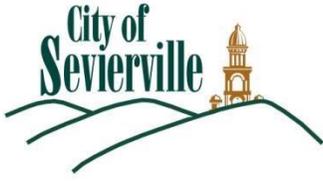


SEVIERVILLE PLANNING COMMISSION

1/4/2024

5:00 P.M. – Civic Center



Planning Commission

AGENDA

1/4/2024

- A. Call to Order
- B. Approval of Minutes – 12/7/2023
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Rezoning – Vacation Rentals Tennessee LLC requests rezoning from Low Density Residential (LDR) to Agriculture Residential (AR) – 1573 Ridge Road (City).
 - 2. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Oak Haven Phase IV – Tax Map 026F, Group C, Parcels 112.00, 113.00, and 114.00, Oak Haven Way (City).
 - 3. Site Plan – W.C. Whaley, Inc requests final approval for Smoky Mountain Metal Works – 1016 Old Knoxville Highway (City).
 - 4. Site Plan – Burkhardt Engineering requests final approval for Half Moon Outfitters – Tax Map 049, Parcel 029.01, Winfield Dunn Parkway (City).
 - 5. Site Plan – W.C. Whaley, Inc requests final approval for Alpha School – Tax 049N, Group D, Parcel 001.00, Parkway (City).
 - 6. Site Plan – Compass Ventures requests final approval for Quick Jet Carwash – 714 Winfield Dunn Parkway (City).
 - 7. Site Plan – Perry Smith Development requests final approval for Kodak Townhomes – Tax Map 012, Parcel 010.01, West Dumplin Valley Road (City).
 - 8. Zoning Ordinance Amendment – Addition of retail distillery and small distillery to permitted uses in the Visitor Accommodations (VA) zone.
 - 9. Zoning Ordinance Amendment – Height limits in the Tourist Commercial (TCL) zone.
- F. Staff Report
- G. Adjournment



Planning Commission AGENDA NOTES

1/4/2023

- A. Call to Order
- B. Approval of Minutes – 12/7/2023
- C. Public Forum
- D. Old Business
- E. New Business

1. Rezoning – Vacation Rentals Tennessee LLC requests rezoning from Low Density Residential (LDR) to Agriculture Residential (AR) – 1573 Ridge Road (City).

Please see the staff report for full comments and details. Please note the original request and notifications were sent as a request to rezone to Intermediate Commercial (IC) and has since changed to the current request of Agriculture Residential (AR). Staff can recommend approval.

2. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Oak Haven Phase IV – Tax Map 026F, Group C, Parcels 112.00, 113.00, and 114.00, Oak Haven Way (City).

This is a proposed subdivision plat located off Oak Haven Way with three parcels undergoing a lot line reconfiguration. No new parcels are proposed. There are minor outstanding comments. Staff recommends approval subject to correction of staff comments.

3. Site Plan – W.C. Whaley, Inc requests final approval for Smoky Mountain Metal Works – 1016 Old Knoxville Highway (City).

This is a proposed 12,000 sq. ft. warehouse on an existing industrial site located off Old Knoxville Highway. Concurrently, staff is processing an in-house subdivision plat for this site totaling two parcels. Staff recommends approval of the site plan subject to recording the plat.

4. Site Plan – Burkhardt Engineering requests final approval for Half Moon Outfitters – Tax Map 049, Parcel 029.01, Winfield Dunn Parkway (City).

This is a proposed retail store located within the Smoky Mountain Gateway Plaza off of Winfield Dunn Parkway. There is one minor outstanding comment regarding the sidewalk. Staff recommends approval subject to correction of sidewalk comment.

5. Site Plan – W.C. Whaley, Inc requests final approval for Alpha School – Tax 049N, Group D, Parcel 001.00, Parkway (City).

This is a proposed private school located within the Smoky Mountain Children’s Home campus off of Connie Huston Drive. The school will serve the children’s home and other partnering foster facilities. There is one minor outstanding comment regarding pedestrian circulation. Staff recommends approval subject to correction of pedestrian comment.

6. Site Plan – Compass Ventures requests final approval for Quick Jet Carwash – 714 Winfield Dunn Parkway (City).

This is a proposed carwash located within the Kroger Shopping Plaza off of Winfield Dunn Parkway. There is one outstanding comment regarding water. Staff recommends approval subject to correcting the water comment.

7. Site Plan – Perry Smith Development requests final approval for Kodak Townhomes – Tax Map 012, Parcel 010.01, West Dumplin Valley Road (City).

This is a previously approved apartment complex at the May 5, 2022 Planning Commission meeting. The current proposal would include the development of long-term townhomes located off W Dumplin Valley Road and Douglas Dam Road. The current proposal will reduced the previous number of units to 210 units. Staff is awaiting correcting on sewer, fire, solid waste, and landscape comments. If received, staff can recommend approval.

8. Zoning Ordinance Amendment – Addition of retail distillery and small distillery to permitted uses in the Visitor Accommodations (VA) zone.

This is a proposed amendment to the Zoning Ordinance to allow retail and small distilleries as a permitted use in the Visitor Accommodation (VA) district. This district has also been included in the additional standards as requiring greater setbacks for buildings containing alcoholic substances. Staff requests approval.

9. Zoning Ordinance Amendment – Height limits in the Tourist Commercial (TCL) zone.

This is a proposed amendment to the Zoning Ordinance to increase the allowable height of non-building structures located in the Tourist Commercial (TCL) district. The increase would match the maximum height for buildings while still requiring that the non-building structure may only be 44' above the next highest structure on site. Additionally, this increase in height would require Planning Commission approval to ensure unforeseen circumstances are addressed when plans are presented.

F. Staff Report

G. Adjournment



**PLANNING COMMISSION
MINUTES
DECEMBER 7, 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, December 7, 2023, at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

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

MEMBERS ABSENT

None

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 November 2, 2023 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ANNEXATION – WILLIAM T. MITZEL REQUESTS ANNEXATION – TAX MAP 072, PARCEL 006.00, CATE ROAD (PLANNING REGION).

Staff Recommendation

Mr. Divel explained that the annexation includes 9.4 acres of the parcel currently in the City's Urban Growth Boundary. The front portion of the parcel is already within the city limits and provides the street frontage onto Cate Road. Staff recommended approval.

