SEVIERVILLE PLANNING COMMISSION

4/4/2024

5:00 P.M. – Civic Center

Planning Commission
AGENDA
4/4/2024

A. Call to Order

B. Approval of Minutes – 3/7/2024

C. Public Forum

D. Old Business

E. New Business

1. Rezoning – Lynn Janutolo requests rezoning from LDR to NC – 1415 Middle Creek Road (City).
2. Subdivision – W.C. Whaley, Inc requests final approval for A.T. Umbarger Farm Subdivision – Tax Map 063, Parcel 013.00, Harrisburg Road (Planning Region).
3. Subdivision – The Land Surveyors, Inc requests final approval for Lloyd Meyers Subdivision – Tax Map 073, Parcel 032.03, Myers Road (Planning Region).
4. Subdivision – Robert Campbell and Associates requests final subdivision plat approval for Foxwood Subdivision– Tax Map 062H, Group B, Parcels 026.00, 027.00, & 028.00 (City).
5. Site Plan – Johnson Architecture requests conceptual approval for the Ann Mitchell – 101 E Main Street (City).
6. Site Plan – SITE, Inc requests final approval for Smoky Mountain Flats – Two Rivers Boulevard (City).
7. Site Plan – Compass Ventures requests final approval for Edmond's Quad – 1515 Ridge Road (City).
8. Site Plan – Will Robinson & Associates requests final approval for BJ's Wholesale – Allensville Road (City).
9. Sevier County Zoning Ordinance Amendment.

F. Staff Report

G. Adjournment

Planning Commission
AGENDA NOTES
4/4/2023

A. Call to Order

B. Approval of Minutes – 3/7/2023

C. Public Forum

D. Old Business

E. New Business

1. Rezoning – Lynn Janutolo requests rezoning from LDR to NC – 1415 Middle Creek Road (City).

   Please see the staff report for full comments and details.

2. Subdivision – W.C. Whaley, Inc requests final 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 off Harrisburg Road in the Planning Region. The plat meets all standards and staff recommends approval.

3. Subdivision – The Land Surveyors, Inc requests final subdivision plat approval for Lloyd Meyers Subdivision – Tax Map 073, Parcel 032.03, Myers Road (Planning Region).

   This is a proposed four lot subdivision located off Myers Road in the Planning Region. The plat meets all standards and staff recommends approval.

4. Subdivision – Robert Campbell and Associates requests final subdivision plat approval for Foxwood Subdivision– Tax Map 062H, Group B, Parcels 026.00, 027.00, & 028.00 (City).

   This is a proposed three lot subdivision located off Foxwood Drive and Ernest McMahan Road. The plat meets all standards and staff recommends approval.

5. Site Plan – Johnson Architecture requests conceptual approval for the Ann Mitchell – 101 E Main Street (City).

   This is a proposed mixed use building that currently shows retail on the ground floor and six residential units on the upper floors. Staff is working with the developer to adjust the conceptual design and will likely have additional information available at the meeting.

6. Site Plan – SITE, Inc requests final approval for Smoky Mountain Flats – Two Rivers Boulevard (City).

   This is a proposed 120-unit condominium complex to be used for long-term residential located off Two Rivers Boulevard. The plan meets the standards and staff recommends approval.

7. Site Plan – Compass Ventures requests final approval for Edmond's Quad – 1515 Ridge Road (City).

   This is a proposed quadplex to be used for short-term rental. There are currently minor comments regarding utilities and stormwater. Staff recommends approval subject to correction of staff comments.

8. Site Plan – Will Robinson & Associates requests final approval for BJ's Wholesale – Allensville Road (City).

   This is a proposed BJ's Wholesale Club located off Allensville Road in the Home Depot Shopping Plaza. There are currently outstanding staff comments regarding utilities, landscaping, and minor required notations. Staff recommends approval subject to correction of staff comments.

9. Sevier County Zoning Ordinance Amendment.

   This is a proposed amendment to the Sevier County Zoning Ordinance. As portions of the county are within the City of Sevierville Planning Region, a recommendation from the Sevierville Regional Planning Commission is required. Staff has reviewed the proposed amendments and can recommend approval.

F. Staff Report

G. Adjournment

PLANNING COMMISSION
MINUTES
MARCH 7, 2024

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 7, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Daryl Roberts

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

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 February 1, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MOON BUG CONSTRUCTION LLC REQUESTS REZONING FROM HDR TO AC – 100 JOHN L MARSHALL DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that the commission approved a rezoning on this property from AC – Arterial Commercial to HDR – High Density Residential in November 2023. Plans for the site have been altered to build a boutique hotel at this location. The site is less than an acre and adjoins an AC parcel to the south. Given the topography and elevation of the front of the lot, the development would be accessed from John L Marshall Drive. Staff recommended approval.

Action Taken

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

REZONING – WHALEY CONSTRUCTION LLC REQUESTS REZONING FROM LDR TO IC – 109 RIVER MILL ROAD (CITY).

Staff Recommendation

Mr. Divel stated that an existing small home is currently located on this 1.3-acre parcel. The owner would like to use the structure, located just off Winfield Dunn Parkway, for short-term rentals. The parcel to the north is zone IC – Intermediate Commercial and is the proposed home of the Sevierville Townhomes site plan, which is also to be considered for approval at this meeting. The property to the east is a retail store zoned AC – Arterial Commercial. Staff recommended approval.

Action Taken

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

REZONING – MARCEL CERNEK REQUESTS REZONING FROM COUNTY R-1, RURAL RESIDENTIAL TO COUNTY R-2M, MEDIUM RESIDENTIAL – 903 JERSEY DRIVE (PLANNING REGION).

Staff Recommendation

Mr. Divel stated that this rezoning request considers an 11.8-acre portion of a larger parcel located in the Planning Region. The surrounding property, both within the city limits and in the county jurisdiction, is zoned for low density residential use. The road is deficient and could not handle the traffic that a higher density would create.

Mrs. Rodreick explained that, at this time, detached cabins currently exist on the property. The current zone allows for this use. Approval of the rezoning request would allow for an increase in density by allowing triplexes instead of single units.

Action Taken

Mr. Stott made a motion to recommend denial of the rezoning, which received a second from Mr. Fox. The motion passed with a unanimous vote and is certified to the County Commission.

SUBDIVISION PLAT – COMPASS VENTURES REQUESTS PRELIMINARY APPROVAL FOR W DUMPLIN VALLEY SUBDIVISION – 008, PARCEL 132.00, W DUMPLIN VALLEY RD (CITY).

Staff Recommendation

Mr. Divel explained that this plat proposes a 42-lot subdivision, with commercial uses in the front, and residential in the rear of the development. The residential is proposed for long term housing. If this is the case, the street will be accepted as a city street. Prior to final approval, a recorded agreement from the developer will be required. Additionally, a 20-foot easement provides access to an adjacent cemetery. Staff is awaiting revisions addressing stormwater comments and recommended approval subject to these updates.

Action Taken

Mr. Stott made a motion to grant preliminary approval of the subdivision plat, subject to resolution of outstanding staff comments. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – BERRY ENGINEERS, LLC REQUESTS FINAL APPROVAL FOR URGENT CARE MEDICAL OFFICE – TAX MAP 050, PARCEL 101.01, DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this plan proposes a clinic next to the Walmart Neighborhood Market located on Dolly Parton Parkway. The urgent care facility would be accessed through the Walmart parking lot. A 2-lot plat associated with this site has been submitted and issues with the subdivision will be addressed when the plat is reviewed by staff. The site plan meets city requirements, and staff recommended approval.

Action Taken

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

SITE PLAN – CES REQUESTS FINAL APPROVAL FOR PANDA EXPRESS – TAX MAP 038, PARCEL 27.06, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this plan proposes a Panda Express restaurant in front of the Target shopping center currently under construction. Landscaping, pedestrian, and stormwater comments are all outstanding. Subject to the resolution of these comments, staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan, subject to resolution of staff comments. The motion received a second from Mr. Helton and passed unanimously.

SITE PLAN – KARPINSKI ENGINEERING REQUESTS FINAL APPROVAL FOR LONG JOHN SILVER – TAX MAP 049J, GROUP B, PARCEL 42.00, FORKS OF THE RIVER PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this new restaurant would be in the same location as the current Long John Silver. The existing structure will be demolished and replaced with a new structure. The redevelopment will also improve the landscaping from its current state and floodproofing of the building. Staff recommended approval.

Action Taken

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

SITE PLAN – WK DICKSON REQUESTS FINAL APPROVAL FOR SEVIERVILLE TOWNHOMES – TAX MAP 027, PARCEL 5.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this 58-unit townhome development is proposed for a lot adjacent to property approved for rezoning earlier in this meeting. The planned townhomes are designed to be used for long term residential, which is defined as over 30 days in duration. FEMA documentation is required and staff comments regarding fire hydrants are outstanding. Staff recommended approval subject to resolution of outstanding comment.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to resolution of staff comments. The motion received a second from Mr. Stott and passed unanimously.

DIRECTIONAL SIGNAGE LOCATION AND MESSAGING SCHEDULE FOR WAYFINDING PHASE II.

Staff Recommendation

Mr. Smith explained that Phase I and Ib of the city's wayfinding project covered the Municipal Campus and main city roadway entrances. Phase II, as presented, will cover smaller entrances, while retaining the previous phase's style. The directional signage proposed will be for public entities only at this time. Locations with existing directional signs will be removed and replaced with updated signs to fit with the Wayfinding style.

Action Taken

Mr. Stott made a motion to approve the Wayfinding Phase II proposal. The motion received a second from Mr. Messer and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:39 PM.

_____
Vincent Snider, Chairman

_____
Douglas Messer, Secretary

_____
Brooke Fradd, Recording Secretary

Development Department
Staff Report to Planning Commission
Rezoning Request – City of Sevierville
1415 Middle Creek Road – Parcel 072 163.29

Applicant: Lynn Janutolo

Owners: Jalisco LLC

Staff: Corey Divel and Kristina Rodreick

Tax ID Number: Tax Map 072, Parcel 163.29

Current Zone: Low Density Residential

Requested Zone: Neighborhood Commercial

Number of Lots: 1

Current Use: Commercial

Proposed Use: Commercial

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

Exhibits: Application and Map

Request

Rezoning 1 parcel totaling .35 acres +/- from Low Density Residential (LDR) to Neighborhood Commercial (NC).

