

**SEVIERVILLE PLANNING COMMISSION**

**11/2/2023**

**5:00 P.M. – Civic Center**



# Planning Commission

## AGENDA

11/2/2023

### A. Call to Order

### B. Approval of Minutes – 10/5/2023

### C. Public Forum

### D. Old Business

1. Subdivision Plat – The Land Surveyors, Inc requests final subdivision plat approval for Witt Hollow Road Extension – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).

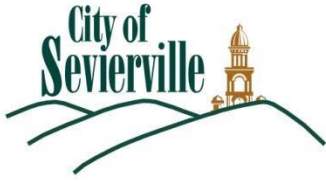
### E. New Business

1. ROW Extension – Swaggerty Farm, Inc requests Right-of-Way extension – 2865 Winfield Dunn Parkway (City).
2. IIO District Expansion – Phillip Lewis Engineering requests Interstate Impact Overlay District Expansion for Camping World – 210 East Dumplin Valley Road (City).
3. Rezoning – Moon Bug Construction LLC requests rezoning from Arterial Commercial (AC) to High Density Residential (HDR) – 100 John L Marshall Drive (City).
4. Subdivision Plat – M. Lacey Land Surveying, LLC requests final approval for Allensville Square Subdivision – Tax Map 049, Parcels 026.10, 026.11, 026.12, 026.17, 026.19, 026.18, Allensville Square Road (City).
5. Planned Unit Development – Land Engineering, Inc. requests site plan approval for Bass Pro Townhomes Phase 2/Cherokee Overlook – Tax Map 008, Parcel 026.00, Bass Pro Drive (City).
6. Site Plan – Compass Ventures requests site plan approval for The Laundry – Tax Map 062, Portion of Parcel 017.04, Blue Ribbon Drive (City).
7. Site Plan – Compass Ventures requests site plan approval for The Ridge, Phase 3 – 1250 Middle Creek Road (City).
8. Site Plan – Robert G. Campbell & Associates, LP requests site plan approval for Kodak Townhomes – Tax Map 012, Parcel 010.01, Douglas Dam Road (City).
9. Concept Plan – Outdoor Ambition LLC requests conceptual approval for Crossways Campground – Tax Map 062, Parcel 023.00, 025.00, and 033.07, Middle Creek Road (City).
10. Concept Plan – Welrocenterprises, LLC requests conceptual approval for Caton Road Cabins – 234 Caton Road (City).

### F. Staff Report

1. 407 Gateway Master Plan Development

### G. Adjournment



# Planning Commission AGENDA NOTES

11/2/2023

A. Call to Order

B. Approval of Minutes – 10/5/2023

C. Public Forum

D. Old Business

1. Subdivision Plat – The Land Surveyors, Inc requests final subdivision plat approval for Witt Hollow Road Extension – Tax Map 050, Parcels 029.00, 029.01, 029.02, Witt Hollow Road (Planning Region).

This is a proposed subdivision plat located off Witt Hollow Road in the Planning Region. The proposed plat affects four parcels, extends Witt Hollow Road, and creates Mamie Turner Road. This plat has been heard three previous times by this commission resulting in one denial and two deferrals. The primary cause is due to the undetermined nature of Witt Hollow Road specifically whether the portion to the east is a public or private right-of-way. This plat was deferred at the October Planning Commission meeting and no new information has become available. Staff does not have a recommendation.

E. New Business

1. ROW Extension – Swaggerty Farm, Inc requests Right-of-Way extension – 2865 Winfield Dunn Parkway (City).

This is a proposed extension of Swaggerty Road to continue west across Winfield Dunn Parkway. It will be named West Swaggerty Road. The proposed extension was originally created as an easement, however due to the prospect of new development in this area, they are now requesting that it become a public right-of-way. Staff recommends approval.

2. IIO District Expansion – Phillip Lewis Engineering requests Interstate Impact Overlay District Expansion for Camping World – 210 East Dumplin Valley Road (City).

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

3. Rezoning – Moon Bug Construction LLC requests rezoning from Arterial Commercial (AC) to High Density Residential (HDR) – 100 John L Marshall Drive (City).

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

4. Subdivision Plat – M. Lacey Land Surveying, LLC requests final approval for Allensville Square Subdivision – Tax Map 049, Parcels 026.10, 026.11, 026.12, 026.17, 026.19, 026.18, Allensville Square Road (City).

This is a proposed subdivision plat located along Allensville Road and Old Douglas Dam Road to convert six (6) parcels into four (4) parcels. Plan meets all standards and staff can recommend approval.

5. Planned Unit Development – Land Engineering, Inc. requests site plan approval for Bass Pro Townhomes Phase 2/Cherokee Overlook – Tax Map 008, Parcel 026.00, Bass Pro Drive (City).

This is a Phase II of the previously approved Bass Pro Townhomes, now referred to as Cherokee Overlook containing 38 townhome units located off Bass Pro Road. The proposed townhomes will be

for long term stays only. Staff is awaiting minor corrections and the required subdivision plat. If received staff can recommend approval.

6. Site Plan – Compass Ventures requests site plan approval for The Laundry – Tax Map 062, Portion of Parcel 017.04, Blue Ribbon Drive (City).

This is a proposed multi-use building that will house a laundromat, warehouse, and office space located on the north side of Blue Ribbon Drive. Plan meets all standards and staff can recommend approval.

7. Site Plan – Compass Ventures requests site plan approval for The Ridge, Phase 3 – 1250 Middle Creek Road (City).

This is a proposed Phase 3 of The Ridge which is an existing outdoor resort located off Middle Creek Road. This proposal contains recreational vehicle pads and a tiny home consistent with the other phases of the site. Staff is currently awaiting corrections regarding water and sewer comments, if received staff can recommend approval.

8. Site Plan – Robert G. Campbell & Associates, LP requests site plan approval for Kodak Townhomes – Tax Map 012, Parcel 010.01, Douglas Dam Road (City).

This is a previously approved apartment complex being converted to long-term townhomes located off W Dumplin Valley Road and Douglas Dam Road. The conversion will reduced the previous number of units to 222 proposed units. Staff is awaiting corrections on water and sewer, solid waste, and platting comments. Additionally, eight (8) townhome buildings and the maintenance building do not meet the required 25' exterior setback. Staff cannot recommend approval without receipt of corrections and approval of a 15 foot variance.

9. Concept Plan – Outdoor Ambition LLC requests conceptual approval for Crossways Campground – Tax Map 062, Parcel 023.00, 025.00, and 033.07, Middle Creek Road (City).

This is a proposed campground containing recreational vehicle pads, tiny homes, and tent sites located off Middle Creek Road with access through Fox Landing Court. At this phase of design staff can recommend conceptual approval.

10. Concept Plan – Welrocenterprises, LLC requests conceptual approval for Caton Road Cabins – 234 Caton Road (City).

This is a proposed mixed-use development located off Caton Road containing a hotel and 84 short-term rental units. The development will be constructed in phases and at this phase of design staff can recommend conceptual approval.