Action Taken

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

ZONING – WILLIAM T. MITZEL REQUESTS HDR – HIGH DENSITY RESIDENTIAL ZONING – TAX MAP 072, PARCEL 006.00, CATE ROAD (PLANNING REGION).

Staff Recommendation

Mr. Divel explained that this zoning request is associated with the previous agenda item's annexation request. The adjoining property is zoned HDR. Since this would be a continuation of an existing zone, staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the HDR zoning which received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

REZONING – LONG, RAGSDALE & WATERS, P.C. REQUESTS REZONING - A PORTION OF THE PROPERTY FROM IC – INTERMEDIATE COMMERCIAL TO AC – ARTERIAL COMMERCIAL AND A PORTION OF THE PROPERTY FROM AC – ARTERIAL COMMERCIAL TO IC – INTERMEDIATE COMMERCIAL – TAX MAP 008, PARCELS 146.02, 146.03, AND 152.00, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this rezoning includes six parcels totaling just over 35 acres on Winfield Dunn Parkway. Most of the property is proposed for rezoning from IC to AC to allow for a commercial development. The proposal also requests that a small strip of land be rezoned from AC to IC. The property falls directly across from Gateway Boulevard, and a right-of-way entrance has been platted for this development's entrance. 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.

REZONING – MOONBUG GROUP REQUESTS REZONING FROM AC – ARTERIAL COMMERCIAL TO IC – INTERMEDIATE COMMERCIAL – TAX MAP 049J, GROUP B, PARCELS 001.02, 002.00, AND 043.00, WEST MAIN STREET AND FORKS OF THE RIVER PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that approval of this rezoning request would allow for residential development. Staff requested that an additional parcel be included in the rezoning and has received confirmation from the property owner that they are amiable to the rezoning.

Action Taken

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

SUBDIVISION PLAT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS FINAL APPROVAL FOR MORGAN LANDING – TAX MAP 062, PARCEL 098.01, SNAPP ROAD (PLANNING REGION).

Staff Recommendation

Mr. Divel explained that the subdivision would create 22 lots and a right-of-way located off Snapp Road, in the City's planning region. The commission previously granted preliminary approval. Staff recommended final approval, subject to verification from Sevier County Stormwater that they have received the necessary documentation.

Action Taken

Mr. Stott made a motion to approve the subdivision, subject to Sevier County Stormwater receipt of documentation. The motion received a second from Mr. Williams and passed unanimously.

PLANNED UNIT DEVELOPMENT - WK DICKSON REQUESTS PRELIMINARY PUD APPROVAL – TAX MAP 048, PARCELS 36.00, 37.00, 38.00, 39.00, 39.06, 53.00, 53.01, TAX MAP 048E, GROUP A, 001.00, BOB HOLLOW ROAD (CITY).

Staff Recommendation

Mr. Divel stated that the applicant is requesting preliminary PUD approval for Phase 1 of the Bob Hollow PUD. Improvements to Bob Hollow Road have begun in conjunction with the annexation of the area. Mrs. Rodreick noted that the work is ongoing and should be completed prior to final approval being granted.

Action Taken

Mr. Stott made a motion to grant preliminary approval for the PUD, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Fox, who abstained.

SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR BLUE RIBBON RETAIL – TAX MAP 062, PARCEL 017.09, BLUE RIBBON DRIVE (CITY).

Staff Recommendation

Mr. Divel stated that this site plan proposes a retail shopping plaza at the corner of Middle Creek Road and Blue Ribbon Drive. The plan meets City standards and staff recommended approval.

Action Taken

Mr. Helton made a motion to approve the site plan, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Williams, who abstained.

SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR BUDDY BEAR EXPANSION – 1518 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan is to expand an existing campground, adding 12 spaces. This addition also requires a small expansion of the road. The plan meets City regulations and staff recommended approval. Kacie Huffaker, representing Compass Ventures, addressed the commission to explain that the existing cabins will be removed so that camping pads can be added.

Action Taken

Mr. Stott made a motion to approve the site plan. The motion received a second from Mr. Helton and passed with all voting in favor except Mr. Williams, who abstained.

SITE PLAN – WELROCENTERPRISES, LLC REQUESTS FINAL APPROVAL FOR CATON ROAD CABINS – 234 CATON ROAD (CITY).

Staff Recommendation

Mr. Divel stated that staff facilitated a community meeting, giving residents an opportunity to share their concerns with the developers. The plan meets specifications, with a couple of minor outstanding comments. Improvements will be needed for Caton Road, including repaving, widening, drainage, and sidewalk improvements. Staff recommended approval, subject to the receipt of the bond for such improvements.

Residents of the area addressed the commission, restating their issues with the proposed development. Randy Corlew, representing Welrocenterprises, explained that this development would be completed over three to four phases. Commissioners discussed how the phased approach would allow problems to be individually addressed as they arise.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to receipt of the bond for the right-of-way improvements. The motion received a second from Mr. Stott and passed unanimously.

SITE PLAN – W AND A ENGINEERING REQUEST PRELIMINARY APPROVAL FOR VETERANS CABINS – TAX MAP 061, PARCEL 148.00. VETERANS BOULEVARD (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes short-term rentals with access points on Veterans Boulevard, Ridge Road, and London Lane. Commissioners questioned open spaces on the plan, and

Mrs. Rodreick explained those were partly due to topography and TVA power lines which run through the property. Developers are aware of these issues and have been advised to design the final plan so that no Board of Zoning Appeals variance would be required. Mr. Green also assured the commission that the new roads, which will remain private, are in line with City regulations and, when completed, will allow for emergency vehicle response.

Action Taken

Mr. Roberts made a motion to grant preliminary approval for the site plan. The motion received a second from Mr. Fox and passed unanimously.

STAFF REPORTS

Mr. Divel informed the commission that the developers of the 407 Gateway project have begun some extensive updates to the Master Plan Development. When it is complete, a workshop will be scheduled for review and discussion. He also reminded them that Planning Commissioner training hours are based on the calendar year, and requested they send any hours completed to staff for recording.

