          The property is located off Temple Lane and is currently zoned Arterial Commercial (AC). The request is to rezone to Medium Density Residential (MDR) to construct townhomes. As the property abuts existing MDR zoning, staff recommends approval.</p>
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# Proposed Rezoning from Arterial Commercial (AC) to Medium Density Residential (MDR)



## Legend

-  Parcels
-  Proposed Rezoning
-  City Zoning
-  Road Centerlines

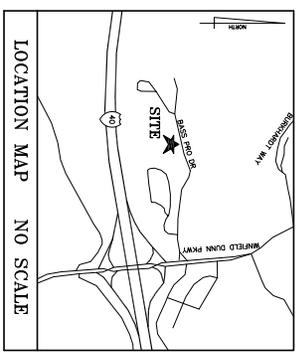


TOTAL AREA = 11.67 ACRES  
TOTAL LOTS = 1

THE SURVEY, MONUMENTS, AND SURVEY CONTROL, WAS PERFORMED USING GPS RECEIVER, TOTAL STATION AND AERIAL PHOTOGRAPHY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1968 AND 1978, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TENNESSEE. THE SURVEY WAS CONDUCTED ON THE 11.67 ACRES OF LAND DESCRIBED IN THE DEED RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SEVIER, TENNESSEE, BOOK 107, PAGE 531. THE DISTANCES BETWEEN THE TWO CORNERS BEING TESTED, DISTANCES HAVE NOT BEEN REDUCED TO MEAN.

**CERTIFICATE OF THE APPROVAL OF WATER AND SEWER SYSTEMS**  
I hereby certify that the subdivision of water and sewer systems as shown on this plat meets the requirements of the TENNESSEE STATE HEALTH DEPARTMENT, and the necessary approval is given.  
Date: \_\_\_\_\_  
CHERYL WALKER, SPS

**CERTIFICATE OF APPROVAL FOR RECORDS**  
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations of the City of Sevierville, Tennessee and the Sevierville Planning Commission, and that it has been approved for recording in the office of the Planning Commission, and that it has been approved for recording in the office of the County Register.  
Date: \_\_\_\_\_  
SERGIYANT, PLANNING COMMISSION



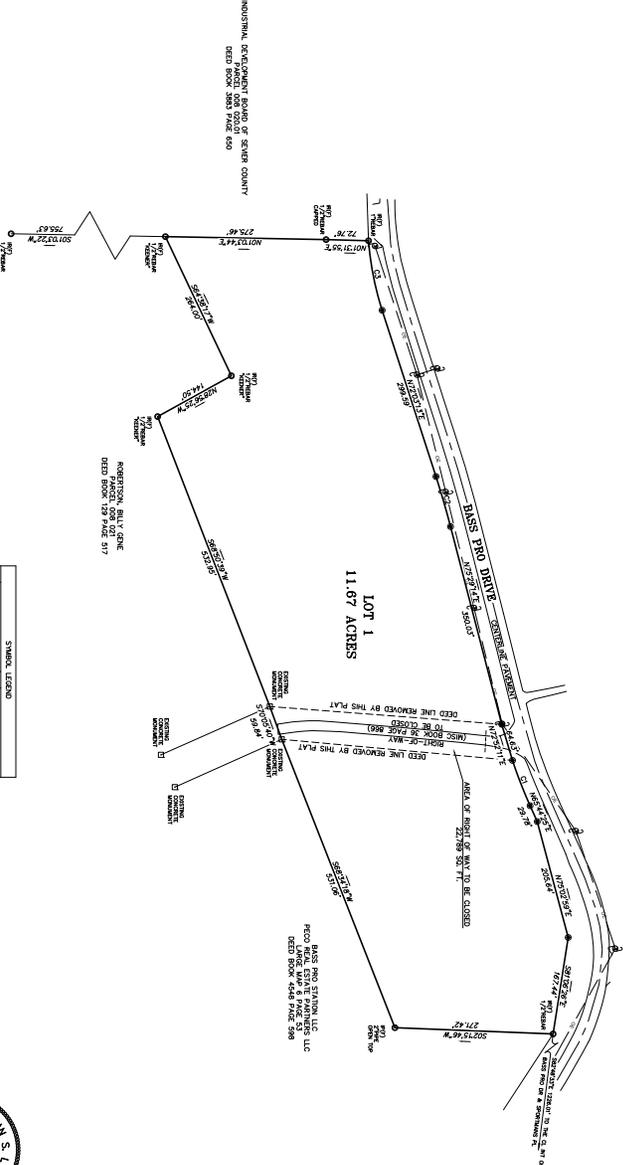
REVISIONS	PROJECT NO.
1	4581-5
2	
3	
4	
5	