#### F. Staff Report

1. 407 Gateway Master Plan Development – This is a proposed draft of a master plan development district for the 407 Gateway to adventure project. The draft documents will be separately distributed.

#### G. Adjournment





## **PLANNING COMMISSION MINUTES OCTOBER 5, 2023**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, October 5, 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  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Bob Parker, Parks & Recreation Director  
Patrick Oxley, Parks & Recreation Deputy Director

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

### **APPROVAL OF MINUTES**

Mr. Helton made a motion to approve the minutes from the September 7, 2023 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

### **PARKS AND RECREATION MASTER PLAN**

#### **Staff Recommendation**

Mr. Parker explained that the Parks and Recreation Master Plan was approved in November 2018. For grant purposes, master plans must be updated every five years. He further explained the progress the

city has made on the five stated goals as outlined on the original document. Staff requested approval to proceed with updates to the plan.

### **Action Taken**

Mr. Fox made a motion to proceed with updates to the Parks and Recreation Master Plan. Mr. Roberts offered a second, and the motion passed unanimously.

### **OLD BUSINESS**

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

### **Staff Recommendation**

Mr. Smith reminded the commission that this subdivision plat had previously been deferred to allow time for all involve parties to meet to resolve disagreements. Since then, several meetings have been held, however attempts to get all parties together have been unsuccessful. Additionally, the surveyor has added a note, which he believes would absolve the city from making a determination regarding the public or private nature of the Right-of-Way.

After much discussion and public input from affected parties and their attorneys, the commission restated their desire for a meeting of all parties to resolve their disagreement prior to the commission making a decision on approval.

### **Action Taken**

Mr. Fox made a motion to defer the subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

### **NEW BUSINESS**

#### **ANNEXATION – TENNESSEE LAND TITLE REQUESTS ANNEXATION – TAX MAP 050, PARCELS 043.10, 044.00, AND 044.01, NEWPORT HIGHWAY (PLANNING REGION).**

### **Staff Recommendation**

Mr. Smith explained that the owners of the three parcels petitioned the city to request annexation. Currently, a warehouse and office building are located at the site, with plans for future multi-family housing. Staff recommended approval.

### **Action Taken**

Mr. Stott made a motion to approve the annexation, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**ZONING – TENNESSEE LAND TITLE REQUESTS INTERMEDIATE COMMERCIAL (IC) ZONING OF PROPOSED ANNEXATION – TAX MAP 050, PARCELS 043.10, 044.00, AND 044.01, NEWPORT HIGHWAY (PLANNING REGION).**

**Staff Recommendation**

Mr. Smith stated that this zoning request is associated with the just-approved annexation item. The IC zoning designation allows the current uses as well as future multi-family development. Staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the IC zoning designation, which received a second from Mr. Helton. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**REZONING – JEANNINE EMORY REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO INTERMEDIATE COMMERCIAL (IC) – TAX MAP 061, PARCEL 148.00, BRITLYNNE BOULEVARD (CITY).**

**Staff Recommendation**

Mr. Smith reminded the commission that they approved a larger rezoning in this area about 6 months ago. The current request would clean up the zoning boundary and would allow for future proposed uses. Nearby property owners addressed the commission asking for clarification on the impact the new commercial zone might bring, and were reassured that this change in zoning would mean less intense development than the existing zone allows.

**Action Taken**

Mr. Roberts made a motion to approve the rezoning, which received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**REZONING – BERRY ENGINEERS, LLC REQUESTS REZONING FROM INDUSTRIAL (IN) TO ARTERIAL COMMERCIAL (AC) – 1185 DOLLY PARTON PARKWAY (CITY).**

**Staff Recommendation**

Mr. Smith explained that this rezoning area includes the existing Walmart Neighborhood Market and Dairy Queen on Dolly Parton Parkway, and a vacant parcel located on Wagner Drive. The rezoning would be more in line with existing uses, and allow for the proposed urgent care to be developed on the vacant parcel. Staff recommended approval.

**Action Taken**

Mr. Stott made a motion to approve the rezoning, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

**CONCEPT PLAN – BERRY ENGINEERS, LLC REQUESTS CONCEPTUAL APPROVAL  
FOR URGENT CARE – TAX MAP 050, PARCEL 101.01, WAGNER DRIVE (CITY).**

This item was withdrawn by the applicant prior to the meeting.

**STAFF REPORTS**

Mr. Smith announced that the new Development Director, Corey Divel, had been hired and would be introduced at the next Planning Commission meeting. Mr. Smith also congratulated Mr. Valentine on his promotion to Building Official

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:01 PM.

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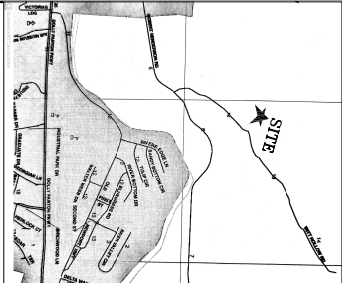
Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary



SEVER COUNTY HEALTH DEPARTMENT

TOTAL ACRES = 2.183

SEVER COUNTY HEALTH DEPARTMENT

HEALTH DEPARTMENT NOTES AND RESTRICTIONS

DATE: \_\_\_\_\_

SECTION: \_\_\_\_\_

1. THE HEALTH DEPARTMENT HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S POLICIES AND PROCEDURES.

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CERTIFICATE OF OWNERSHIP AND DEDICATION

1. I, \_\_\_\_\_, the owner of the property, hereby certify that the property is being dedicated to the public use of the community.

2. I, \_\_\_\_\_, the owner of the property, hereby certify that the property is being dedicated to the public use of the community.

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CERTIFICATION OF STREET NAMES

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CERTIFICATE OF APPROVAL FOR RECORDING

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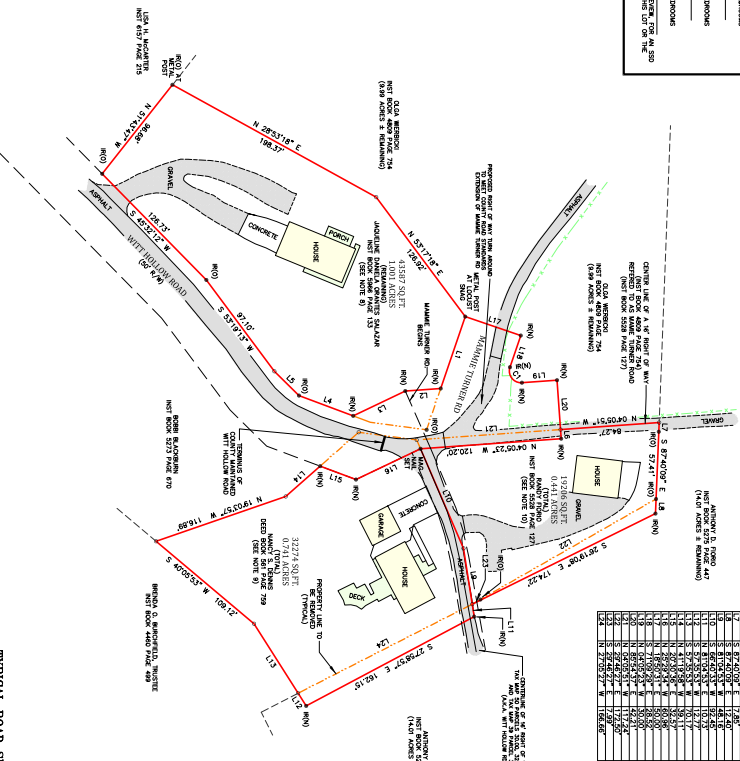
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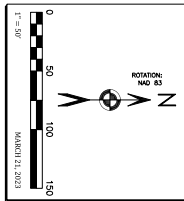
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NO.	DESCRIPTION	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
1	EXISTING ROAD	0.100	4.6%
2	EXISTING ROAD	0.100	4.6%
3	EXISTING ROAD	0.100	4.6%
4	EXISTING ROAD	0.100	4.6%
5	EXISTING ROAD	0.100	4.6%
6	EXISTING ROAD	0.100	4.6%
7	EXISTING ROAD	0.100	4.6%
8	EXISTING ROAD	0.100	4.6%
9	EXISTING ROAD	0.100	4.6%
10	EXISTING ROAD	0.100	4.6%