Background

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North & South – Low Density Residential (LDR) currently vacant

East – Neighborhood Commercial (NC) used for commercial

West- Arterial Commercial (AC) currently vacant

Staff Comments

The immediate surrounding area is zoned for commercial and residential.

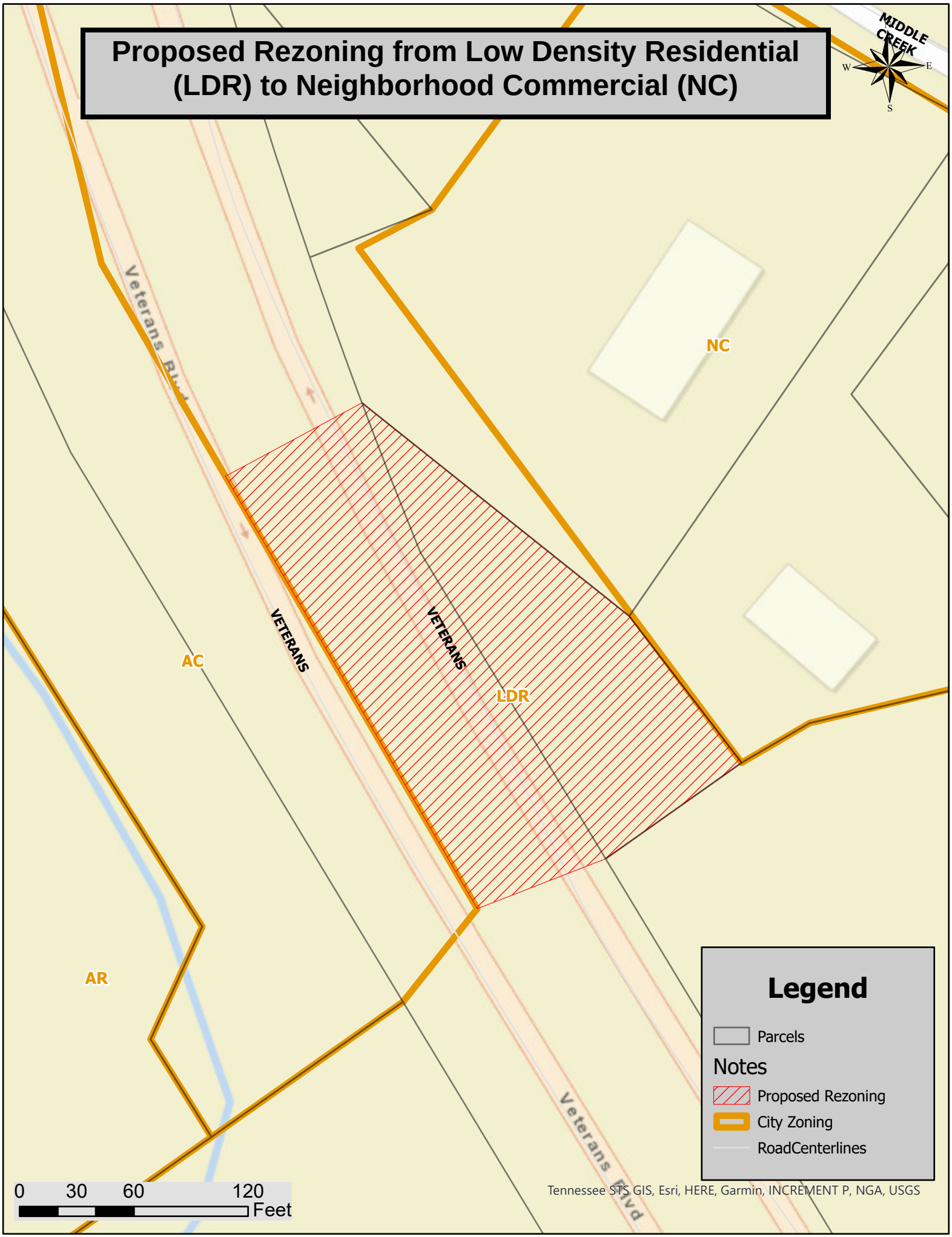
Public Comments

None to date.

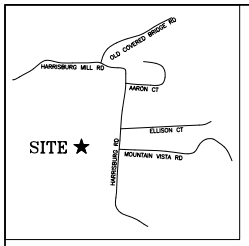
Staff Recommendation

The property is located off Middle Creek Road to the east and Veterans Blvd to the west. The property is part of an existing development which includes a restaurant and apartments. The rezoning will create consistent zoning across the development and allow for adequate commercial signage as the current designation of LDR does not allow for normal commercial signage. Staff recommends approval.

Proposed Rezoning from Low Density Residential (LDR) to Neighborhood Commercial (NC)



Proposed Rezoning from Low Density Residential (LDR) to Neighborhood Commercial (NC)



VICINITY MAP

TOTAL ACREAGE - 26.27 AC

OWNER

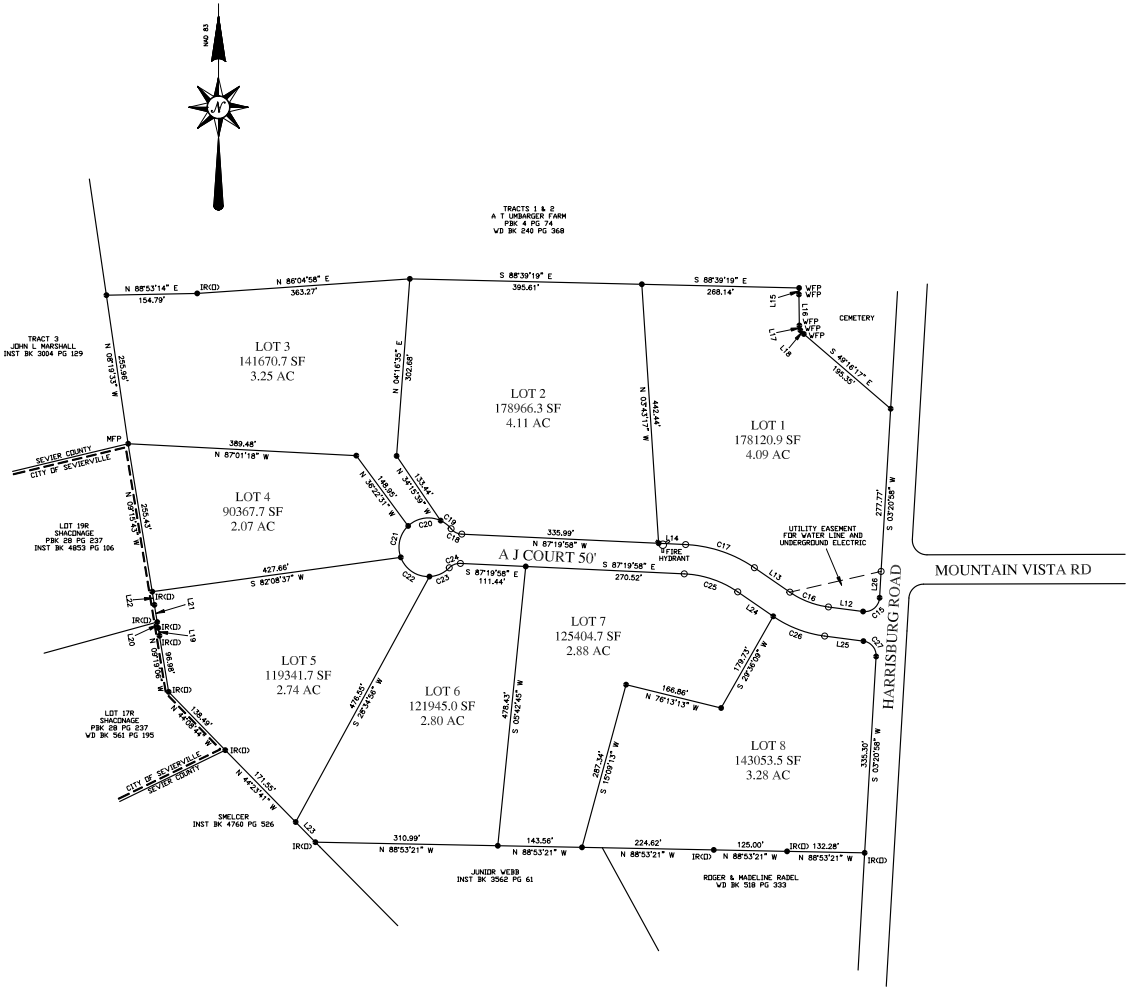
WARREN HURST
1730 BYON BRANCH RD
SEVIERVILLE, TN 37876
(865) 254-8513

ZONING\BUILDING SETBACKS

ZONING (SEVIER COUNTY)
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.



CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE CITY OF SEVIERVILLE WATER & SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE:_____ _____
UTILITY SYSTEM MANAGER

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION AND, IF NOT INSTALLED, THAT ACCEPTABLE SURETY HAS BEEN POSTED WITH THE SEVIER COUNTY REGIONAL PLANNING COMMISSION IN COMPLIANCE WITH ARTICLE V.L. IN THE AMOUNT OF $ _____.