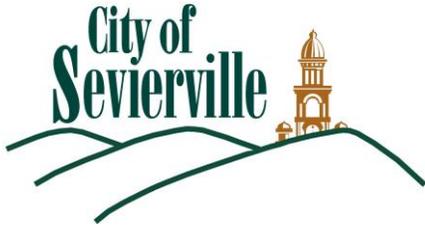
ADJOURNMENT

There being no further business, the meeting adjourned at 5:57 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

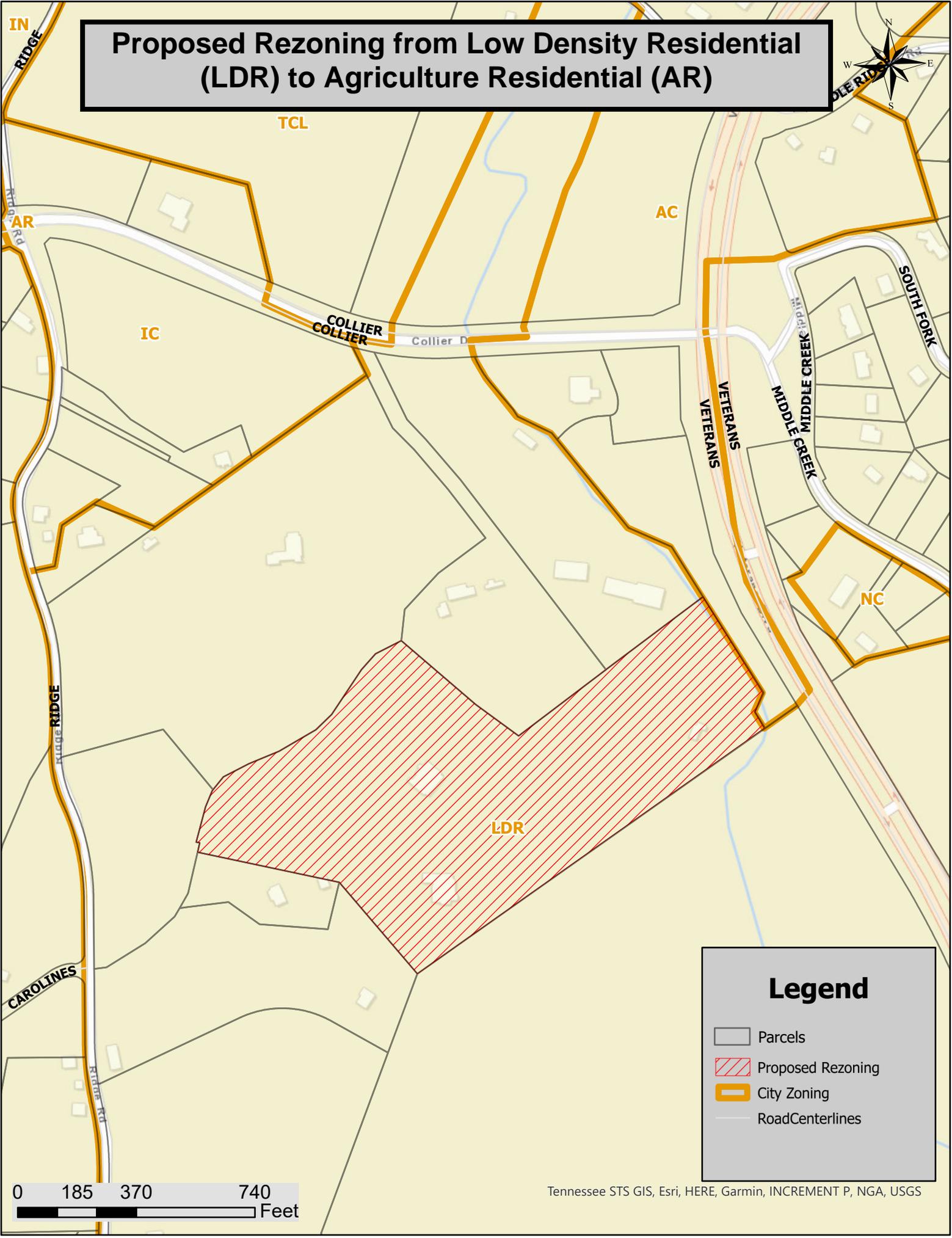
Brooke Fradd, Recording Secretary



Development Department
 Staff Report to Planning Commission
 Rezoning Request – City of Sevierville
 1573 Ridge Road – Parcel 072 163.00

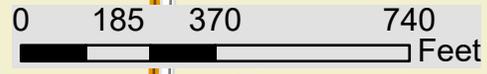
<p><u>Applicant:</u> Vacation Rentals Tennessee LLC. / Mark Urse</p> <p><u>Owners:</u> T & K Ventures LLC / Teddy Jones</p> <p><u>Staff:</u> Corey Divel and Kristina Rodreick</p> <p><u>Tax ID Number:</u> Tax Map 072, Parcel 163.00</p> <p><u>Current Zone:</u> Low Density Residential</p> <p><u>Requested Zone:</u> Agricultural Residential</p> <p><u>Number of Lots:</u> 1</p> <p><u>Current Use:</u> Residential</p> <p><u>Proposed Use:</u> Short-Term Rental and Event Venue</p> <p><u>Notification:</u> City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.</p> <p><u>Exhibits:</u> Application and Map</p>	<p><u>Request</u> Rezoning 1 parcel totaling 21.6 acres +/- from Low Density Residential (LDR) to Agriculture Residential (AR).</p> <hr/> <p><u>Background</u> Property is located within the City Limits</p> <p>The properties abutting the proposed rezoning area are as follows:</p> <p>North, South, & West – Low Density Residential (LDR) used for residential.</p> <p>East – Arterial Commercial currently vacant.</p> <p><u>Staff Comments</u> The immediate surrounding area is zoned for residential and commercail.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> The property is located off Ridge Road and is currently zoned Low Density Residential (LDR). The request is to rezone to Agriculture Residential (AR) for residential and event venue. As this is considered a downzoning and the surrounding properties are large tracts, staff recommends approval.</p>
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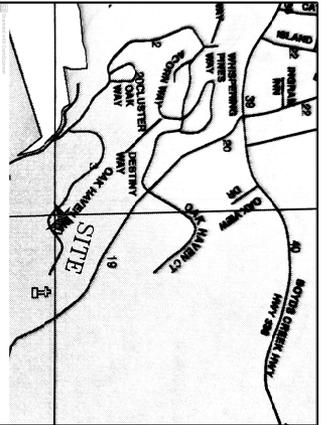
Proposed Rezoning from Low Density Residential (LDR) to Agriculture Residential (AR)