LEGEND

• R/O DENOTES A LOT WITH ROAD OLD

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NOTES

1. THE PROPERTY IS BEING DEDICATED TO THE PUBLIC USE OF THE COMMUNITY.
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FOR SOURCE OF TITLE SEE:

SEE MAP

PARCEL INFORMATION:

TAX MAP 50 PART OF PARCELS

29.000, 29.010, 29.020, 29.030 & 30.000

FIFTH CIVIL DISTRICT

SEVER COUNTY, TENNESSEE

REMAINING PROPERTIES  
AFTER DEDICATION OF  
WITT HOLLOW  
ROAD EXTENSION



SURVEYOR'S 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: \_\_\_\_\_

\_\_\_\_\_, 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 #15500C/D/E, EFFECTIVE DATE: MAY 16, 2009.

REGISTERED PROFESSIONAL SURVEYOR

STATE OF TENNESSEE

2340

BRENNON GARRETT, RLS# 2340

REGISTERED PROFESSIONAL SURVEYOR

STATE OF TENNESSEE

2340

BRENNON GARRETT, RLS# 2340



2 PGS : QUIT CLAIM DEED

BATCH: 667773

10/24/2023 - 11:15 AM

VALUE 0.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 10.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 12.00

STATE OF TENNESSEE, SEVIER COUNTY

CYNDI B PICKEL

REGISTER OF DEEDS

## QUITCLAIM DEED

This instrument prepared by: Allison J. Scott  
 Attorney at Law, P.O. Box 4486, Sevierville, TN 37864-4486

GRANTOR: Swaggerty Farm, Inc.  
 ADDRESS: 2827 Swaggerty Rd.  
Kodak TN 37764

Property Assessor

Map 012, Gp     , Par 210.00  
 Same      PO XX

GRANTEE: City of Sevierville  
 ADDRESS: 120 Gary Wade Blvd  
Sevierville, TN 37862

Person or agency responsible for payment of taxes:

Name: Grantee  
 Address:                                     

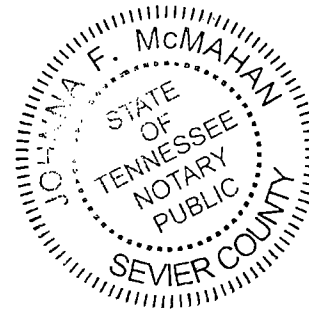
APPENDIX II  
FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration  
 for this transfer is \$ 0

AFFIANT

Sworn to and subscribed before me this 2 day of  
October, 2023.

Notary Public or Register

My Commission Expires: 9/24/24

THIS INDENTURE made and entered into this 20 day of Oct., 2023, by and between

Swaggerty Farm, Inc., a Tennessee corporation,

known hereinafter as First Party (Grantor), and

City of Sevierville, a Tennessee municipal corporation,

known hereinafter as Second Party (Grantee);

## WITNESSETH:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged,

The First Party has bargained, sold, remised and QUITCLAIMED and does hereby bargain, sell, remise, release and QUITCLAIM unto the Second Party all of the First Party's right, title, and interest in and to the following described premises, to-wit:

SITUATED in Eighth (8<sup>th</sup>) Civil District of Sevier County, Tennessee, and within the city limits of Sevierville, Tennessee, being more particularly described as follows:

BEGINNING at a ½" iron pin located on the southern right of way line of Winfield Dunn Parkway, corner to property owned by Swaggerty (W.D. Book 294, Page 844); said pin also located 1500 feet southeast of Douglas Dam Road; thence leaving the southern right of way

line of Winfield Dunn Parkway, and with the line of Swaggerty, a curve the left, having a radius of 25.00 feet, an arc length of 39.10 feet, and a chord bearing and distance of North 89 deg. 25 min. 18 sec. West, 35.23 feet to a ½" iron pin (set); thence South 45 deg. 46 min. 43 sec. West, 238.18 feet to a ½" iron pin (set) at an electric box; thence South 45 deg. 46 min. 43 sec. West, 140.88 feet to a ½" iron pin (set); thence North 44 deg. 29 min. 02 sec. West, 50.00 feet to a sanitary sewer manhole, a common corner to property owned by Weigel's (Book 5463, Page 198); thence leaving the line of Swaggerty and with the line of Weigel's, North 45 deg. 46 min. 43 sec. East, 403.77 feet to an iron pin located on the southern right of way line of Winfield Dunn Parkway; thence leaving the line of Weigel's and with the southern right of way line of Winfield Dunn Parkway, South 44 deg. 37 min. 17 sec. East, 74.83 feet to a ½" iron pin, being the point of beginning, and described as "Proposed City Street," on that certain survey of Eddy R. Garrett, TN RLS #1544, dated August 21, 2023, bearing Job File No. 23-214, entitled "Swaggerty Farm, Inc."

BEING part of the same property conveyed to Swaggerty Farm, Inc., a Tennessee corporation, by Warranty Deed dated May 16, 1980, from Juanita C. Swaggerty, as the same appears of record at Warranty Deed Book 294, Page 844, Register's Office, Sevier County, Tennessee.

and all the estate, right, title and interest of the party of the First Part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

IN WITNESS WHEREOF, First Party has hereunto caused this Quitclaim Deed to be executed as of the day and year first hereinabove written.

SWAGGERTY FARM, INC.

By: *Kent Woods*  
Kent Woods  
Its: President

STATE OF TENNESSEE  
COUNTY OF SEVIER

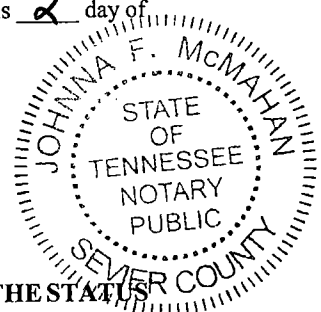
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Kent Woods**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President** of **Swaggerty Farm, Inc.**, the within named bargainer, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and Official Seal at office in said State and County this 2 day of October, 2023.