DATE:_____
ROAD SUPERINTENDENT

SEVIER COUNTY HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOTS _____

DEFINED AS
SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF THE ENVIRONMENTAL HEALTH. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

_____
DIRECTOR, ENVIRONMENTAL HEALTH
SEVIER CO. HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE:_____ _____
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE:_____ _____
E-911 COORDINATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE:_____ _____
OWNER
_____
OWNER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C15	25.00'	41.04'	36.59'	S 50°22'43" W
C16	150.00'	71.09'	70.43'	N 69°00'30" W
C17	225.00'	125.28'	123.67'	N 71°22'53" W
C18	25.00'	21.03'	20.41'	N 63°14'16" W
C19	50.00'	22.75'	22.55'	N 52°10'39" W
C20	50.00'	59.59'	56.13'	S 80°38'46" W
C21	50.00'	58.15'	54.93'	S 13°11'13" W
C22	50.00'	62.79'	58.74'	S 56°06'18" E
C23	50.00'	37.91'	37.01'	N 68°11'56" E
C24	25.00'	21.03'	20.41'	N 68°34'21" E
C25	175.00'	97.44'	96.19'	S 71°22'53" E
C26	200.00	94.79'	93.91'	S 69°00'30" E
C27	25.00'	37.50'	34.08'	S 39°37'07" E

LINE	BEARING	DISTANCE
L12	N 82°35'11" W	59.49'
L13	N 59°25'49" W	73.44'
L14	S 87°19'58" W	45.37'
L15	S 01°35'40" W	11.07'
L16	S 00°50'51" E	52.94'
L17	S 10°59'27" E	8.16'
L18	S 43°02'43" E	8.75'
L19	N 08°50'04" W	13.45'
L20	N 10°01'08" W	10.10'
L21	N 09°11'35" W	29.78'
L22	N 09°15'43" W	23.78'
L23	N 44°28'43" W	48.05'
L24	S 59°25'49" E	73.44'
L25	S 82°35'11" E	66.60'
L26	S 03°20'58" W	45.00'

CERTIFICATE OF SURVEYOR'S CERTIFICATION

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.

I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION, AND THAT CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OR PRECISION OF THE UNADJUSTED SURVEY IS 100,000 OR GREATER AS SHOWN HEREON.

DATE:_____

MARCUS G. WHALEY
REGISTERED LAND SURVEYOR
TENNESSEE No. 2078

LEGEND

- ● IR(D) DENOTES AN IRON ROD OLD
- ● DENOTES AN IRON ROD NEW
- ○ DENOTES A CALCULATED POINT
- ● WFP DENOTES A WOODEN FENCE POST
- ● MFP DENOTES A METAL FENCE POST

ENGINEERING
WC WHALEY, INC.
SURVEYING
635 WALL STREET, SUITE 4
PO BOX 6699
SEVIERVILLE, TN 37864-6699
OFFICE (865) 453-1258

TAX MAP 63 PARCEL 13.00

FINAL PLAT
LOTS 1-8

UMBARGER FARM ESTATES

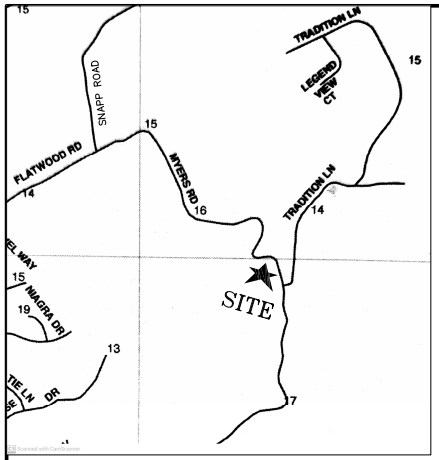
RESUBDIVISION OF
PART OF TRACT 2 & ALL OF TRACT 3
A. T. UMBARGER FARM

INSTRUMENT BOOK 6256 PAGE 466
PLAT BOOK 4 PAGE 74
MAP BOOK 45 PAGE 292

FOURTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

MARCH 5, 2024

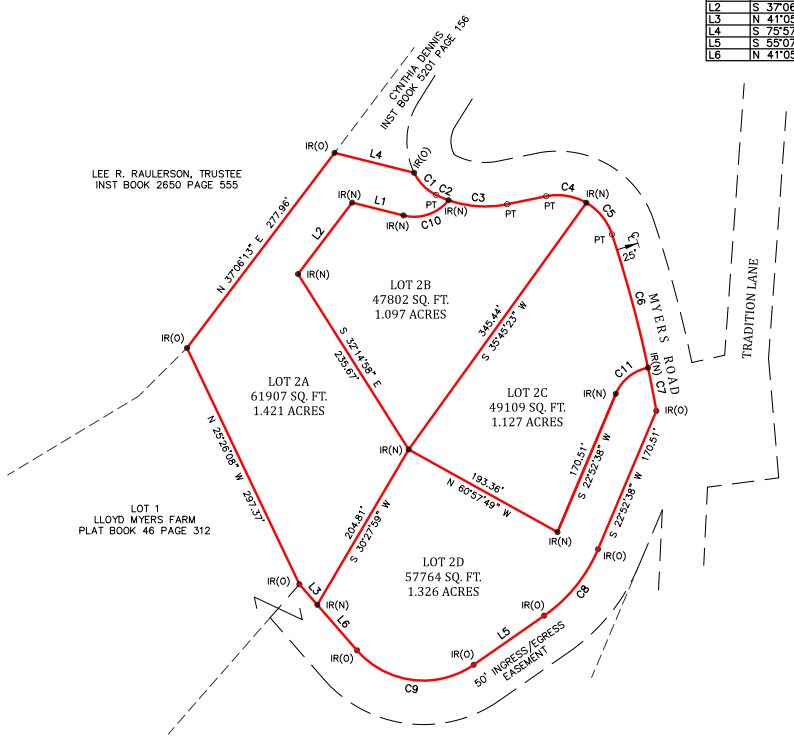
0' 100' 200' 300'



Vicinity Map TOTAL ACRES = 4.972

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.14'	55.03'	37°37'28"	S 44°44'07" E	35.49'
C2	15.33'	125.03'	7°01'27"	S 67°03'34" E	15.32'
C3	67.64'	125.03'	30°59'40"	S 86°04'08" E	66.81'
C4	47.23'	65.00'	41°38'06"	S 80°44'54" E	46.20'
C5	47.23'	65.00'	41°38'06"	S 39°06'47" E	46.20'
C6	157.09'	1415.23'	6°21'35"	S 15°06'51" E	157.01'
C7	50.00'	1415.23'	2°01'28"	S 10°55'20" E	50.00'
C8	98.50'	175.00'	32°14'57"	S 39°00'06" W	97.20'
C9	146.24'	100.00'	83°47'21"	N 82°58'45" W	133.55'
C10	57.12'	50.00'	65°27'27"	S 71°18'38" W	54.07'
C11	49.04'	50.00'	56°12'02"	S 50°58'39" W	47.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°57'38" W	60.19'
L2	S 37°06'13" W	101.84'
L3	N 41°05'04" W	31.00'
L4	S 75°57'38" E	93.24'
L5	S 55°07'35" W	97.62'
L6	N 41°05'04" W	68.71'



ROTATION: NAD 83

N

0 100 200 300

1" = 100'

DECEMBER 18, 2023

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

ZONING\BUILDING SETBACKS

ZONING
R-1 SEVIER COUNTY

BUILDING SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 15'
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.
15' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES.

OWNERS:
GARRY D. MYERS and wife IVA D. MYERS,
BARRY A. MYERS and MELISSA Y. VALENTINE
525 MOUNTAIN VISTA TR
DANDRIDGE, TN 37725

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

RESUBDIVISION OF LOT 2
LLOYD MYERS FARM

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE:_____ _____
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE: _____ _____
E-911 COORDINATOR

SEVIER COUNTY HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOTS _____
_____
DEFINED AS, _____
SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF THE ENVIRONMENTAL HEALTH, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

_____
DIRECTOR, ENVIRONMENTAL HEALTH DATE
SEVIER CO. HEALTH DEPARTMENT

HEALTH DEPARTMENT NOTES AND RESTRICTIONS

HOUSE SIZE AND DESIGN WILL DETERMINE THE ACTUAL NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOTS: _____
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE.

DISPOSAL SYSTEM SERVING A MAXIMUM OF _____ BEDROOMS

LOTS: _____
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE.

DISPOSAL SYSTEM SERVING A MAXIMUM OF _____ BEDROOMS

LOTS: _____
ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE.

DISPOSAL SYSTEM SERVING A MAXIMUM OF _____ BEDROOMS

LOTS: _____
THIS LOT(S) HAVE NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ _____
PRINT OWNER 1
_____
SIGNATURE OWNER 1

DATE: _____ _____
PRINT OWNER 2
_____
SIGNATURE OWNER 2

DATE: _____ _____
PRINT OWNER 3
_____
SIGNATURE OWNER 3

DATE: _____ _____
PRINT OWNER 4
_____
SIGNATURE OWNER 4

NOTES:

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 TITTLE, 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.D.OT. CORPS STATIONS. GEOID USED FOR PROJECT = GEIOD 2003

7. BASE STATION USED: NAD_83 (CORS96) 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 47155C0234E, EFFECTIVE DATE: MAY 18, 2009.

FOR SOURCE OF TITLE SEE:
INST BOOK 6389 PAGE 693

FOR MAP REFERENCE SEE:
PLAT BOOK 46 PAGE 312

PARCEL INFORMATION:
TAX MAP 73 PARCEL 32.05

FOURTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, R.L.S. 2340
926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-7970
8096468@GMAIL.COM

J. BRENNON GARRETT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2340

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CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION PLAT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE OWNER

DATE OWNER

DATE OWNER

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.
CODE ANNOTATED, AND THE REGULATION PROMULGATED THERETO.

Date General Manager. Sevierville Water Systems

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTIONS/CONDITIONS AS NOTED.

Date General Manager. Sevierville Water Systems

CERTIFICATION OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE E-911 COORDINATOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SEVIERVILLE TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE PLANNING COMMISSION, AND THAT CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 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.