Legend

- Parcels
- Proposed Rezoning
- City Zoning
- Road Centerlines





Vicinity Map

TOTAL ACRES = 0.7971

ZONING BUILDING SETBACKS

LOT 112R
11820 SQ.FT.
0.2713 ACRES

LOT 113R
8647 SQ.FT.
0.1986 ACRES

LOT 114R
14255 SQ.FT.
0.3272 ACRES

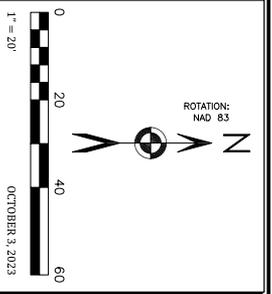
CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	120.42'	79.59'	S 65°26'56" W	109.26'
C2	10.71'	7.9244'	N 57°12'37" W	10.71'
C3	5/7.4'	201.14'	N 25°12'37" W	5/7.4'
C4	179.59'	201.14'	N 27°22'13" W	179.12'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION WITH THE EXCEPTION OF SUCH VARIANCES, WHICH HAVE BEEN IDENTIFIED AND APPROVED BY THE PLANNING REGION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____

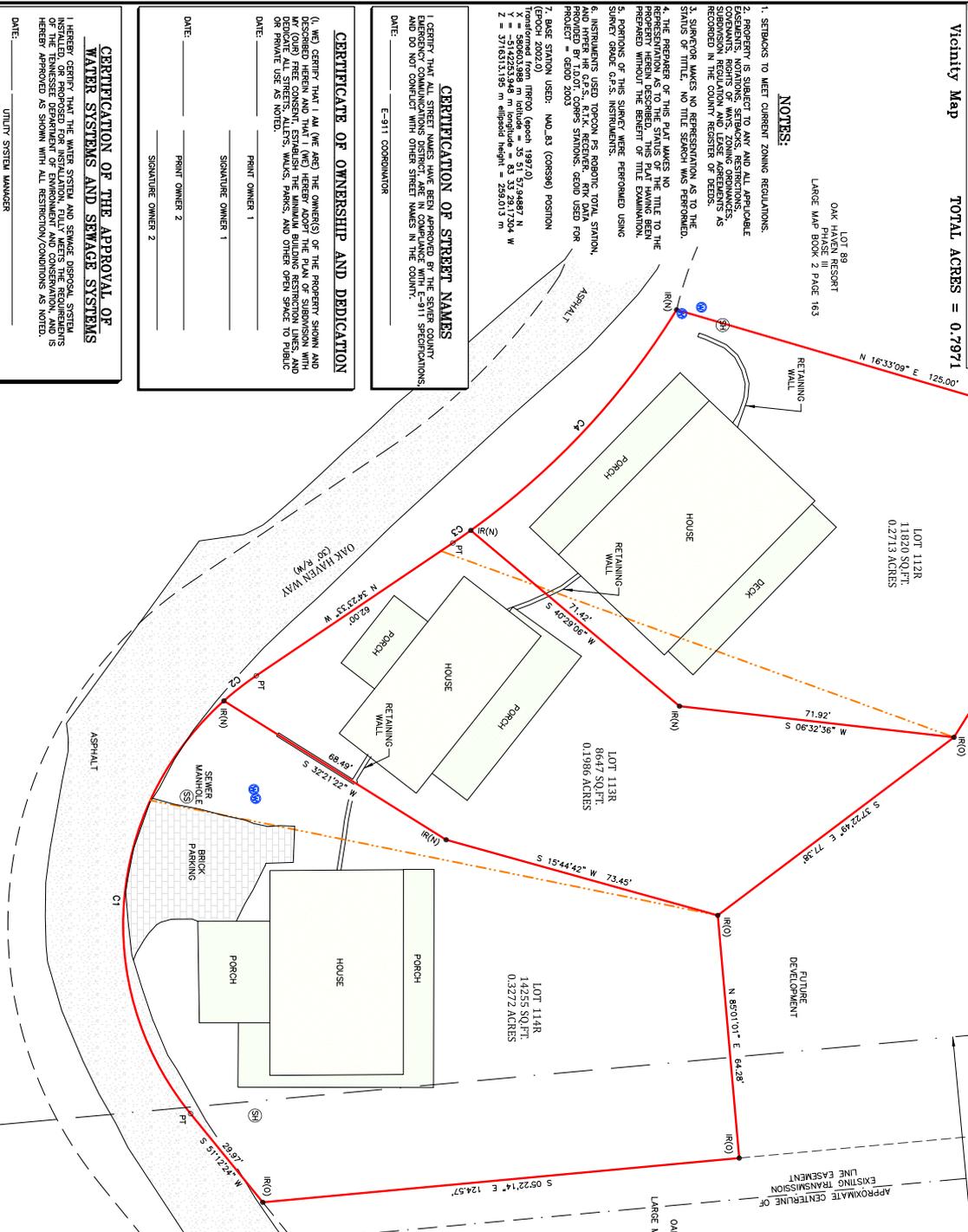
SECRETARY, REGIONAL PLANNING COMMISSION



LEGEND

- (R/O) DENOTES A 0.5" IRON ROD OLD
- (R/N) DENOTES A 0.5" IRON ROD NEW
- (R/W) DENOTES A 0.5" IRON ROD NEW
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- - - DENOTES ADJOINING PROPERTY LINE
- - - DENOTES OLD LOT LINE
- DENOTES WATER
- DENOTES SANDHART SEWER HANDHOLE

APPROXIMATE CENTERLINE OF EXISTING TRANSMISSION LINE EASEMENT



LOT 89
OAK HAVEN RESORT
LARGE MAP BOOK 2 PAGE 163

NOTES:

1. SETBACKS TO MEET CURRENT ZONING REGULATIONS.
2. PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, EMINENT DOMAIN, RESTRICTIONS, SUBDIVISION REGULATIONS AND EASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
3. SURVEYOR MAKES NO REPRESENTATION AS TO THE SIZES OF TITLE. NO TITLE SEARCH WAS PERFORMED.
4. THE PREPARER OF THIS PLAT MAKES NO 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 TO CORRECT TOTAL STATION, AND HYPOTHECUSES, KICK RECEIVER, RIM DATA AND TOTAL STATION. GROUND STATION FOR PROJECT = GCRD 2003
7. BASE STATION USED: NO. 83 (CONR98) POSITION (epoch 2002.0)
transformed from ITRF00 (epoch 1997.0)
X = 3142253.946 m longitude = 83 35 29.17264 W
Y = -3142253.946 m latitude = 83 35 29.17264 W
Z = 3716313.195 m ellipsoid height = 229.013 m

CERTIFICATION OF STREET NAMES

I HEREBY CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY 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 AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION, USES AND OR PRIVATE USE AS NOTED.