*Johnna F. McMahon*  
Notary Public

My Commission Expires: 7/24/24

[Notary Seal]



**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED, AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

G:\WP8 Docs\Misc23\Swaggerty Farm, Inc\Quit Claim Deed-092823-AJS.wpd







Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
Interstate Impact Overlay Expansion

**Applicant:** Phillip Lewis  
Engineering

**Owners:** Camping World

**Staff:** Dustin Smith, Corey Divil,  
and Kristina Rodreick

**Tax ID Number:** Tax Map  
008F, Group A, Parcels 1.00  
through 9.00

**Current Zone:** No Overlay

**Requested Zone:** Interstate  
Impact Overlay District

**Number of Lots:** 9

**Current Use:** RV Rentals and  
Service

**Proposed Use:** RV Rentals and  
Service

**Notification:** City will provide  
notice in accordance with City of  
Sevierville Planning Department  
policies and procedures.

**Exhibits:** Application and Map

**Request**

Expanding Interstate Impact Overlay district totaling approximately  
14.2 acres +/-

**Background**

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North & East – No Overlay District used for commercial and  
residential.

South – No Overlay District used for Interstate 40.

West – Interstate Impact Overlay District used for commercial.

**Staff Comments**

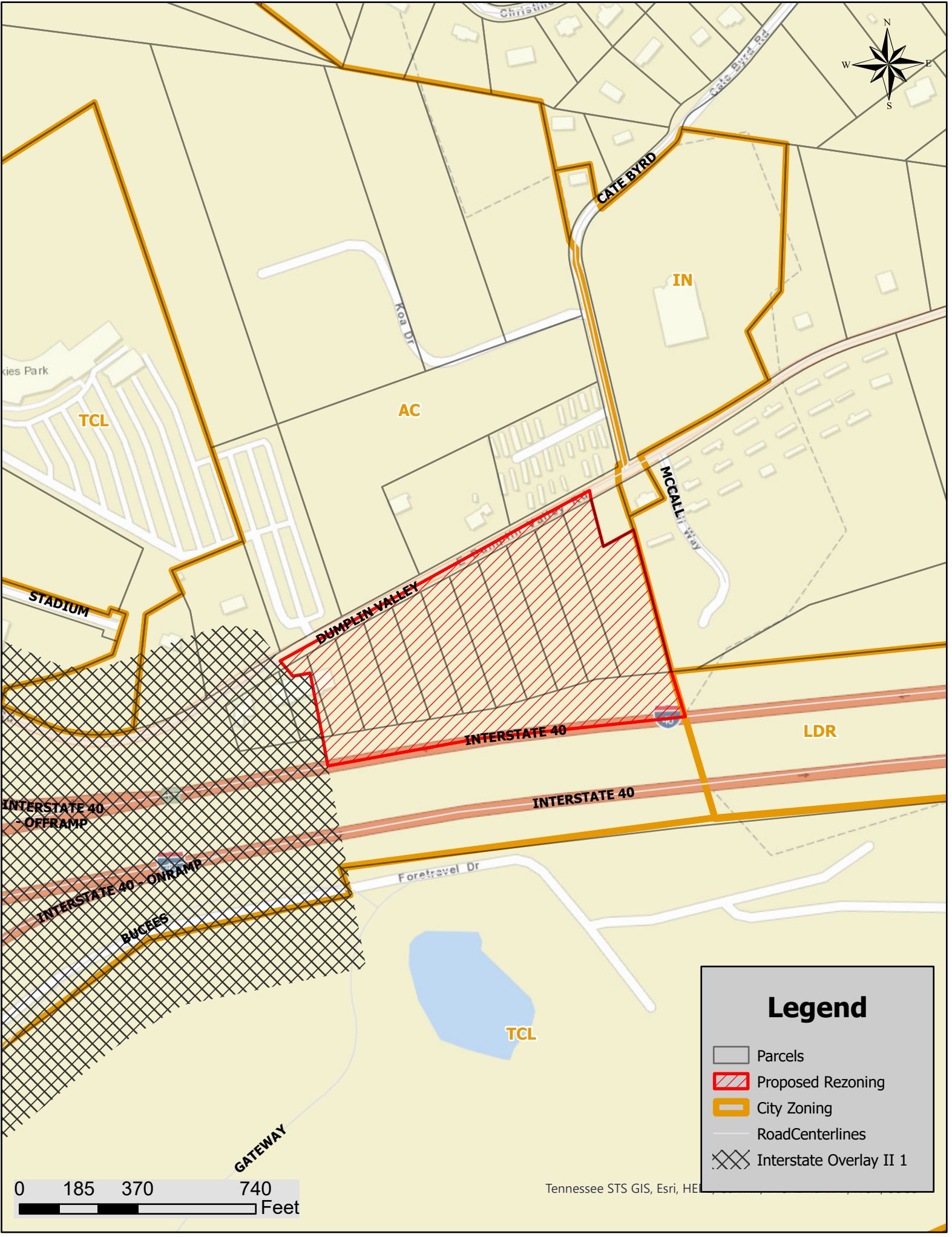
The immediate surrounding area commercial, residential, and Interstate  
40.

**Public Comments**

None to date.

**Staff Recommendation**

The properties are located on the south side of Dumplin Valley Road  
and the north side of Interstate 40. The request is to extend the  
Interstate Impact Overlay District. As the district is adjacent to the  
parcels, staff recommends approval.



# Legend

- Parcels
- Proposed Rezoning
- City Zoning
- RoadCenterlines
- Interstate Overlay II 1

0 185 370 740 Feet



Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
100 John L Marshall Dr – Parcel 061G B 049.00

<p><b><u>Applicant:</u></b> Moon Bug Construction LLC</p> <p><b><u>Owners:</u></b> Cassandra W Hendrix</p> <p><b><u>Staff:</u></b> Dustin Smith, Corey Divil, and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 061G, Group B, Parcel 049.00</p> <p><b><u>Current Zone:</u></b> Arterial Commercial (AC)</p> <p><b><u>Requested Zone:</u></b> High Density Residential</p> <p><b><u>Number of Lots:</u></b> 1</p> <p><b><u>Current Use:</u></b> Vacant</p> <p><b><u>Proposed Use:</u></b> Professional Offices and Multifamily</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 1 parcel totaling 0.88 acres +/- from Arterial Commercial (AC) to High Density Residential (HDR)</p> <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 – High Density Residential (HDR) used for residential</p> <p>South &amp; East – Arterial Commercial (AC) used for commercial</p> <p><b><u>Staff Comments</u></b> The immediate surrounding area is vacant and residential.</p> <p><b><u>Public Comments</u></b> None to date.</p> <p><b><u>Staff Recommendation</u></b> The property is located off the Parkway and John L Marshall Road. It is currently zoned Arterial Commercial (AC). The request is to rezone to High Density Residential (HDR) is consistent with the surrounding area and proposed use. Staff recommends approval.</p>
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# Proposed Rezoning from Arterial Commercial (AC) to High Density Residential (HDR)