DATE DAVID L HURST TN REG. NO 1886

DAVID L. HURST
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1886

RGC&A

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

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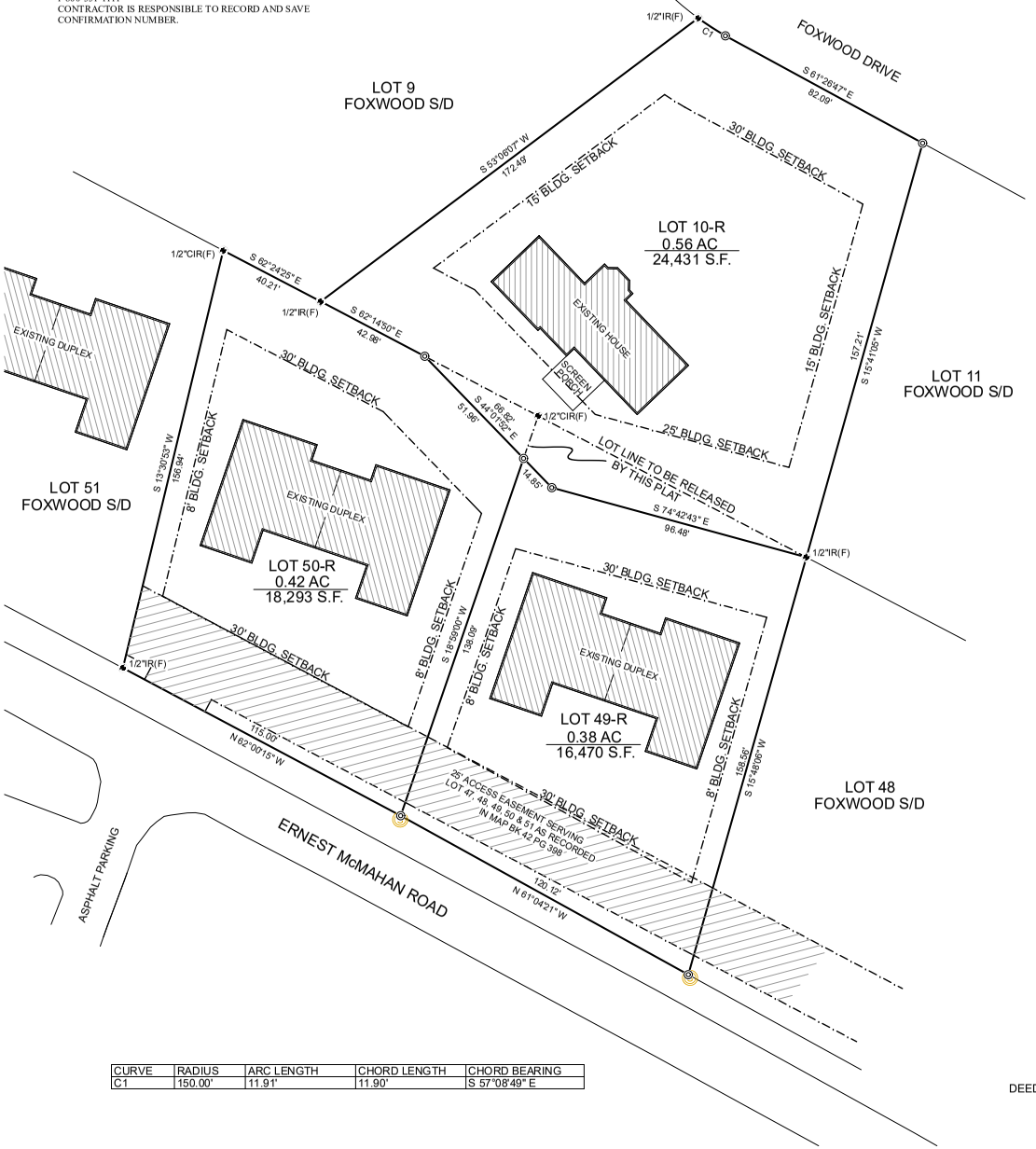
1-800-351-1111
www.tnonecall.com
STOP—CALL BEFORE YOU DIG!

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

LEGEND

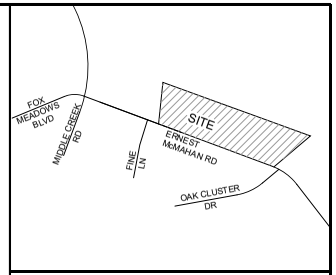
IR(F)	IRON PIN FOUND	UP	UTILITY POLE	S	SEWER MANHOLE
IR(S)	IRON PIN SET	A/C	AIR CONDITIONER PAD	ST	STORM DRAIN MANHOLE
(R)	RECORDED DATA		LIGHT STANDARD		CATCH BASIN
RCP	REINFORCED CONC PIPE	V	WATER VALVE	W	WATER MANHOLE
CMP	CORRUGATED METAL PIPE	M	WATER METER	C	CLEAN-OUT
		H	HYDRANT		



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	11.91'	11.90'	S 57°08'49" E

0' 30' 60' 90'

PLAT NORTH



LOCATION MAP N.T.S.

OWNER (LOT 49 & 50)
PERRY SMITH DEVELOPMENT LLC
2555 BLACK OAK RIDGE RD
SEVIERVILLE, TN 37876

OWNER (LOT 10)
MICHAEL FLEMING
1265 FOXWOOD DRIVE
SEVIERVILLE, TN 37862

NOTES

1) CORNER MONUMENTS AS SHOWN

2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.

4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

5) LOTS 49 & 50 ARE LOCATED WITH ZONING DISTRICT MDR THE SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: 8' PER STORY
REAR: 25'

5) LOT 10 IS LOCATED WITH ZONING DISTRICT LDR THE SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: 15'
REAR: 30'

RESUBDIVISION OF
LOT 10, LOT 49 &
LOT 50 IN

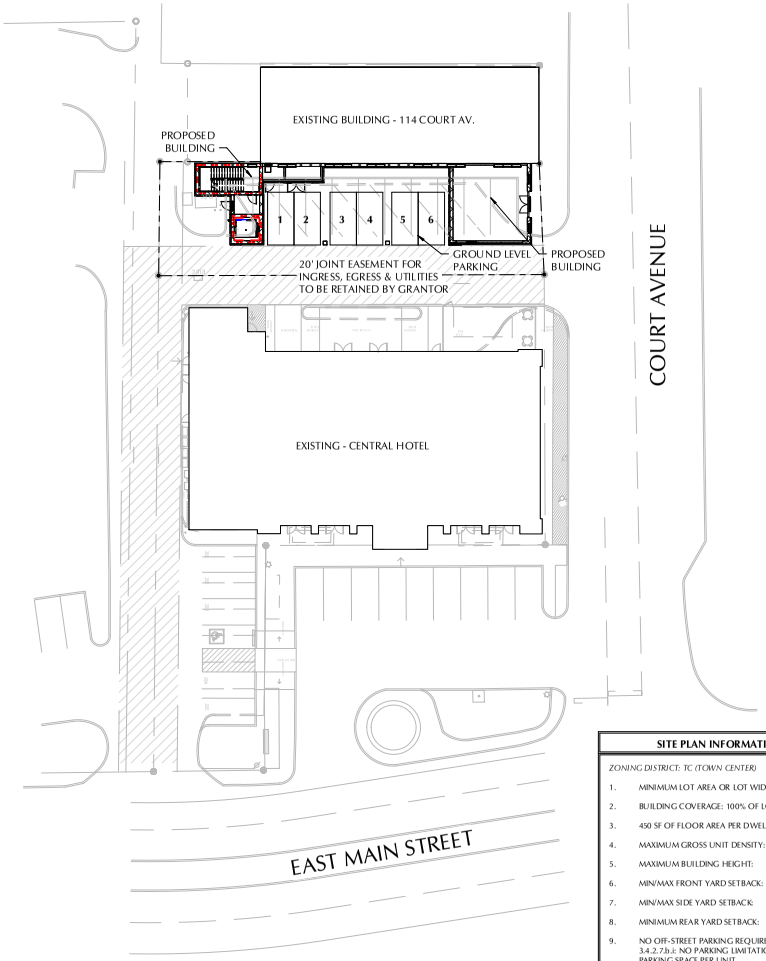
FOXWOOD S/D

CITY OF SEVIERVILLE, TENNESSEE
5th CIVIL DISTRICT, SEVIER COUNTY, TENNESSEE
TAX MAP: 62H GROUP: B PARCEL: 24, 25 & 26
ADDRESS: ERNEST McMAHAN ROAD
DEED REFERENCES: DEED BK 5182 PG 349, DEED BK 427 PG 721
DEED BK 5010 PG 471
PLAT REFERENCE: PB BOOK 26 PAGE 132

APPROVED BY: D. HURST
DRAWN BY: D. HURST

FIELD DATE: 01-02-2020
DRAWING DATE: 02-06-2020
LAST REV. DATE: 03-20-2024

SCALE: 1" = 30'
PROJECT NUMBER: 18-1207



1 / AS1.1 SITE PLAN
1" = 20'-0"

SITE PLAN INFORMATION

ZONING DISTRICT: TC (TOWN CENTER)

1. MINIMUM LOT AREA OR LOT WIDTH: NONE
2. BUILDING COVERAGE: 100% OF LOT AREA
3. 450 SF OF FLOOR AREA PER DWELLING UNIT
4. MAXIMUM GROSS UNIT DENSITY: N/A
5. MAXIMUM BUILDING HEIGHT: 64'-0"
6. MIN/MAX FRONT YARD SETBACK: 0'-0"
7. MIN/MAX SIDE YARD SETBACK: 0'-0"
8. MINIMUM REAR YARD SETBACK: 0'-0"
9. NO OFF-STREET PARKING REQUIRED. PER SECTION 3.4.2.7.b.ii: NO PARKING LIMITATIONS. SHOWN: 1 PARKING SPACE PER UNIT.