DATE: _____

PRINT OWNER 1 _____

SIGNATURE OWNER 1 _____

DATE: _____

PRINT OWNER 2 _____

SIGNATURE OWNER 2 _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM AND SEWAGE DISPOSAL SYSTEM DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION, USES AND OR PRIVATE USE AS NOTED.

DATE: _____

UNITY SYSTEM MANAGER

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE SURVEY 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 HAZARD AREA AS SHOWN ON SAID MAP.

DATE: _____

4755SCOTTIE, EFFECTIVE DATE: MAY 18, 2009.

FOR SOURCE OF TITLE SEE:
INST BOOK 4439 PAGE 422
INST BOOK 5497 PAGE 102
INST BOOK 5854 PAGE 619

FOR MAP REFERENCE SEE:
LARGE MAP BOOK 6 PAGE 171

PARCEL INFORMATION:
TAX MAP 26F GROUP C
PARCELS 112.00, 113.00 & 114.00

CITY OF SEVIERVILLE
SEVEN CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE

REGISTERED LAND SURVEYOR
J. BRENNON GARRETT, RLS# 2340
926 CENTER VIEW ROAD
SEVIERVILLE, TN 37862
OFFICE (865) 453-9790
8096468@comcast.net

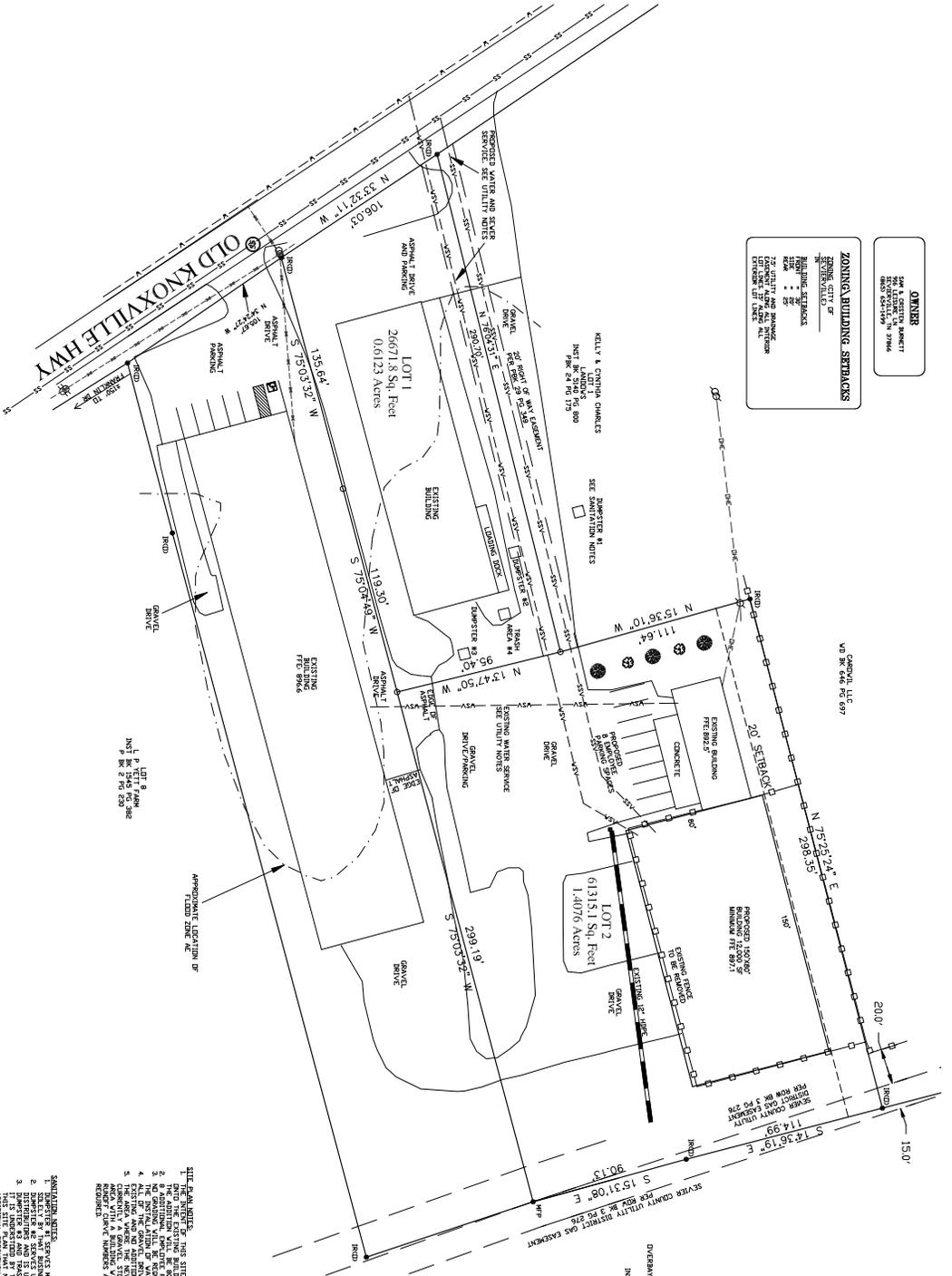


THE LAND SURVEYORS INC.

926 CENTER VIEW ROAD SEVIERVILLE, TN 37862
OFFICE (865) 453-9790

OWNER
 SM & CUSTIN, PARTNERS
 2000 W. W. WALKER, JR. ROAD
 MEMPHIS, TN 38119
 901-525-1949

ZONING, BUILDING, SETBACKS
 ZONING CITY OF
 MEMPHIS
 BUILDING DEPARTMENT
 100 N. GAY
 3RD FLOOR
 701 UTILITY AND SEWERAGE
 DEPARTMENT
 100 N. GAY
 3RD FLOOR



FLOOD NOTE
 PROJECT IS IN ZONE AE OF THE
 FLOOD INSURANCE RATE MAP
 (FIRM) NO. 475500101E, ISSUED
 05/2009. FLOOD RISK IS MODERATE
 TO HIGH. FLOOD PROTECTION
 IS REQUIRED TO BE 6 FEET
 ABOVE THE 500 YEAR FLOOD ELEVATION.