LDR

HDR

OAK

JOHN MARSHALL

HDR

PARKWAY AC

PARKWAY

SOUTH

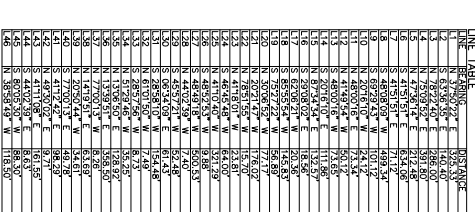
## Legend

- Parcels
- Proposed Rezoning
- City Zoning
- RoadCenterlines

0 45 90 180 Feet

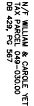
Maxar, Microsoft





CRATE	SALES	LENGTH	PERIOD
1	87.99	104.55	36.80
2	17.91	144.33	18.40
3	13.81	147.93	11.50
4	15.00	147.93	11.50
5	15.00	62.64	7.90
6	14.50	62.64	7.90
7	13.81	62.64	7.90
8	13.81	62.64	7.90
9	13.81	62.64	7.90
10	12.50	51.17	3.60
11	12.50	51.17	3.60
12	12.50	51.17	3.60
13	12.50	51.17	3.60
14	12.50	51.17	3.60
15	12.50	51.17	3.60
16	12.50	51.17	3.60
17	12.50	51.17	3.60
18	12.50	51.17	3.60
19	12.50	51.17	3.60
20	12.50	51.17	3.60
21	12.50	51.17	3.60
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23	12.50	51.17	3.60
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26	12.50	51.17	3.60
27	12.50	51.17	3.60
28	12.50	51.17	3.60
29	12.50	51.17	3.60
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31	12.50	51.17	3.60
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80	12.50	51.17	3.60
81	12.50	51.17	3.60
82	12.50	51.17	3.60
83	12.50	51.17	3.60
84	12.50	51.17	3.60
85	12.50	51.17	3.60
86	12.50	51.17	3.60
87	12.5		

# STOBTAB, INCORPORATED



- SCALE: 1" = 2000'**

- [illegible]

PROPERTY LINE  
ADJOINING PROPERTY LINE  
ORIGINAL LOT LINE TO BE ELIMINATED  
EASEMENT LINE  
BUILDING SETBACK LINE  
EDGE OF PAVEMENT  
CURB LINE

AC	ACRE	LM	LARGE MAP
DB	DEED BOOK	N/F	NOW OR FORMERLY
FND	FOUND	R&C	ROD & PLASTIC CAP
IR	IRON ROD	PB	PLAT BOOK
		PG	PAGE

COMBINATION PLAT  
ALLENSVILLE SQUARE  
ALLENSVILLE DEVELOPMENT

OLD DOUGLAS DAM ROAD  
CITY OF SEVIERVILLE  
5TH CIVIL DIST., SEVIER CO., TENNESSEE

**M. LACEY LAND SURVEYING,**  
PROFESSIONAL LAND SURVEYING SERVICES  
579 BEECH GROVE ROAD, BULLS GAP, TN 37711  
PHONE: 423-235-5545

Date	Project No.	Quoting No.	Rev
10/04/2023	12270623	SU-1	2
Drawn By			

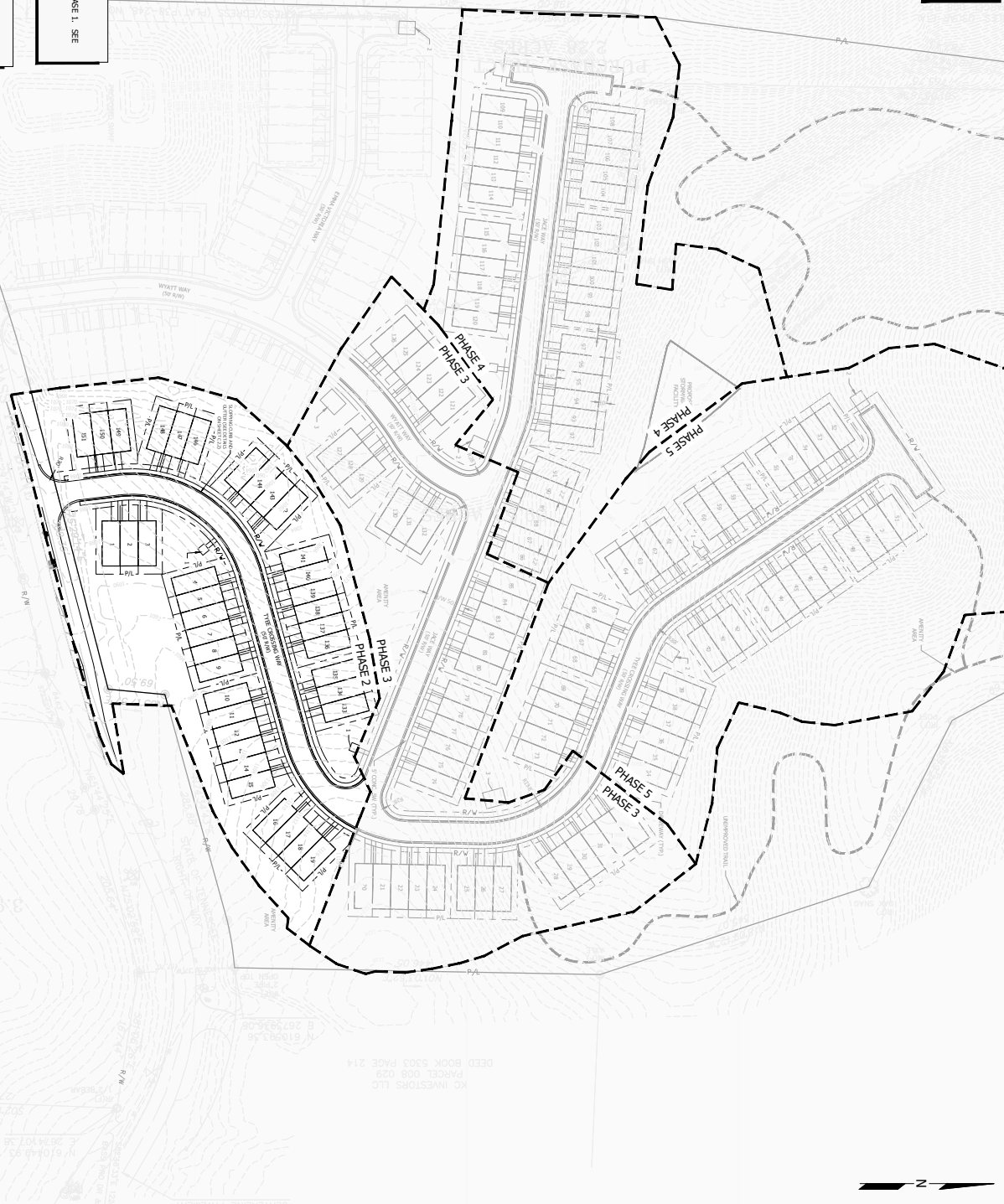
12270623	SU-1	2
Drawn By		

RECREATIONAL AREA CALCULATIONS

PH 1 HABITABLE AREA: 21.28 AC  
PH 2 HABITABLE AREA: 21.28 AC  
PH 3 HABITABLE AREA: 21.28 AC  
PH 4 HABITABLE AREA: 21.28 AC  
PH 5 HABITABLE AREA: 21.28 AC  
TOTAL HABITABLE AREA: 105.92 AC  
TOTAL SITE AREA: 105.92 AC  
TOTAL RECREATIONAL AREA: 105.92 AC  
TOTAL SITE AREA: 105.92 AC  
TOTAL RECREATIONAL AREA: 105.92 AC