JOHNSON
architecture

JOHNSON architecture inc.
2018 Davenport Road
Knoxville, TN 37920
(865) 671-9060
www.jeinc.com

NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL MARCH 7TH, 2024

New Construction For:
THE ANN MITCHELL
114 Court Ave
Sevierville, TN 37862

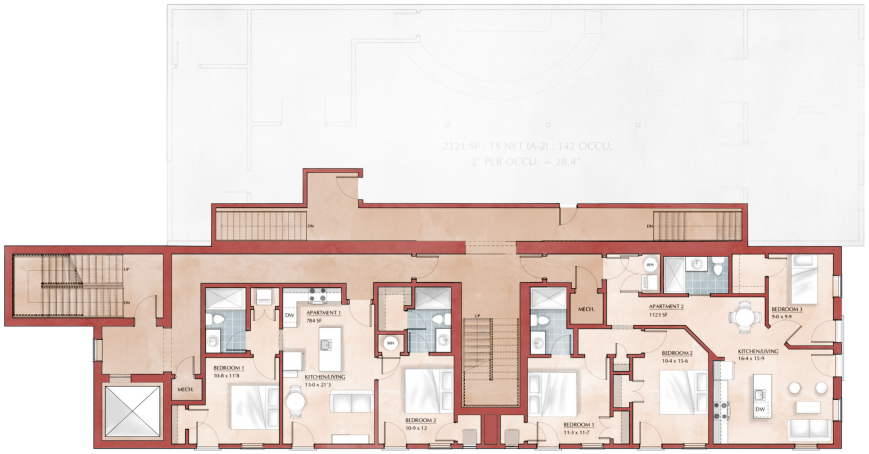
SITE PLAN

REVISIONS

REV #	Description	Date

DATE: 03/07/24
PROJECT NO: XXXX

AS1.1



SECOND LEVEL PLAN: CONNECTION TO NEIGHBORING BLDG. - 1/8" = 1'-0"

GROUND LEVEL PLAN - 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL MARCH 7TH, 2024

New Construction For:

THE ANN MITCHELL

114 Court Ave
Sevierville, TN 37862

RENDERED FLOOR PLANS

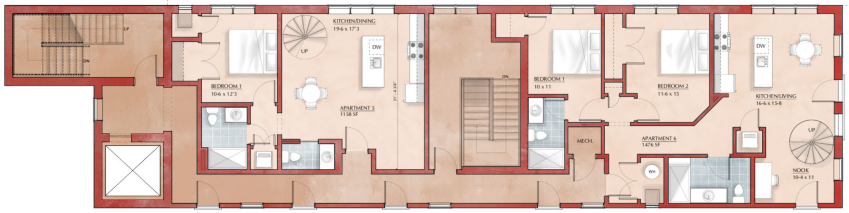
REVISIONS

REV #	Description	Date

DATE: 03/07/24

PROJECT NO: XXXX

A0.1



FOURTH LEVEL PLAN - 1/8" = 1'-0"

ROOFTOP LEVEL PLAN - 1/8" = 1'-0"

THIRD LEVEL PLAN - 1/8" = 1'-0"

JOHNSON architecture

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Knoxville, TN 37920
(865) 671-9060
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NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL MARCH 7TH, 2024

New Construction For:

THE ANN MITCHELL

114 Court Ave
Sevierville, TN 37862

RENDERED FLOOR PLANS

REVISIONS

REV #	Description	Date

DATE: 03/07/24
PROJECT NO: XXXX

A0.2

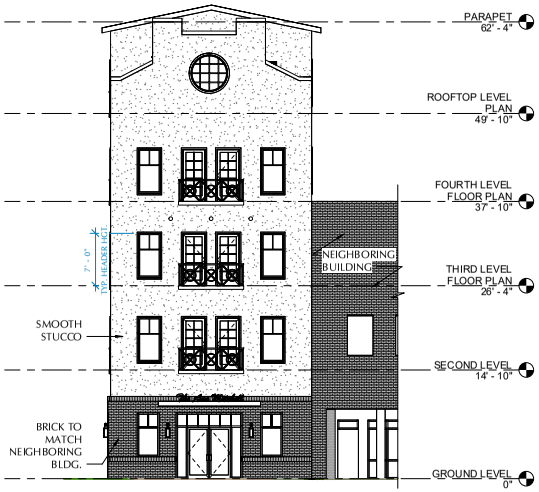
RENDERED RIGHT ELEVATION - SHOWS NEIGHBORING BLDG.

RENDERED LEFT ELEVATION

RENDERED ELEVATION

RENDERED FRONT ELEVATION

2 A0.3 LEFT BUILDING ELEVATION
1/8" = 1'-0"



1 A0.3 FRONT ELEVATION
1/8" = 1'-0"

SMOOTH STUCCO FINISH

EXISTING DOWNTOWN BRICK

METAL FINISH

JOHNSON architecture

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NOT FOR CONSTRUCTION

PLANNING COMMISSION SUBMITTAL MARCH 7TH, 2024

New Construction For:
THE ANN MITCHELL
114 Court Ave
Sevierville, TN 37862

EXTERIOR ELEVATIONS

REVISIONS

REV #	Description	Date

DATE: 03/07/24
PROJECT NO: XXXX

A0.3

PAVING MATERIALS SCHEDULE		
ASPHALT PAVING		
AGGREGATE BASE COURSE*	8"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1.5"	TDOT GRADING E
PRIME COAT	0.25 GAL PER SQ. YD. OVER TOP BASE LIFT	
HEAVY DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE*	8"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	3.0"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1.5"	TDOT GRADING E
PRIME COAT	0.25 GAL PER SQ. YD. OVER TOP BASE LIFT	
CONCRETE PAVING		
AGGREGATE BASE COURSE	6"	TDOT TYPE A, CLASS A & GRADING D
PORTLAND CEMENT CONCRETE	8"	PCC 4000 P.S.I. TYPE I BASF MASTERFIBER M35 REINFORCEMENT AT DOSAGE RATE OF 0.5 LB/CY. CONTINUOUS SAWED OR FORMED CONTROL JOINTS AT 12 FOOT BY 12 FOOT SPACING MAX.

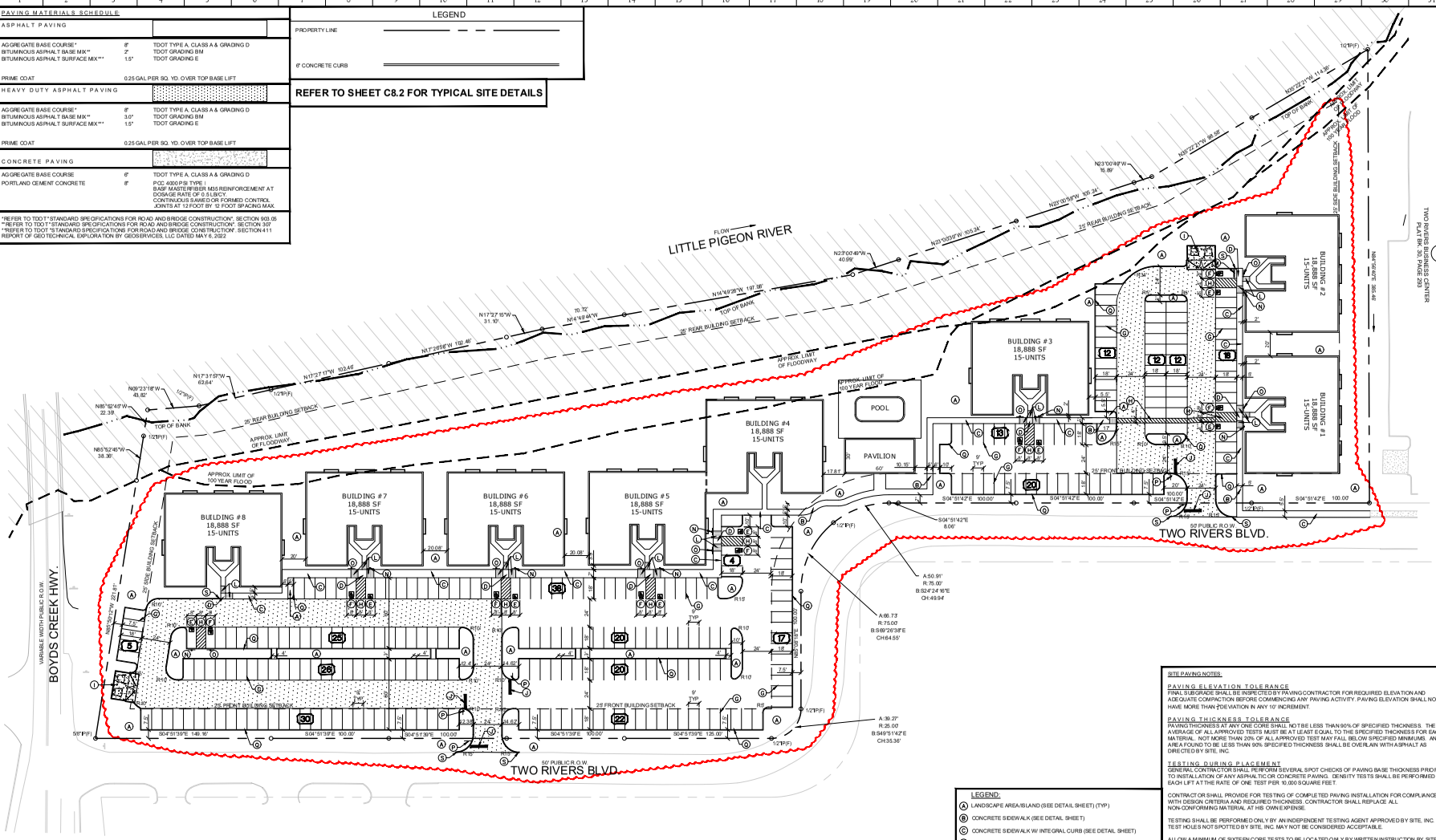
*REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 903.05
**REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 307
***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 411
REPORT OF GEOTECHNICAL EXPLORATION BY GEOSERVICES, LLC DATED MAY 6, 2022

LEGEND

PROPERTY LINE

6" CONCRETE CURB

REFER TO SHEET C8.2 FOR TYPICAL SITE DETAILS



SITE PARKING DATA:

CONDO SQUARE FOOTAGE	APPROX. 151,104 SF
CONDO UNITS	120 UNIT S
PARKING SPACES PROVIDED:	
STANDARD SPACES:	278 SPACES
ACCESSIBLE SPACES:	16 SPACES
TOTAL SPACES PROVIDED:	294 SPACES
PARKING RATIO:	2.45 SPACES/UNIT
PARKING SPACES REQUIRED PER CITY OF SEVIERVILLE:	
LONG TERM STAY UNITS ONLY 2 SPACES PER UNIT =	240 SPACES
ZONING	IC - INTERMEDIATE COMMERCIAL
TOTAL LOT AREA	7.38 ACRES
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	25'
REAR:	25'

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL CURBED AND STRIPED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGES. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.
6. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY RANDALL WHITE LAND SURVEYS, DATED 04/18/2021.
9. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE PROJECT SITE WORK SPECIFICATIONS". ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
10. IN ORDER TO PREVENT PONDING THE CONTRACTOR SHALL INSTALL REVERSE-PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.
11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

LEGEND:

(A) LANDSCAPE AREA/ISLAND (SEE DETAIL SHEET) (TYP)
(B) CONCRETE SIDEWALK (SEE DETAIL SHEET)
(C) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
(D) FLUSH CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
(E) ADA SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
(F) ADA SPACE WITH PAINTED ACCESSIBLE SYMBOL AND "VAN" LETTERING (SEE DETAIL SHEET)
(G) 4" WIDE WHITE PARKING STRIPES (TYP)
(H) 4" WIDE WHITE DIAGONAL STRIPES AT 2'-0" O.C. W/ 4" WIDE WHITE BORDER
(I) DUMPSTER ENCLOSURE AND PAD (SEE DETAIL SHEET)
(J) 24" WIDE WHITE STOP BAR (SEE DETAIL SHEET)
(K) 4" WIDE WHITE STRIPES PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. W/ 4" WIDE WHITE BORDER
(L) ACCESSIBLE RAMP - MATCH TYPE AS SHOWN IN PLAN (SEE DETAIL SHEET)
(M) CONCRETE CURB STOP (SEE DETAIL SHEET) (TYP)
(N) "RESERVED PARKING" SIGN (R7-8) TYPICAL (SEE DETAIL SHEET)
(O) "RESERVED PARKING" SIGN (R7-8) WITH "VAN ACCESSIBLE" SIGN TYPICAL (SEE DETAIL SHEET)
(P) R1-1 "STOP" SIGN
(Q) 6" CONCRETE CURB (SEE DETAIL SHEET)
(R) TRANSFORMER PAD PER UTILITY PROVIDER REQUIREMENTS
(S) CURB END TREATMENT (SEE DETAIL SHEET)

SITE PAVING NOTES:

PAVING ELEVATION TOLERANCE
FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN ±1/2" DEVIATION IN ANY 10' INCREMENT.

PAVING THICKNESS TOLERANCE
PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TEST MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

TESTING DURING PLACEMENT
GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-CONFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

ASPHALTIC PAVING MATERIALS
MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

CONCRETE
CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP, (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.

PROVIDE CYLINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS, 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKING
PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 918.23).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTION.

TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.

ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4.

Tennessee811
Know what's below. Call before you dig.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Site Layout Plan

Smoky Mountain Flats

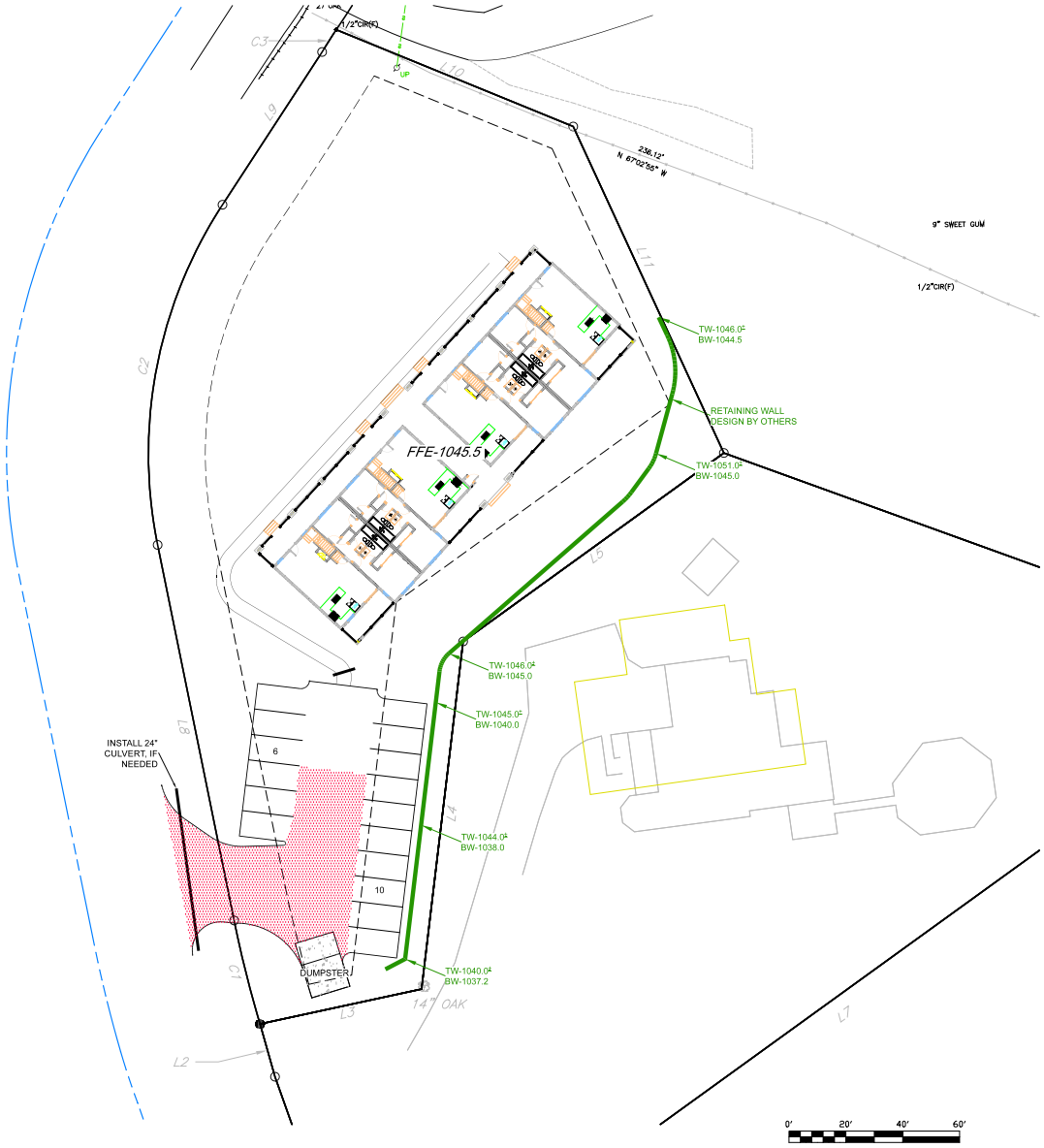
Two Rivers Blvd & Boyds Creek Hwy
Sevierville, Tennessee 37876
Smoky Mountain Flats, LLC

REVISIONS

NO.	DATE	COMMENTS
1	03/14/2024	City Comments

ORIGINAL ISSUE: 02/15/2024
SITE PROJECT #: 2090
FILE: Layout

C4.0



LEGEND

- LIGHT-DUTY ASPHALT
- HEAVY-DUTY ASPHALT
- CONCRETE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 19°31'26" W	96.87'
L2	N 15°49'31" W	19.27'
L3	S 77°49'42" W	58.11'
L4	S 06°49'01" W	123.09'
L5	S 54°08'38" W	113.14'
L6	S 70°06'43" E	215.67'
L7	S 54°08'46" W	405.03'
L8	N 11°30'52" W	134.75'
L9	N 33°08'39" E	64.13'
L10	N 67°40'15" W	90.00'
L11	N 24°46'26" W	126.43'
L13	N 08°17'17" E	25.64'
L14	S 87°34'19" E	389.99'
L15	S 22°48'59" W	25.00'
L16	N 67°33'08" W	143.68'
L18	N 05°49'27" E	48.11'
L19	N 04°25'43" E	26.29'
L20	S 85°18'22" E	17.29'
L21	S 85°15'42" E	70.93'
L22	S 53°42'52" E	172.34'
L23	S 65°11'49" E	167.99'
L24	N 60°11'14" E	184.74'
L25	S 26°55'11" E	117.76'
L26	S 54°13'26" W	104.20'
L27	S 54°14'15" W	29.59'
L28	N 67°33'08" W	383.68'
L29	S 67°40'15" E	146.06'
L30	S 67°40'15" E	208.84'
L31	S 54°12'49" W	101.35'
L32	N 53°40'26" E	150.03'
L33	N 53°40'26" E	90.00'

CURVE TABLE			
CURVE #	RADIUS	CHL	CHB
C1	414.64'	37.52'	N 14°03'46" W
C2	180.34'	121.75'	N 10°47'53" E
C3	340.87'	9.26'	N 32°19'56" E
C4	265.44'	129.29'	N 20°27'59" E

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY CEC, INC DATED: FEBRUARY 27, 2023.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY, ALL MEANS, METHODS AND SEQUENCES OF CONSTRUCTION. HE SHALL HOLD THE ENGINEER, THE OWNER/DEVELOPER ETC. HARMLESS FROM ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER/DEVELOPER AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO CAUSE THE LEAST AMOUNT OF INTERFERENCE OF NORMAL OPERATIONS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING ALL PHASES OF THE CONSTRUCTION PROCESS. HE SHALL COORDINATE ALL TRAFFIC CONTROL WITH CITY OF PIGEON FORGE. THE CLOSING OR BLOCKING OF PUBLIC STREETS AND PRIVATE DRIVES WILL NOT BE PERMITTED. WORK SHALL BE CONSTRUCTED UNDER TRAFFIC.

THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD ON A DESIGNATED SET OF PLANS OF ALL WORK CONSTRUCTED. ALL NEW WORK SHALL BE FULLY DIMENSIONED HORIZONTALLY AND VERTICALLY. THE LOCATION, DEPTH, AND DIRECTION OF ALL SERVICE CONNECTIONS SHALL BE SHOWN. THE LOCATION OF ALL MANHOLES, VALVES, BOOSTER STATIONS AND TANKS SHALL ALSO BE SHOWN. THIS SET OF PLANS IS TO BE TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL RESTORE, AS SOON AS POSSIBLE, ALL AREAS OUTSIDE THE PROJECT SITE DAMAGED BY THE CONSTRUCTION PROCESS TO AS NEAR ORIGINAL CONDITION AS POSSIBLE.

ALL HANDICAP PARKING SPACES ARE TO BE 2% SLOPE OR LESS IN ALL DIRECTIONS.

RAILING/FENCING AND/OR GUARDRAILS TO BE INSTALLED AS PER CODE AT ALL RETAINING WALLS. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. WALL HEIGHTS SHOWN ARE APPROXIMATE. FINAL WALL HEIGHTS WILL BE DETERMINED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER.

ROOF DRAINS TO TIE INTO DETENTION SYSTEM.