**CERTIFICATE OF DIMENSIONS AND RESOLUTION**  
I, who certify that I am (we are) the owner(s) of the property shown and described on and about (the) (newly) adopted this plan of subdivision with my (our) free consent, the minimum building restriction lines and setbacks of streets, alleys, walks, parks, and other open space to roads or private use as shown.  
Date: \_\_\_\_\_  
OWNER: \_\_\_\_\_

**CERTIFICATE OF STREET LINES**  
I hereby certify that the subdivision plat shown here has been approved by the SEVIER COUNTY MUNICIPAL COMMISSION, DISTRICT 8, in compliance with E-311 specifications, and do not conflict with other street lines in the county.  
Date: \_\_\_\_\_  
E-311 COMMISSION

- NOTES**
1. NOW PART SET AT ALL CORNERS BY THIS SURVEY. METERS CONFORMS WITH PLATING CASE STANDARD TYPICAL 2477 (1/2" = 1' BY DESIGN FROM 2010).
  2. PART OF CITY TAX MAP 008 PARCEL 008.
  3. DEED REFERENCES - 2105-564, 144-41.
  4. THIS PROPERTY DOES NOT LIE WITHIN A 100-FEET WIDE ALCOHOL ZONE FROM 2009 (RESOLUTION FILED SEPTEMBER 11, 2009) OR 100-FEET WIDE ALCOHOL ZONE FROM 2009 (RESOLUTION FILED SEPTEMBER 11, 2009).
  5. ALL UNDERGROUND UTILITIES ARE REFERENCED FROM OBSERVED ABOVE GROUND & NORTH ARITHMETIC MATH (MAGNETIC).
  6. POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE PROJECT.
  7. NUMBER 7894-2402-04.
  8. REFERENCE TO SURVEY BY SAME SURVEY PROJECT NUMBER 1428-11, DATED 2009.
  9. THIS PROPERTY IS ZONED IC, INTERMEDIATE COMMERCIAL DISTRICT.

CHERRY LINDSEY	CHERRY LINDSEY	CHERRY LINDSEY
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62	62	62
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99	99	99
100	100	100



**SYMBOL LEGEND**

○ IRON ROD (ELEVATION)	□ CONC. MONUMENT
● IRON ROD SET	▭ POWER/TILE POLE
— LINE LEGEND	— STORM SEWER LINE
— POWER/TILE LINE	



**CONTRACTORS OF TENNESSEE ASSOCIATION OF SURVEYORS**  
I HEREBY CERTIFY THAT THIS IS A CUSTOMER "A" SURVEYOR AT LINDS SURVEYS, LLC  
RYAN S. LYNCH  
TENNESSEE CERTIFICATE NO. 2447  
DATE: \_\_\_\_\_

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1968 AND 1978, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TENNESSEE. THE SURVEY WAS CONDUCTED ON THE 11.67 ACRES OF LAND DESCRIBED IN THE DEED RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SEVIER, TENNESSEE, BOOK 107, PAGE 531. THE DISTANCES BETWEEN THE TWO CORNERS BEING TESTED, DISTANCES HAVE NOT BEEN REDUCED TO MEAN.

SURVEY FOR:

Cherokee Overlook LD, LLC  
5297 LAKE VIEW CLUB  
DUNWOODY, GA 30338  
Phone 678-492-0928

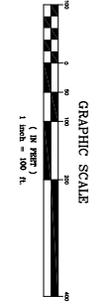
FINAL PLAT OF:

CHEROKEE CROSSING SOUTH  
Bass Pro Drive  
City of Sevierville, Tennessee  
District 8, Sevier County, Tennessee