LEGEND

1. WALK-UP MAIL BOX
2. SINGLE COMPOSTER BIN
3. DOUBLE COMPOSTER BIN
4. (SEE SHEET C/A FOR DETAILS)
5. (SEE SHEET C/A FOR DETAILS)



SOLID WASTE NOTES:

PHASE 2 TO USE TRASH COMPACTOR INSTALLED UNDER PHASE 1. SEE PHASE 1 PLANS FOR LOCATION AND CALCULATIONS.

PHASE NOTES:

ONLY COMPONENTS WITHIN THE PHASE 2 BOUNDARIES ARE TO BE EXECUTED UNDER THESE DOCUMENTS. ADDITIONAL PHASES SHOWN ARE TO BE PERMITTED AT A FUTURE DATE.

LAND ENGINEERING

1601 S. 25th Street, Suite 100  
Macon, Georgia 31203  
1-800-844-4444 / 478-244-4444

GA COA 157096 / PEP6180

PROFESSIONAL ENGINEERS AND SURVEYORS  
REGISTERED IN THE STATE OF GEORGIA  
LAND ENGINEERING, INC. IS AN EQUAL OPPORTUNITY  
EMPLOYER. WE ARE COMMITTED TO DIVERSITY AND  
INCLUSIVITY IN OUR WORKPLACE. WE ENCOURAGE  
ALL QUALIFIED INDIVIDUALS TO APPLY.  
LAND ENGINEERING, INC. SHALL BE  
CONSIDERED THE SUCCESSOR TO LAND ENGINEERING, INC.

Professional Seal

**PRELIMINARY  
NOT FOR RECORD  
OR CONSTRUCTION**



Notes:

Project Number: 1184-003  
Owner: Cherokee Overlook, LLC  
Date: 01/20/2023

Submitted: 01/20/2023  
Revised: 01/20/2023

No.	Date	Description
1	01/20/2023	PRELIMINARY

Owner / Developer:  
Cherokee Overlook, LLC

24 Hour Contact:  
Tina Wainwright, 404-939-0039

Project Name:  
Cherokee Overlook, LLC

**CHEROKEE OVERLOOK  
PHASE 2**

Parcel Location:  
150-150 BASS PRO DRIVE  
Land Lot:  
District:  
Section:  
County:  
State: TN

Drawing Scale:  
1" = 60'

Sheet Title:  
DETAILED SITE  
PLAN

Drawing Number: C2.2 40

---

NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TENNESSEE ONE-CALL AT 800-488-7369. THE CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONTRIBUTION NUMBERS.



GENERAL NOTES  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE LOCATION, ELEVATION, AND DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT.

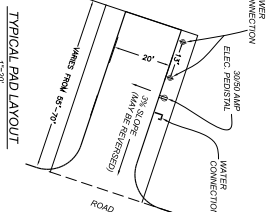
REGIONAL AND SEWER CONTROL

ALL REGIONAL AND SEWER CONTROL DEVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGIONAL WASTEWATER TREATMENT PLANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT.

EXISTING SANITATION AGENCIES WILL BE UTILIZED.

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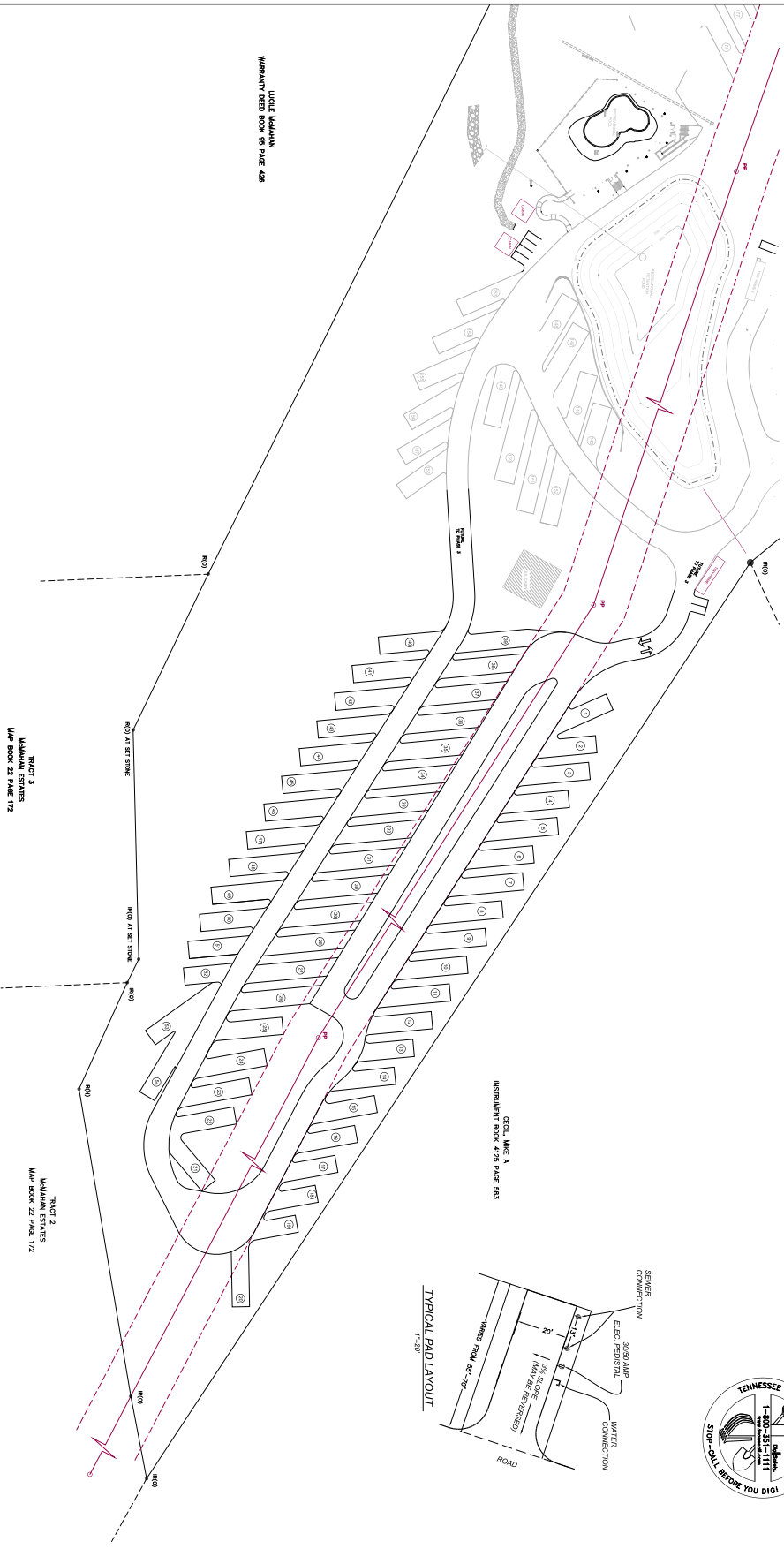
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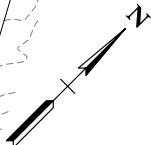
TYPICAL PAD LAYOUT  
1'-20'

EXISTING SANITATION AGENCIES WILL BE UTILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT.