RETAINING WALL AND RAILING TO BE DESIGNED BY OTHERS. EXACT WALL LOCATIONS AT BUILDINGS ARE TO BE DISCUSSED PRIOR TO START OF CONSTRUCT TO ENSURE ELEVATIONS AND UTILITY INSTALLATION IS CORRECT.

EROSION AND SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE LAND DISTURBANCE PERMIT AND THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, DURING THE CONSTRUCTION PHASE AND UNTIL PERMANENT VEGETATION IS ESTABLISHED ON THE SITE. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE CONSIDERED IN DEFAULT OF THE CONTRACT FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

ZONING: IC

BUILDING SETBACKS
FRONT – 20'
SIDE – 10' (1–4 STORIES)
REAR – 25'

PARKING CALCULATION REQUIREMENTS
SHORT TERM RENTAL

REQUIRED PARKING SPACES
UNIT 1 = 1292 SF /200 SF = 6.46 PERSONS
6.46 PERSONS – (3 BEDROOMS X 2 PERSONS)=
0.46 REMAINING PERSONS / 4 = 0.12 +3= 3.12
=4 PARKING SPACES

UNIT 1 + UNIT 2 + UNIT 3 + UNIT 4 = 4+4+4+4 = 16 PARKING SPACES

PROVIDED PARKING SPACES

TOTAL PROVIDED = 16 PARKING SPACES

compass
2029 Red Bank Rd
Sevierville, TN 37876

DESIGNED
DRAWN
CHECKED

ALL COPYRIGHTS RESERVED BY: COMPASS VENTURES, LLC

THIS ORIGINAL DOCUMENT, INCLUDING IT'S ELECTRONIC FORM, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT AND REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL UNDER WHOSE DIRECTION IT WAS PREPARED WITHOUT EXPRESS CONSENT OF THE ENGINEER. THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

NO.	DATE	REVISION	BY
2	3–27–24	PC REVISION	KEH
1	3–22–24	PC REVISION	KEH

SCALE
HORIZONTAL: 1"= 20'
VERTICAL: 1"=

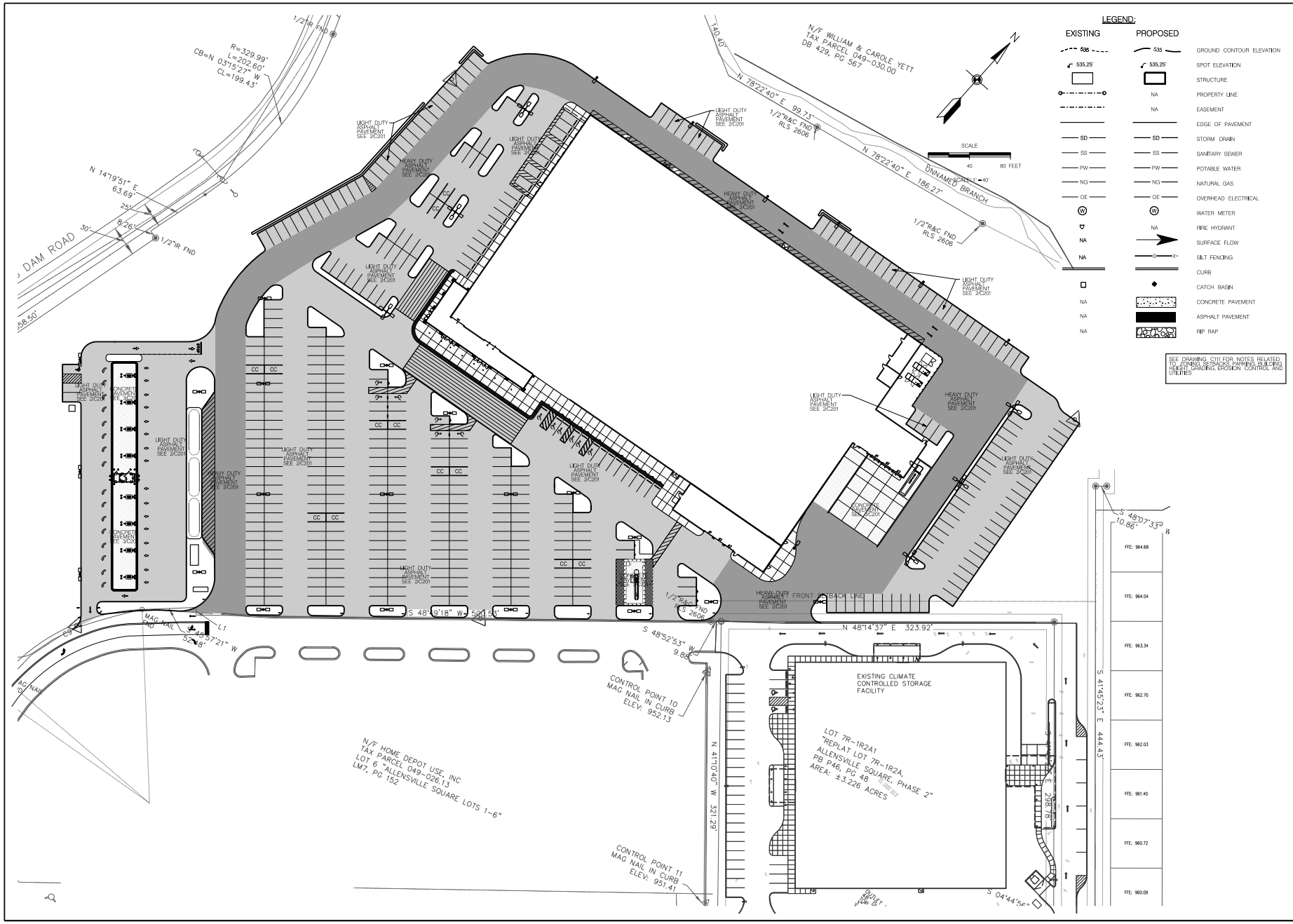
DATE
3-8-24

SITE PLAN

EDMONDS QUAD
RIDGE ROAD
TAX MAP: 72 PARCEL: 162.00
5th CIVIL DISTRICT, SEVIER COUNTY TENNESSEE

LAYOUT NAME
23-0811

SHEET
C-3



WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
will@wracivil.com

A Site Plan for:
BJ's Wholesale Club
Allensville Road
Sevierville, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	03-26-2024
FILE NAME:	
PROJECT NO:	

C104

SITE PAVING PLAN DRAWING

SEVIER COUNTY BOARD OF COMMISSIONERS

RESOLUTION

No.20xx-xx-xx

A RESOLUTION BY THE SEVIER COUNTY BOARD OF COMMISSIONERS TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE.

WHEREAS, the Sevier County Board of Commissioners may amend the Zoning Resolution for Sevier County, Tennessee from time to time per Tennessee Code Annotated 13-7-105; and,

WHEREAS, the Sevier County Planning Commission has forwarded its recommendation to the Sevier County Board of Commissioners regarding the amendment to Sections 201., 303.4.1., 303.4.2., 305.2., 305.2.3., 306.3 thru 306.7., 308., 308.1.6., 308.1.7., 308.1.8., 502.3.7., 502.3.10., 507.5.2.c., Appendix A & C of the Sevier County Zoning Resolution of Sevier County, Tennessee; and,

WHEREAS, the Sevier County Board of Commissioners feel that amending the Zoning Resolution is in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVIER COUNTY, TENNESSEE BOARD OF COMMISSIONERS THAT:

Section 1.
Article II Section 201. establishes definitions for the Sevier County Zoning Resolution.

This section is hereby amended by adding the following:

Developer: The Owner, Developer, Surveyor, Engineer and/or a representative of the Owner or the Developer of the property to be developed.

Disturbance. A man-made change to the land surface that potentially changes its runoff characteristics and view sheds including clearing, cutting of trees (while leaving the stumps), grubbing, grading, or excavation.

Event Venue. A lot with or without permanent structures for the purpose of housing private social events not open to the general public, including, but not limited to weddings, wedding rehearsals, wedding parties, with or without live entertainment, where food and drink, including alcohol, may be consumed on site, but which provides no overnight accommodations.

FOR APPROVAL

Traveled Way. The portion of the roadway for the movement of vehicles, exclusive of the shoulders, berms, sidewalks, and parking lanes.

This section is hereby amended by replacing the definition for **Lot.** with the following:

Lot. A tract or parcel of land which fronts on and has access to either a public road, private road, or private easement, serving the tract or parcel of land; and which is occupied or intended to be occupied by a building or buildings with customary accessories and open spaces.

Section 2.

Article III, General Provisions of the Sevier County Zoning Resolution is hereby amended as follows:

Delete Section 303.4.1. and replace with the following:

303.4.1 Sketch Site Plan Regulations. A Sketch Plan shall be submitted with the application for a Building Permit to build on a lot in an A-1, R-1, R-2M, R-2, C-1, C-2 Zoning District.

- Property owners name.
- Permit for Construction or a Certificate of Completion for a Subsurface Sewage Disposal System, from the Sevier County Health Department, Division of Environmental Health or a Will-Serve Letter from the Public Sewer Utility providing service.
- A Sketch Plan of the building, showing porches, decks, overhangs & steps, with dimensions to the front, sides & rear property lines.
- Floor Plans, showing porches, decks, overhangs & steps, of each floor, and elevations views of the building may be required to verify the average building height.

Add Section 303.4.2.

303.4.2. Site Plan Submittal. A detailed site plan shall be submitted with the application for Building Permit to build on a lot in a Critical Slope (CS) District. The detailed Site Plan, prepared by a Registered Land Surveyor or a Professional Engineer, shall show the following information.

- Existing contours with a 2' interval.
- The building including all porches, decks, overhangs and steps with dimensions to the front, side & rear property lines.
- The entrances into the building with finish floor elevations.
- The location and vertical grade of the driveway from the traveled way to the parking area. See Section 306.
- The required parking spaces with spot elevations at the edge of the traveled way or the driveway and near the building. See Section 305.
- All retaining walls around the building with estimated height of the wall.
- The minimum setbacks to the front, side & rear property lines.