DRAINAGE-DIVERSION PARAMETERS UP
 LOT 1
 INST. # 1547 PG. 282
 LOT 2
 INST. # 1547 PG. 282

SITE REMARKS:
 1. THE EXISTING BUILDING ON LOT 1 IS TO BE DEMOLISHED AND RECONSTRUCTED AS A METAL WORKS BUILDING.
 2. THE EXISTING BUILDING ON LOT 2 IS TO BE DEMOLISHED AND RECONSTRUCTED AS A METAL WORKS BUILDING.
 3. THE EXISTING BUILDING ON LOT 2 IS TO BE DEMOLISHED AND RECONSTRUCTED AS A METAL WORKS BUILDING.
 4. THE EXISTING BUILDING ON LOT 2 IS TO BE DEMOLISHED AND RECONSTRUCTED AS A METAL WORKS BUILDING.
 5. THE EXISTING BUILDING ON LOT 2 IS TO BE DEMOLISHED AND RECONSTRUCTED AS A METAL WORKS BUILDING.

UTILITY NOTES:
 1. THE PROJECT IS TO BE CONNECTED TO THE CITY OF MEMPHIS WATER, SEWER, AND GAS SYSTEMS.
 2. THE PROJECT IS TO BE CONNECTED TO THE CITY OF MEMPHIS WATER, SEWER, AND GAS SYSTEMS.
 3. THE PROJECT IS TO BE CONNECTED TO THE CITY OF MEMPHIS WATER, SEWER, AND GAS SYSTEMS.
 4. THE PROJECT IS TO BE CONNECTED TO THE CITY OF MEMPHIS WATER, SEWER, AND GAS SYSTEMS.
 5. THE PROJECT IS TO BE CONNECTED TO THE CITY OF MEMPHIS WATER, SEWER, AND GAS SYSTEMS.

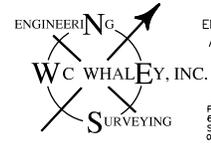
- LEGEND**
- ROAD INDICATES AN IRON ROD OR I.P.
 - PIP INDICATES A POLYETHYLENE GLASS REINFORCED PIPE
 - ⊙ INDICATES A SEWER MANHOLE
 - ⊕ INDICATES A UTILITY PILE
 - ⊗ INDICATES DIVERGED UTILITIES
 - ⊘ INDICATES PROPOSED TRAIL
 - ⊙ INDICATES PROPOSED SHAED



INSTRUMENT BOOK 4296 PAGE 351 PLAT BOOK 29 PAGE 349 FIFTH CIVIL DISTRICT SEVIER COUNTY, TENNESSEE	SCALE 1" = 30'	DATE 12/17/2023	BY MARCUS G. WHALEY	CHECKED MARCUS G. WHALEY
SHEET NO. 1 OF 1				