LIQUID MANNAN  
WARRANTY DEED BOOK 95 PAGE 428







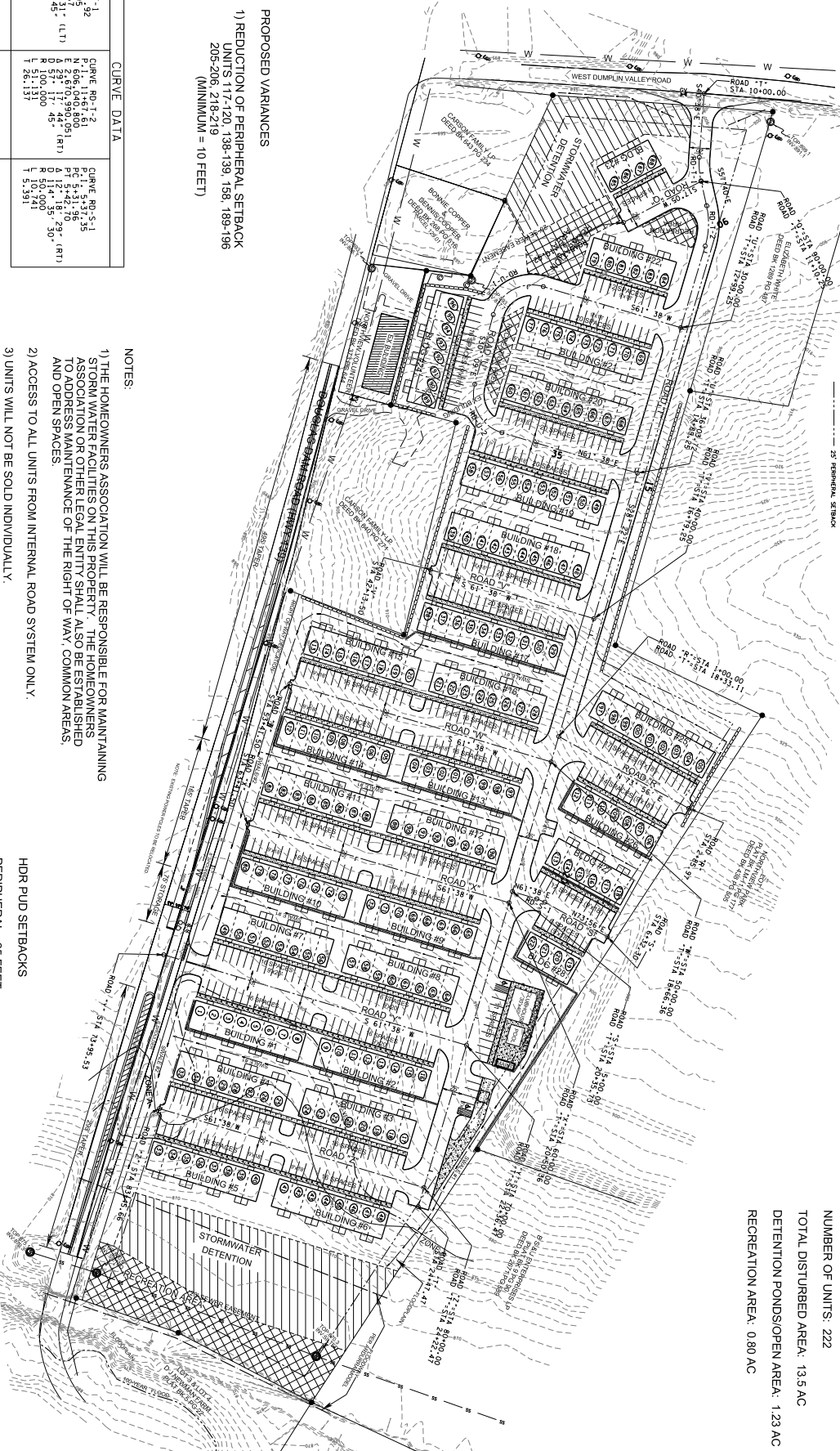
### LEGEND

-  PROPOSED FIRE HYDRANT  
 PROPOSED RETAINING WALL  
 GAS UTILITY POLE  
 WATER VALVE  
 WATER METER  
 CLEAN-OUT  
 SEWER MANHOLE

ENGINEER:  
ROBERT C. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

OWNER/DEVELOPER:  
PERRY SMITH DEVELOPMENT  
2139 NEW ERA ROAD  
SEVIERVILLE, TN 37862  
(865) 908-1097

CLT MAP: 12  
PARCEL: 10.01  
PROPERTY ZONED: HDR  
TOTAL AREA: 15.61 ACRES  
NUMBER OF BUILDINGS: 29  
NUMBER OF UNITS: 222  
TOTAL DISTURBED AREA: 13.5 AC  
DETENTION PONDS/OPEN AREA: 1.23 AC  
RECREATION AREA: 0.80 AC



### PROPOSED VARIANCES

- 1) REDUCTION OF PERIPHERAL SETBACK  
UNITS 117-120, 138-139, 158, 189-196  
205-206, 218-219  
(MINIMUM = 10 FEET)

## CURVE DATA

CURVE RD-1-1	CURVE RD-T-2	CURVE RD-S-1
P. 1, 10-94.32	P. 1, 11+37.61	P. 1, 5-33.35
P. C. 10-73.35	N 606, 1043, 800	P. 5, 31.96
A. 1, 71-01.31 (LT)	E 2, 270, 990, 05-1	P. 5+42-0.0
D 57, 1-1, 48-	E 2, 27-17, 45- (RT)	P. 1, 4, 18, 29- (RT)
R 100, 000	R 100, 000	R 50, 000, 30-
T 19, 715	T 51, 131	T 10, 741
T 14, 968	T 26, 137	T 5, 391

## NOTES:

- 1) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. THE HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL ALSO BE ESTABLISHED TO ADDRESS THE MAINTENANCE OF THE RIGHT-OF-WAY, COMMON AREAS, AND OPEN SPACES.
- 2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 3) UNITS WILL NOT BE SOLD INDIVIDUALLY.
- 4) OVERNIGHT RENTAL OF UNITS WILL NOT BE CONDUCTED.
- 5) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.