FOR APPROVAL

Delete Section 305.2. and replace with the following:

305.2. Off-Road Parking Lot Design.

The following design regulations shall apply to all parking lots except those associated with single family dwellings and duplexes. **All parking lots shall include handicap parking spaces in accordance to the 2010 ADA Standards for Accessible Design.**

Delete Section 305.2.3. and replace with the following:

305.2.3 Surfacing. All off-road parking lots, loading, and drive-through areas shall be surfaced with asphalt, concrete, brick, pavers, gravel, or crushed stone. The surfaces of all handicap spaces and access aisles shall be asphalt or concrete.

Delete Sections 306.3., 306.4. 306.5. and replace with the following:

306.3. Spacing. The driveway entrance shall be no closer than twenty-five (25) feet from any adjacent roadway, measured from the edge of the traveled way.

306.4. Driveway Width. The traveled way shall be a minimum of twelve (12) feet.

306.5. Vertical Grades. From the edge of the traveled way, the first twenty feet (20'), of a driveway, shall be not exceed twelve percent (12%), remainder of a private driveway shall not exceed twenty-five percent (25%).

306.6. Driveway Surface. The traveled way of the driveway may be surfaced with gravel or crushed stone, provided the vertical grade is less than 12%. If the vertical grade is greater than 12% the surface should be pavers, concrete, asphalt or brick.

306.7. Drainage. When a driveway crosses a ditch, swell or natural drainage way a drainage pipe shall be placed in the ditch, swell or natural drainage way. The drainage pipe shall be a minimum of fifteen inches (15").

Delete Section 308. and replace with the following:

308. Signs.

It the intent of this section is to protect the safety and orderly development of signs and sign structures that identify a business and/or an event or the use of a property within the County. All new signs and sign structures erected, constructed, or placed upon any property or building within the County, if allowed, shall conform to the following.

Delete Section 308.1.6. and replace with the following:

308.1.6. Signs which advertise a person, activity, business, product, goods or service not conducted on the premises upon which the sign is actually located are Off-Premise Signs shall be not be allowed.

Delete Section 308.1.7. and replace with the following:

308.1.7. Auction signs shall be allowed in all districts, not to exceed thirty-two (32) square feet. Auctions sign may be erected twenty-one (21) days prior to the occurrence of the auction and be removed within seven (7) days after the auction.

FOR APPROVAL

Add Section 308.1.8.

308.1.8. The conversion of an existing off-premise sign to a digital sign shall not be allowed.

Section 3.

Article V, Zoning Districts of the Sevier County Zoning Resolution is hereby amended as follows:

Add Section 502.3.7.

502.3.7. Event Venues

Add Section 506.3.10.

506.3.10. Event Venues

Delete Section 507.5.2.c. and replace with the following:

507.5.2.c. Required Documents. The following shall be provided with the application for the **Use on Review**: Any appropriate license and/or certificate of need and compliance with all statutes, rules regulations promulgated by the State of Tennessee as per TCA 63-1-301 through 311.

Section 4.

Article VII, Administration and Enforcement of the Sevier County Zoning Resolution is hereby amended as follows:

Delete Sections 701., 702., 703., 704., 705., 706. and replace with the following:

701. Building Permits.

It shall be unlawful to start construction of a principal building or accessory building unless a Building Permit "**Permit**" is obtained. It shall also be unlawful to construct additions to any existing commercial or industrial building unless a **Permit** is obtained. The applicant is required to submit relevant details of construction and certify on the permit application that the details are correct.

701.1 Exceptions. No Building Permit is required for any proposed agricultural or farm related building See Tennessee Code Annotated, Section 13-7-114.

702. Zoning Official.

The Planning Director, or its designee, shall be the Zoning Official shall administer the Sevier County Zoning Resolution, maintain records, and forward materials to the Board of Zoning Appeals and the Planning Commission. The Zoning Official shall attend meetings of these two public bodies. Current zoning maps and map amendments shall be maintained by the Zoning Official. The Zoning Official shall conduct inspections as prescribed by this Resolution.

FOR APPROVAL

703. Permit Denial.
A Building Permit application shall be denied, by the Zoning Official, when the proposed construction or land use is not allowed within current zoning district, when the setbacks cannot be met, or otherwise is in violation of this Zoning Resolution.

704. Notice of Violation and Stop Work Order.
A Notice of Violation and Stop Work Order may be issued when the zoning official is made aware of violation of this Zoning Resolution. The Notice of Violation and Stop Work Order requires all work must cease and desist until the violation is corrected.

705. Not Used.

706. Penalties.
It shall be unlawful for any person to violate or fail to comply with this Zoning Resolution. Such violation is declared an offense against Sevier County and punishment shall be a fine of not more than $50.00 for each such violation. Each day that a violation occurs or continues shall be deemed a separate offense. The Zoning Official is empowered to issue citations to answer in the applicable courts by any person, organization, and/or entity found to be in such violation. In addition to the foregoing, Sevier County shall have every other remedy available to it in law or equity to require such person, organization and/or entity to remove and/or correct the violation.

Section 5.
The Appendix of the Sevier County Zoning Resolution is hereby amended as follows:

Delete Table 305-1 in Appendix A and replace with the following:

FOR APPROVAL

TABLE 305-1

Use Type	Minimum Parking Spaces Required
Agricultural Use	
Rural Business	1 per 300 SF of floor area
Rural recreation business, livery or boarding stables, livestock feeding yards, animal kennels, animal shelters, and animal clinics.	1 per employee on the largest shift + 1 per 4 persons at the maximum capacity of the business
Residential Use	
Single Family, Two Family, Manufactured Residential Dwelling (Non transient	1-4 bedrooms - 2 + 1 per 2 bedrooms over 4
Single Family, Two Family Dwelling (Transient, over-night rentals)	1 per bedroom
Family & Private Cemeteries	1 per 4 persons at the maximum capacity of any chapel or gathering place
Customary Home Occupations	1 additional
Day Care Centers	1 per 5 children up to 50, then 1 per 10 children
Tri-plex Dwelling Unit, Four-plex Dwelling Unit	1 per bedroom
Bed and Breakfast Establishment	2 + 1 per bedroom for rent
Multi-unit Family Dwelling	1.5 per dwelling for 1 or 2 bedrooms, 2 per dwelling for 3 or more bedrooms
Assisted-care Living Centers	1 per employee on largest shift + 1 per 3 resident beds
Manufactured Residential Dwelling Parks	2 per dwelling unit
Real Estate Offices	1 per 300 SF of floor area
Public Use	
Telecommunications Towers	2 per user
Club or Lodge	1 per 300 SF of floor area
Place of Worship, Large Assembly	1 per 4 user at maximum capacity
Public Uses	1 per employee on the largest shift + 1 per 3 persons at the maximum capacity of the facility
Pain Management Clinic	1 per 300 SF of floor area

TABLE 305-1

Use Type	Minimum Parking Spaces Required
Heliport	1 per employee on the largest shift + 1 per 4 persons at the maximum capacity of the business
Commericial Use	
Rural Business, Rural Retail Busness	1 per 300 SF of floor area
Convenience Stores	1 per 150 SF of floor area
Campgrounds	1 per camping site + 1 per 3 persons at maximum capacity
Antique Stores	1 per 300 SF of floor area
Arts & Craft Shops	1 per 300 SF of floor area
Event Venue	1 per 300 SF of floor area or 1 per 4 user at maximum capacity whichever is greater
Funeral Homes	1 per employee on the largest shift + 1 per 4 persons at the maximum capacity of any chapel or gathering place
Restaurants	1 per 3 persons at maximum capicity or 1 per 150 SF of floor area whichever is greater
Warehouse, Mini or Self-storage	1 per 50 storage cubicles, evenly disturbuted throughout the site, + 2 for any on-site manager + 5 adjacent to the rental office for customers
Junkyard	1 per employee on the largest shift + 1 per 3 persons at the maximum capacity of the business
General Retail Busness, Shopping Center	1 per 250 SF of floor area
Professional Offices	1 per 300 SF of floor area
Motels and Hotels	1 per each guest room + 1 per each employee on the largest shift
Moter Vehicle,Machinery, Manufactured Dwelling, Boat Sales & Repairs	1 per 300 SF of floor area + 1 per 5000 SF of outdoor display area
Animial Clinic, Animial Hospital, Medical or Dental Clinics, Public Health Cent	1 per 300 SF of floor area

TABLE 305-1

Use Type	Minimum Parking Spaces Required
Hospitals, Convalescent, Rest or Nursing Home	2 per 3 patient beds + 1 per staff doctor and each employee on the largest shift
Commericial Use (cont.)	
Warehousing and Distribution Centers 1-3000 SF of floor area	1 per 250 SF of floor area
Warehousing and Distribution Centers 3001-5000 SF of floor area	1 per 500 SF of floor area
Warehousing and Distribution Centers 5001-10000 SF of floor area	1 per 750 SF of floor area
Warehousing and Distribution Centers 10001 or more of floor area	1 per 1250 SF of floor area
Flea Markets - indoor	1 per 200 SF of floor area
Flea Markets -outdoor 1-3000 SF	1 per 750 SF of area
Flea Markets -outdoor 3001 SF or more	1 per 1000 SF of area
Commercial Cemeteries and Mortuaries	1 per employee on the largest shift + 1 per 4 persons at the maximum capacity of any chapel or gathering place
Amusement Parks	1 per 5000 SF of land area or 1 per 3 persons at maximum capacity, whichever is greater
Amusement Center	1 per 200 SF of floor area or 1 per 3 persons at maximum capacity, whichever is greater
Regulation Golf Courses (course only)	4 per hole + 1 per employee at the largest shift
Industrial Use	
Manufacturing, Assembly, or Fabrication	1 per employee on the largest shift + 1 per 3 persons at the maximum capacity of the business
Adult Oriented Business	1 per 300 SF of floor area

Delete Appendix C.

Section 6.
Planning Commission's Recommendations:

Sevier County Planning Commission	For:	Against:
Sevierville Planning Commission	For:	Against:
Pigeon Forge Planning Commission	For:	Against:

Public Hearing Held: _____

BE IT FURTHERED RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Done this __ day of ____ 2023, in Sevier County, Tennessee.

_____ Attest: _____

Honorable Mayor Waters
County Mayor

Adra Rowland
County Clerk

FOR APPROVAL