SITE PLAN FOR:
**SMOKY MOUNTAIN
 METAL WORKS**

MARCUS G. WHALEY

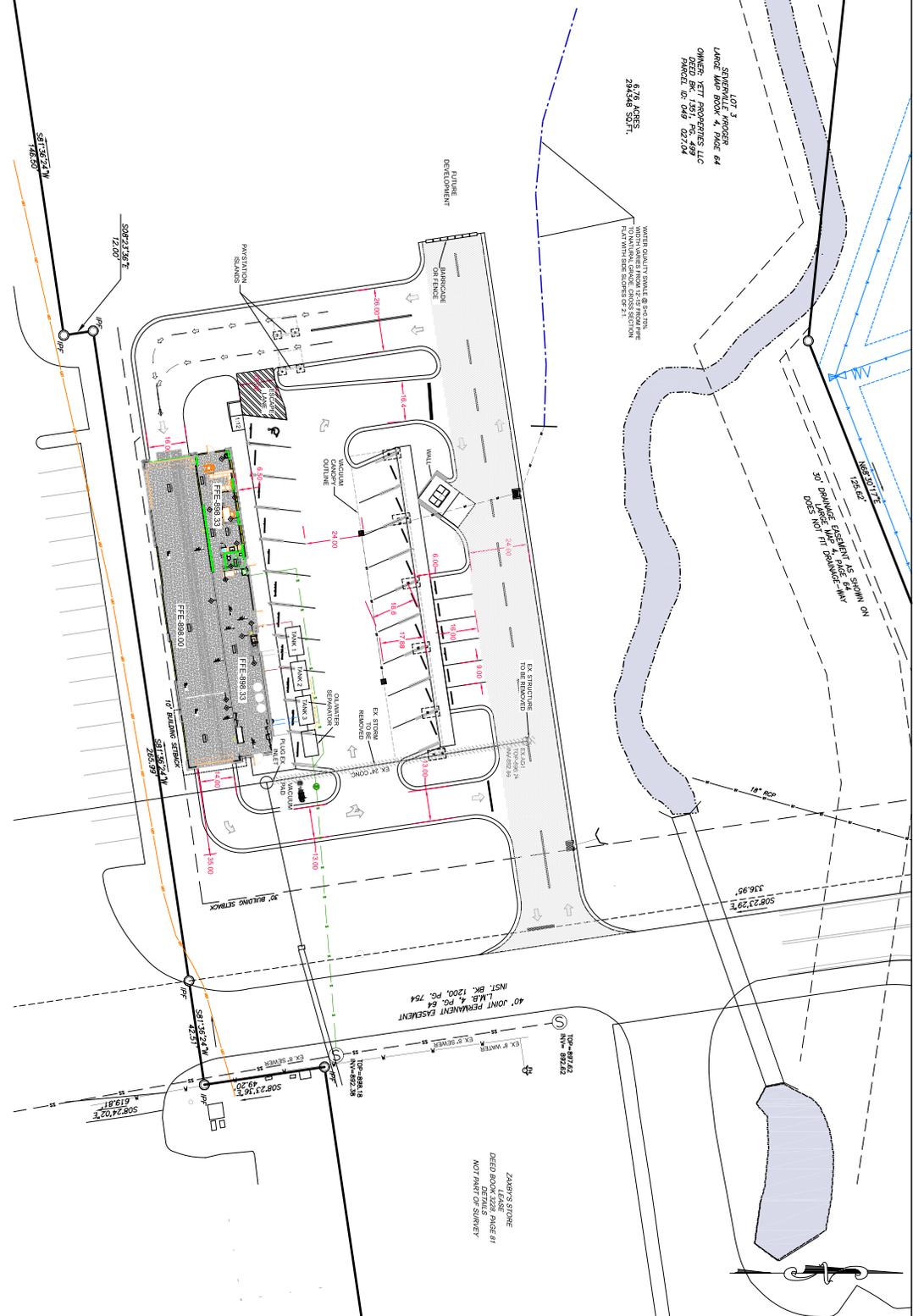


ENGINEERING, SURVEYING
 AND LAND PLANNING
WC WHALEY, INC.
 SURVEYING
 PO BOX 6699
 635 WALL STREET, SUITE 4
 SEVIER COUNTY, TN 37864-6699
 OFFICE (865) 453-1258

LOT 3
 SEVENSVILLE MOORE
 LARGE LOT PROPERTIES LLC
 OWNER: NET PROPERTIES LLC
 PARCEL ID: 049 02704

2.58 ACST
 2.58 ACST
 2.58 ACST

WATER QUALITY SWALE @ 2% MIN.
 TO PROVIDE PROPER DRAINAGE
 TO ADJACENT PAVED DRIVEWAY
 WITH 18" DEEP SQUARE OF 24"



ZABER'S STORE
 LEASE PLACE #1
 DEED RECORD DETAILS
 NOT PART OF SURVEY

40' JOINT PERMANENT EASEMENT
 INST. BK. 1200, PG. 754

GENERAL NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MICHAEL SUTTLER LAND SURVEYING SERVICES DATED JUNE 29, 2023.

ALL MEANS, METHODS AND SEQUENCES OF CONSTRUCTION ARE TO BE DETERMINED BY THE CONTRACTOR UNDER THE CLOSEST SUPERVISION OF THE ENGINEER. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD ON A DESIGNATED SET OF PAPER OR ELECTRONIC MEDIA OF ALL WORK DONE, INCLUDING THE LOCATION, DEPTH, AND DIRECTION OF ALL SERVICE CONNECTIONS SHALL BE SHOWN ON ALL WORK. ALL SERVICE CONNECTIONS SHALL 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 HEIGHTS SHOWN AND APPROXIMATE. FINAL WALL HEIGHTS WILL BE DETERMINED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER.

ROOF DRAINS TO THE IN-TO DETENTION SYSTEM.

RETAINING WALL AND MAILING TO BE DESIGNED BY OTHERS. EXACT WALL LOCATIONS AT ELEVATIONS AND UTILITY INSULATION IS CORRECT.

EROSION AND SEDIMENT CONTROL

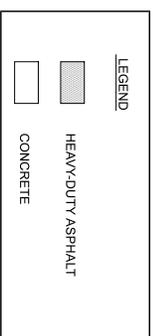
ALL EROSION AND SEDIMENT CONTROL SPACES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ANY PERMITS, REQUIREMENTS, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE LAND DISTURBANCE PERMIT AND THE TENNESSEE AND FEDERAL REGULATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PERMITS AND ANY OTHER PERMITS AND REGULATIONS.

ZONING: AC

BUILDING SETBACKS
 FRONT - 30'
 SIDE - 10'
 REAR - 20'

RECORDED PARKING SPACES
 OPERATIONS CENTER = 205 SQ FT / 250 SQ FT = 0.82 PARKING SPACES
 TOTAL REQUIRED = 1 PARKING SPACE

EROSION CONTROL
 TOTAL PROVIDED = 7 PARKING SPACES INCLUDING 1 HANDICAP SPACE ALONG WITH 19 VACUUM SPACES.



DESIGNED
 DRAWN
 CHECKED

NO.	DATE	REVISIONS
1	12-27-23	PC REVISIONS
2	12-27-23	REVISION

SCALE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 30'
 DATE: 12-28-23

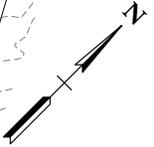
SITE PLAN

QUICK JET CARWASH

714 WINFIELD DUNN PARKWAY
 TAX MAP 49 PARCEL: P022704
 5th DISTRICT SEVIER COUNTY, TENNESSEE

LAYOUT NAME: 23-0703
 SHEET: C-3





LEGEND

- HORIZONTAL REF. HEIGHT
- CONCRETE ARMORED GIRTHING WALL
- ¹ CULVERT PILE
- WATER WALK
- METE. WTR.
- CLEAN-OUT
- SEWER MANHOLE
- 25' PERIPHERAL SETBACK

ENGINEER:
 ROBERT G. CAMPBELL
 7522 FARGOART LANE
 SEVIERVILLE, TN 37886
 (855) 908-1097
 FAX: (855) 947-7556

OWNER/DEVELOPER:
 PERM. SMITH DEVELOPMENT
 7522 FARGOART LANE
 SEVIERVILLE, TN 37886
 (855) 908-1097

CLT MAP: 12
 PARCEL: 10.01
 PROPERTY ZONED: HDR
 TOTAL AREA: 13.61 ACRES
 NUMBER OF BUILDINGS: 30
 NUMBER OF UNITS: 210
 TOTAL DISTURBED AREA: 13.5 AC
 DETENTION POND/OPEN AREA: 1.23 AC (7.8%)
 RECREATION AREA: 0.80 AC (5.1%)

PARKING SUMMARY
TOTAL NUMBER OF UNITS: 210
TOTAL SPACES REQUIRED: 420
RESIDENTIAL SPACES PROVIDED: 423
ADDITIONAL SPACES FOR CLUBHOUSE, DUMPSTERS, & OVERFLOW PARKING: 18
ADA SPACES: 2
TOTAL SPACES PROVIDED: 441

CURVE DATA

CURVE RD-U-1 P: 1.10+94.82 M: 10+93.99 PC: 10+93.99 PT: 10+93.99 A: 11.01° 31' (L1) R: 100.000' 45' L: 29.715'	CURVE RD-U-2 P: 1.32+98.88 M: 32+37.42 PC: 32+37.42 PT: 32+37.42 A: 11.01° 31' (L1) R: 100.000' 45' L: 29.715'	CURVE RD-U-3 P: 1.33+77.42 M: 34+55.96 PC: 34+55.96 PT: 34+55.96 A: 11.01° 31' (L1) R: 100.000' 45' L: 29.715'	CURVE RD-U-4 P: 1.33+77.42 M: 34+55.96 PC: 34+55.96 PT: 34+55.96 A: 11.01° 31' (L1) R: 100.000' 45' L: 29.715'
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NO.	DATE	DESCRIPTION	BY	CHK.



