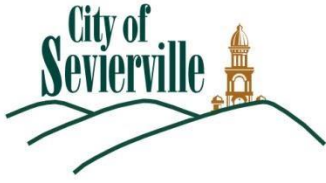


SEVIERVILLE PLANNING COMMISSION

3/7/2024

5:00 P.M. – Civic Center

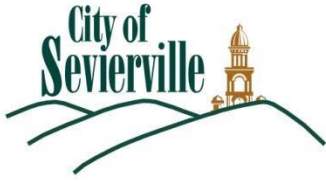


Planning Commission

AGENDA

3/7/2024

- A. Call to Order
- B. Approval of Minutes – 2/1/2024
- C. Public Forum
- D. Old Business
- E. New Business
 - 1. Rezoning – Moon Bug Construction LLC requests rezoning from HDR to AC – 100 John L Marshall Drive (City).
 - 2. Rezoning – Whaley Construction LLC requests rezoning from LDR to IC – 109 River Mill Road (City).
 - 3. Rezoning – Marcel Cernek requests rezoning from County R-1, Rural Residential to County R-2M, Medium Residential – 903 Jersey Drive (Planning Region).
 - 4. Subdivision Plat – Compass Ventures requests preliminary approval for W Dumplin Valley Subdivision – 008, Parcel 132.00, W Dumplin Valley Rd (City).
 - 5. Site Plan – Berry Engineers, LLC requests final approval for Urgent Care Medical Office – Tax Map 050, Parcel 101.01, Dolly Parton Parkway (City).
 - 6. Site Plan – CES requests final approval for Panda Express – Tax Map 038, Parcel 27.06, Winfield Dunn Parkway (City).
 - 7. 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).
 - 8. Site Plan – WK Dickson requests final approval for Sevierville Townhomes – Tax Map 027, Parcel 5.01, Winfield Dunn Parkway (City).
 - 9. Directional Signage Location and Messaging Schedule for Wayfinding Phase II.
- F. Staff Report
- G. Adjournment



Planning Commission

AGENDA NOTES

3/7/2023

A. Call to Order

B. Approval of Minutes – 2/1/2023

C. Public Forum

D. Old Business

E. New Business

1. Rezoning – Moon Bug Construction LLC requests rezoning from HDR to AC – 100 John L Marshall Drive (City).

Please see the staff report for full comments and details.

2. Rezoning – Whaley Construction LLC requests rezoning from LDR to IC – 109 River Mill Road (City).

Please see the staff report for full comments and details.

3. Rezoning – Marcel Cernek requests rezoning from County R-1, Rural Residential to County R-2M, Medium Residential – 903 Jersey Drive (Planning Region).

Please see the staff report for full comments and details.

4. Subdivision Plat – Compass Ventures requests preliminary approval for W Dumplin Valley Subdivision – 008, Parcel 132.00, W Dumplin Valley Rd (City).

This is a proposed 42 lot subdivision plat located on the south side of W Dumplin Valley. The lots closest to the right-of-way are proposed to be used for commercial with the rear lots being used for residential. There are currently substantial staff comments. If corrections are received prior to the meeting, staff would recommend approval.

5. Site Plan – Berry Engineers, LLC requests final approval for Urgent Care Medical Office – Tax Map 050, Parcel 101.01, Dolly Parton Parkway (City).

This is a proposed Urgent Care facility located within the Neighborhood Wal-Mart shopping plaza on the south side of Dolly Parton Parkway. The plan meets all standards and staff recommend approval.

6. Site Plan – CES requests final approval for Panda Express – Tax Map 038, Parcel 27.06, Winfield Dunn Parkway (City).

This is a proposed Panda Express drive through restaurant located on the west side of Winfield Dunn Parkway in the Target shopping plaza. There are currently staff comments related to landscaping, pedestrian markings, grease trap specifications, and storm sewer issues. Staff recommends approval subject to staff comments being corrected and an updated storm sewer plan on the Target project including TDOT approval.