## HDR PUD SETBACKS

PERIPHERAL - 25 FEET

**BUILDING SEPARATION - 20 FEET**

STREET RIGHT OF WAY - 25 FEET



 <b>ROBERT G. CAMPBELL &amp; ASSOC., LP.</b> CONSULTING ENGINEERS 1400 W. I. THOMPSON NO. DATE DESIGNED BY C.O.		<b>KODAK TOWNHOMES</b> SITE DEVELOPMENT PLAN & STORMWATER POLLUTION PREVENTION PLAN <b>GENERAL LAYOUT</b>		SHEET TWO NO. <b>(2)</b>
		CHECKED BY DATE	SCALE 1" = 60' FILE NO.	
		DRAIN BY		1.7



NOTE:  
THIS DRAWING IS THE PROPERTY OF DENOWY DESIGNS, LLC.  
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY  
IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS  
DRAWING WITHOUT THE WRITTEN CONSENT OF DENOWY DESIGNS, LLC  
IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE  
USE OF THIS DRAWING.

NO.	DATE	DESCRIPTION	BY	CHKD

OUTDOOR AMBITION LLC.  
CONSULT - DESIGN - DEVELOP  
248 CROSS OVER RD. SEVIERVILLE, TENNESSEE

CROSSWAY CAMPGROUND  
TN CAMPGROUND  
SEVIERVILLE

CAMPGROUND CONCEPT DEVELOPMENT PLAN

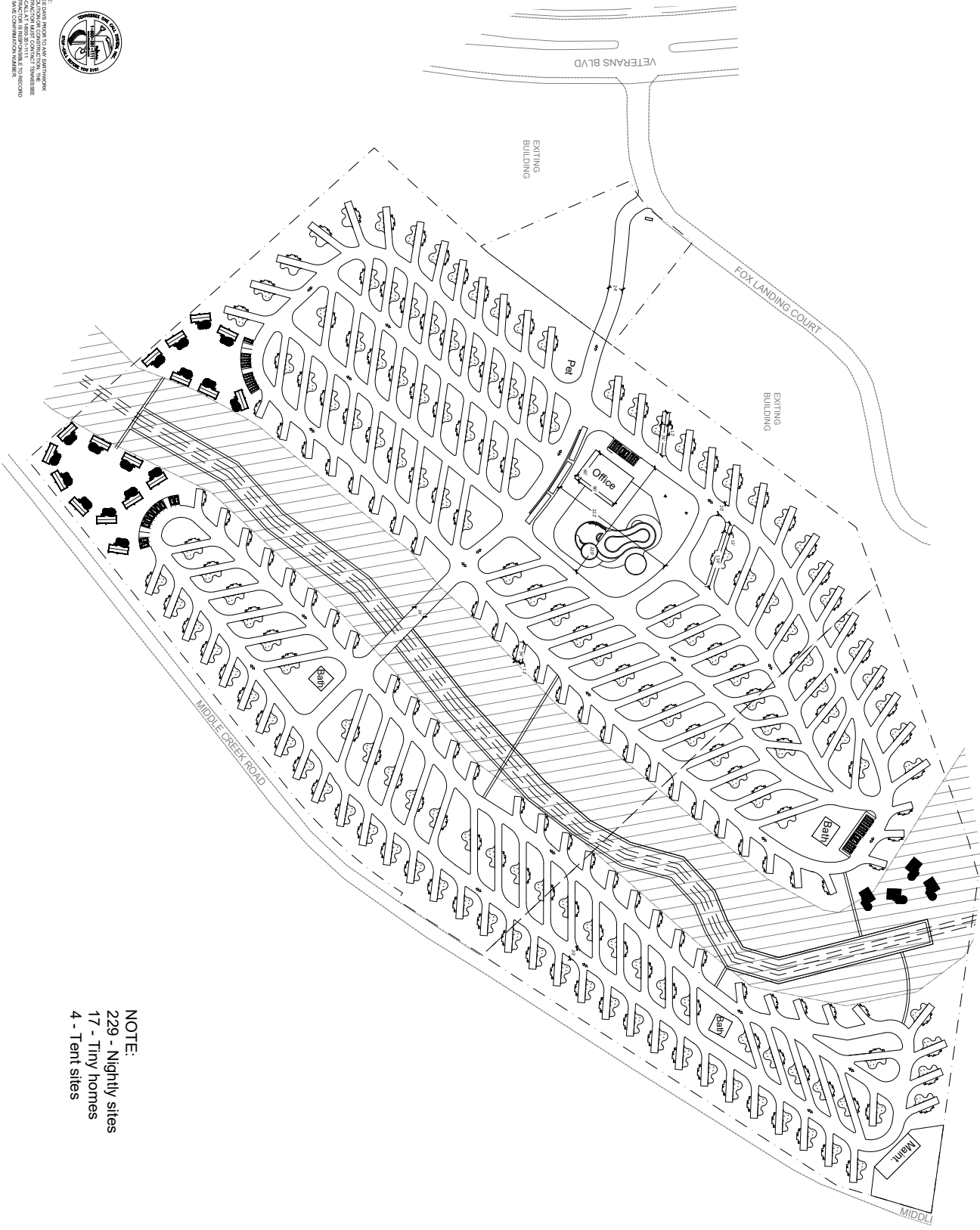
DESIGNED BY	CHECKED BY	SCALE	SHEET
ERK	NJA	1"=4'	2 OF 2
DRAWN BY	DATE	FILE NO.	
ALO	10/2/2023	0	

NOTE:  
229 - Nightly sites  
17 - Tiny homes  
4 - Tent sites

DEVELOPER: OUTDOOR AMBITION LLC.  
248 CROSS OVER RD.  
SEVIERVILLE, TN 37876  
(865) 369-7788

ENGINEER: TBD

DESIGNER: DENOWY DESIGNS  
7320 N. La Ochia Blvd Ste. 154  
Tucson AZ 85741  
520.494.3066





NOTE:  
THIS PLAN IS PREPARED BY AN ENGINEER  
FOR THE PURPOSE OF OBTAINING A PERMIT  
FOR CONSTRUCTION OF THE PROJECT FROM THE  
LOCAL AUTHORITY. IT IS NOT TO BE USED FOR  
ANY OTHER PURPOSES WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER.

NO.	DATE	DESCRIPTION	BY	CHKD

OUTDOOR AMBITION LLC,  
CONSULT - DESIGN - DEVELOP  
248 CROSS OVER RD. SEVIERVILLE, TENNESSEE

CROSSWAY CAMPGROUND  
TN CAMPGROUND  
SEVIERVILLE

CAMPGROUND CONCEPT DEVELOPMENT PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
ERK	NJA	1"=40'	1 OF 2
DRAWN BY	DATE	FILE NO.	
AJD	10/22/2023	0	

NOTE:  
229 - Nightly sites  
17 - Tiny homes  
4 - Tent sites