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



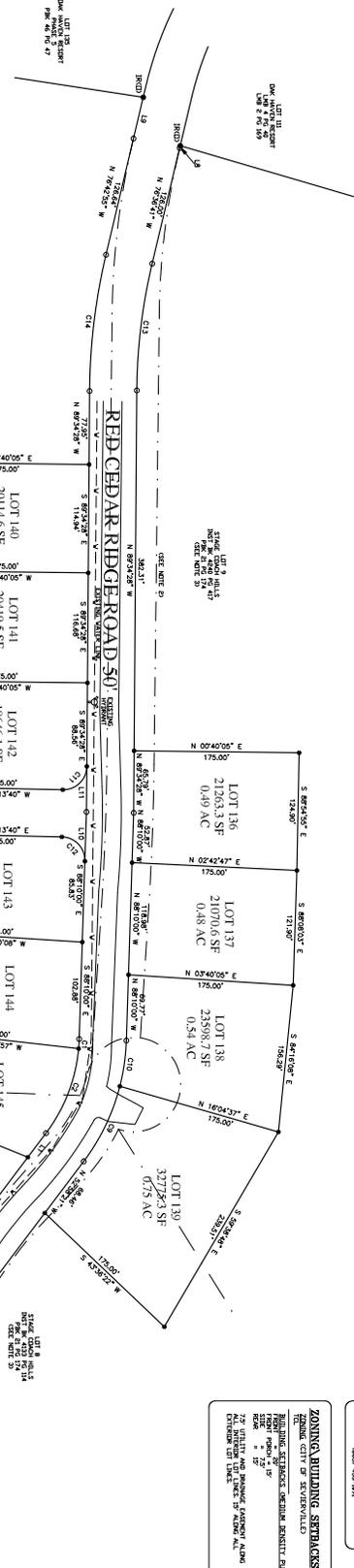
DRAWN BY: C. WIKUS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 05/08/2022	5
	6
	7
	8
	9





LOT 131  
 OAK HAVEN RESORT  
 LOTS 131-152  
 5146' x 120' x 120'  
 (SEE WET 3)

LOT 132  
 OAK HAVEN RESORT  
 LOTS 131-152  
 5146' x 120' x 120'  
 (SEE WET 3)



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SEVIER COUNTY, TENNESSEE, AND THAT THE PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLANNED UNIT DEVELOPMENT AND THE RECORDING INFORMATION AND I HAVE NO OBJECTION TO THE RECORDING OF THE PLANNED UNIT DEVELOPMENT.

SEVIER COUNTY, TENNESSEE  
 COUNTY CLERK

**CERTIFICATION OF STREET NAMES**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SEVIER COUNTY, TENNESSEE, AND THAT THE PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLANNED UNIT DEVELOPMENT AND THE RECORDING INFORMATION AND I HAVE NO OBJECTION TO THE RECORDING OF THE PLANNED UNIT DEVELOPMENT.

SEVIER COUNTY, TENNESSEE  
 COUNTY CLERK

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SEVIER COUNTY, TENNESSEE, AND THAT THE PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLANNED UNIT DEVELOPMENT AND THE RECORDING INFORMATION AND I HAVE NO OBJECTION TO THE RECORDING OF THE PLANNED UNIT DEVELOPMENT.

SEVIER COUNTY, TENNESSEE  
 COUNTY CLERK

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWER SYSTEMS**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SEVIER COUNTY, TENNESSEE, AND THAT THE PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLANNED UNIT DEVELOPMENT AND THE RECORDING INFORMATION AND I HAVE NO OBJECTION TO THE RECORDING OF THE PLANNED UNIT DEVELOPMENT.

SEVIER COUNTY, TENNESSEE  
 COUNTY CLERK

**SEVIER COUNTY CERTIFICATION**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SEVIER COUNTY, TENNESSEE, AND THAT THE PLANNED UNIT DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLANNED UNIT DEVELOPMENT AND THE RECORDING INFORMATION AND I HAVE NO OBJECTION TO THE RECORDING OF THE PLANNED UNIT DEVELOPMENT.

SEVIER COUNTY, TENNESSEE  
 COUNTY CLERK



635 MAIN STREET, SUITE 4  
 SEVIER COUNTY, TENNESSEE 37964-6009  
 PHONE (865) 453-1238  
 FAX (865) 453-1238  
 WWW.WCWHALDEN.COM  
 W.C. WHALDEN, INC.  
 SURVEYING

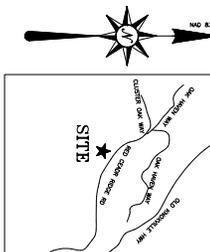
OAK HAVEN RESORT  
 FUTURE DEVELOPMENT  
 >1000 AC

- LEGEND**
- ROAD DENOTES AN IRON ROD OLD
  - DENOTES AN IRON ROD NEW
  - DENOTES A CALCULATED POINT
  - - - DENOTES A CALCULATED WHITE LINE
  - DENOTES A PROPERTY LINE TO BE REMOVED

- NOTES**
1. THIS IS TO BE A FUTURE DEVELOPMENT OF THE OAK HAVEN RESORT. THE DEVELOPMENT IS TO BE A FUTURE DEVELOPMENT OF THE OAK HAVEN RESORT. THE DEVELOPMENT IS TO BE A FUTURE DEVELOPMENT OF THE OAK HAVEN RESORT.
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**OWNER**  
 OAK HAVEN RESORT  
 1500 W. MAIN ST.  
 SEVIER COUNTY, TN 37964