ROBERT G. CAMPBELL & ASSOC., LP.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

KODAK TOWNHOMES
 SUBMITTAL PLAN
 STORMWATER POLLUTION PREVENTION PLAN

GENERAL LAYOUT

DESIGNED BY	CHEKED BY	SCALE	SHEET TWO
DATE	DATE	1" = 60'	NO. 2
DRAWN BY	FILE NO.	11-28-23	17
DATE	DATE	21213	SHEETS



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 AND PRESS MAIN ENHANCE 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 (W DUMPLIN VALLEY-30 FEET)

TABLE 3.1 USES PERMITTED BY DISTRICT															
Use	Status	Residential				TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1	MPD	Other
		AR A-R	LDR R-1	MDR R-2	HDR R-3										
Retail and Personal Service															
Retail Distilleries	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Small Distilleries	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

3.0 Uses & Conditions

3.4.8 Retail and Personal Services Uses

3.4.8.19 Small Distillery

- d. **Additional Standards:** In the AC, TCL, and **VA Districts:** There shall not be any principal or accessory building associated with a small distillery that is located closer than fifty (50) feet from a front, side, or rear property line; and, no building on site containing alcoholic substances shall be closer than fifty (50) feet from any other building on site containing alcoholic substances, unless other ordinances of the City require a greater setback or separation, including, but not limited to, the building code and fire code. Any other buildings on site which contain no alcoholic substances shall be separated by not less than twenty (20) feet from any other building on site.

2.7.2 Tourist Commercial - TCL (C-5)	
PURPOSE	
It is the intent of this district to provide areas for large comprehensively designed mixed use developments for tourist-related uses and to further provide development regulations which recognize the unique impact and needs of such specialized mixed use developments. No previously developed area nor a presently undeveloped area shall be considered for rezoning to TCL until and unless the conditions set out in 2.7.3.1-2.7.3.3 are met.	
AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)	
Minimum district and lot area	^
Minimum lot width (ft)	n/a
Minimum floor area per dwelling/short-term rental unit (sf)	n/a
Maximum impervious lot coverage (% of lot area)	n/a
Maximum Gross Unit Density (ac)	21
Maximum height for buildings (ft)	110
Maximum height for non-building structures (ft)	110*
Minimum front yard setback for buildings	30ft
Minimum side yard setback for buildings - Up to 64ft	10^^
Minimum side yard setback for buildings - >64ft to 80ft	30
Minimum side yard setback for buildings - >80ft to 110	30 plus 1 ft for each ft above 80
Minimum rear yard setback for buildings - Up to 64ft	25
Minimum rear yard setback for buildings - >64ft to 80ft	30
Minimum rear yard setback for buildings - >80ft to 110	30 plus 1 ft for each ft above 80
Minimum front yard setback for non-building structures	The height of the structure but no less than 30 ft
Minimum side yard setback for non-building structures	The height of the structure but no less than 10 ft^^
Minimum rear yard setback for non-building structures	The height of the structure but no less than 30 ft
District Land Use	See Section 3
Development Standards	See Section 4
Parking Requirements	See Section 5
<p>NOTES: (sf = square feet, ft = feet)</p> <p>Site plan review is required according to Section 8.3, 10.1 Appendix, 8.4 if applicable.</p> <p>^25 ac shall be required to create a C-5 zone. (See 2.7.3.1 - 2.7.3)</p> <p>^^Except that no structure shall be located closer than 25 ft to the boundary to a zoning district other than TCL.</p> <p>*No structure may be more than 44 feet above the next highest structure on the site. (See 3.4.7.2)</p>	

1.0 GENERAL PROVISIONS

2.0 ZONING DISTRICTS

3.0 USES & CONDITIONS

4.0 DEVELOPMENT STANDARDS

5.0 PARKING

6.0 SIGNS

7.0 NON-CONFORMITIES

8.0 ADMINISTRATION

9.0 DEFINITIONS

APPENDIX

1.0 GENERAL PROVISIONS

2.0 ZONING DISTRICTS

3.0 USES & CONDITIONS

4.0 DEVELOPMENT STANDARDS

5.0 PARKING

6.0 SIGNS

7.0 NON-CONFORMITIES

8.0 ADMINISTRATION

9.0 DEFINITIONS

APPENDIX

3.0 Uses & Conditions

3.4.7 Recreation and Entertainment Uses

3.4.7.2 Outdoor Entertainment (Over 44 Feet)

e. **Viewshed Analysis:** the applicant shall conduct a viewshed analysis for any non-building structures over 88 feet in height. The analysis shall identify and assess key viewpoints and visual resources within and surrounding the project site. The analysis should include consideration of natural features, historic landmarks, and other elements contributing to the overall visual character of the area. At a minimum, the analysis should include impact on the viewshed of Mt. Leconte and the Great Smoky Mountains National Park. The analysis shall be conducted 1,320 feet north of the nearest major arterial street most directly parallel to the non-building structure. Based on the results of the initial analysis, the Planning Commission may require additional analysis from additional elevations within the City limits of the City of Sevierville should they deem it necessary. In determination an adequate viewshed is present, the Planning Commission may consider a five (5) percent alteration to the maximum height of non-building structures.

i. **Preservation of Significant Vistas:** Development projects shall be designed and sited to preserve significant vistas and scenic views identified in the viewshed analysis. Buildings and structures should not obstruct or significantly diminish these views.

ii. **Vegetation Management:** Maintain and enhance existing vegetation that contributes to the visual quality of the viewshed. In cases where vegetation removal is necessary, replacement with native and visually compatible vegetation may be required.

iii. **Architectural Design Considerations:** Architectural elements, such as building height, massing, and materials, should be thoughtfully designed to minimize visual impact on the surrounding viewshed. Rooftop features and rooftop equipment should be screened where feasible.