**ZONING, BUILDING SETBACKS**  
 ZONING: RESIDENTIAL SINGLE-FAMILY (RS-1)  
 BUILDING SETBACKS: 5' FRONT, 5' SIDE, 10' REAR



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SURVEY	10/15/23	J. W. WHALDEN
2	FINAL SURVEY	11/15/23	J. W. WHALDEN
3	REVISION	12/15/23	J. W. WHALDEN
4	REVISION	01/15/24	J. W. WHALDEN
5	REVISION	02/15/24	J. W. WHALDEN
6	REVISION	03/15/24	J. W. WHALDEN
7	REVISION	04/15/24	J. W. WHALDEN
8	REVISION	05/15/24	J. W. WHALDEN
9	REVISION	06/15/24	J. W. WHALDEN
10	REVISION	07/15/24	J. W. WHALDEN
11	REVISION	08/15/24	J. W. WHALDEN
12	REVISION	09/15/24	J. W. WHALDEN
13	REVISION	10/15/24	J. W. WHALDEN
14	REVISION	11/15/24	J. W. WHALDEN
15	REVISION	12/15/24	J. W. WHALDEN
16	REVISION	01/15/25	J. W. WHALDEN
17	REVISION	02/15/25	J. W. WHALDEN
18	REVISION	03/15/25	J. W. WHALDEN
19	REVISION	04/15/25	J. W. WHALDEN
20	REVISION	05/15/25	J. W. WHALDEN
21	REVISION	06/15/25	J. W. WHALDEN
22	REVISION	07/15/25	J. W. WHALDEN
23	REVISION	08/15/25	J. W. WHALDEN
24	REVISION	09/15/25	J. W. WHALDEN
25	REVISION	10/15/25	J. W. WHALDEN
26	REVISION	11/15/25	J. W. WHALDEN
27	REVISION	12/15/25	J. W. WHALDEN
28	REVISION	01/15/26	J. W. WHALDEN
29	REVISION	02/15/26	J. W. WHALDEN
30	REVISION	03/15/26	J. W. WHALDEN
31	REVISION	04/15/26	J. W. WHALDEN
32	REVISION	05/15/26	J. W. WHALDEN
33	REVISION	06/15/26	J. W. WHALDEN
34	REVISION	07/15/26	J. W. WHALDEN
35	REVISION	08/15/26	J. W. WHALDEN
36	REVISION	09/15/26	J. W. WHALDEN
37	REVISION	10/15/26	J. W. WHALDEN
38	REVISION	11/15/26	J. W. WHALDEN
39	REVISION	12/15/26	J. W. WHALDEN
40	REVISION	01/15/27	J. W. WHALDEN
41	REVISION	02/15/27	J. W. WHALDEN
42	REVISION	03/15/27	J. W. WHALDEN
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51	REVISION	12/15/27	J. W. WHALDEN
52	REVISION	01/15/28	J. W. WHALDEN
53	REVISION	02/15/28	J. W. WHALDEN
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64	REVISION	01/15/29	J. W. WHALDEN
65	REVISION	02/15/29	J. W. WHALDEN
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99	REVISION	12/15/31	J. W. WHALDEN
100	REVISION	01/15/32	J. W. WHALDEN

LOTS 136-152  
 OAK HAVEN  
 PHASE 6  
 PLANNED UNIT DEVELOPMENT  
 INSTRUMENT BOOK 5319 PAGE 723  
 PLAT BOOK 451 PAGE 285  
 PLAT BOOK XX PAGE XXX  
 SEVENTH CIVIL DISTRICT  
 SEVIER COUNTY, TENNESSEE  
 JUNE 9, 2023









## Interactive Mountain Themed Butterfly Wing Mural

The mural is intended to be 7ft tall and 8 ft wide with 6 inches of open space above and below the mural. The wall it is going on is 8ft tall and 14ft wide. The design is in the outline of butterfly wings with a colorful mountain scene as the color within the wings.

The wall will be pressure washed before application to ensure maximum paint adhesion. I will be using high quality exterior paints designed to resist fading and weather related failures. The varnish that I will apply on top will allow regular cleanings with mild soap and water without affecting the mural. Artist agrees to be available to do touchups to the mural should it be needed. Welcome Center agrees to do regular light cleaning of mural or call artist to do cleaning and maintenance to mural before environmental debris is allowed to build up on the varnish.