7. 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).

This is a proposed Long John Silver restaurant located on the west side of Forks of the River Parkway. There is an existing Long John Silver restaurant that will be demolished and this new version will be in its

place. There are currently minor staff comments related to landscaping, flood proofing, and water and sewer. Staff would recommend approval subject to correction of these comments.

8. Site Plan – WK Dickson requests final approval for Sevierville Townhomes – Tax Map 027, Parcel 5.01, Winfield Dunn Parkway (City).

This is a proposed 58 unit townhome development located on the west side of Winfield Dunn Parkway behind an existing commercial shopping plaza. These townhomes will be under one ownership and are meant for long-term stays. There are currently staff comments regarding walking path in the flood way, landscaping, and patio material. If corrections are received prior to the meeting, staff would recommend approval.

9. Directional Signage Location and Messaging Schedule for Wayfinding Phase II.

Details to be provided prior to Planning Commission.

F. Staff Report

G. Adjournment



PLANNING COMMISSION MINUTES FEBRUARY 1, 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, February 1, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

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

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 January 4, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

PUBLIC FORUM

PUBLIC HEARING FOR SHORT-TERM RENTAL REQUEST– TAX MAP 062F, GROUP A, PARCEL 025.00, MOUNTAIN MEADOWS WAY (CITY).

Mr. Divel explained that there are 16 units on this parcel, which is zoned Medium Density Residential. The MDR zone has a requirement that notification letters be sent to neighboring properties within 100 feet regarding the operation of a Short-term Rental. City staff received a permit application for a STR at this location and, after mailing the notification letters, received responses from the community regarding the request.

Mr. Snider opened the floor for public comment. Several property owners currently operating STRs addressed the commission, explaining the benefit STRs provide this location. Additionally, residents

of both Mountain Meadows Way and neighboring communities raised concerns and issues STRs have introduced to the neighborhood.

OLD BUSINESS

ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS IN THE TOURIST COMMERCIAL (TCL) ZONE.

Staff Recommendation

Mr. Divel reminded the commission that this amendment was deferred at last month's meeting. The city initiated the amendment based off a request for an amusement structure. Since the previous meeting the language has been adjusted. The current draft would increase the allowable height for non-building structures from 88 feet to 110 feet. It would also require a viewshed analysis of structures, both building and non-building, for any structure over 110 feet. He further explained that the current regulations restrict non-building structures to heights of 88 feet or less, and 110 feet or less for buildings. He stated that buildings have been added to the proposal, given that they have the potential to affect the viewshed as much or more than non-building structures.

The commissioners discussed the history of these limits, and what potential growth the changes could facilitate for the City's future. They requested a joint workshop with the Board of Mayor and Aldermen to consider the changes.

Action Taken

Mr. Fox made a motion to defer the Zoning Ordinance amendment, to allow for further discussion with the BMA. The motion received a second from Mr. Stott and passed unanimously.

NEW BUSINESS

SHORT-TERM RENTAL DETERMINATION – TAX MAP 062F, GROUP A, PARCEL 025.00, MOUNTAIN MEADOWS WAY (CITY).

Staff Recommendation

Mr. Divel stated that this determination is in conjunction with the public hearing held at the beginning of the meeting. Mrs. Rodreick explained the changes that were made to the MDR regulations regarding STRs in September of 2021. Commissioners expressed concerns about allowing STR operation in an area surrounded by low-density residential housing.

Action Taken

Mr. Fox made a motion to deny the Short-Term Rental use, which received a second from Mr. Helton. The motion passed unanimously.

PLANNED UNIT DEVELOPMENT - WK DICKSON REQUESTS FINAL 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 preliminary approval for this PUD was granted at the December 2023 meeting. The applicant is now requesting final approval for Phase 1, which proposes 25 units. Currently, the project has minor unaddressed staff comments regarding water/sewer requirements, landscape buffering, and associated platting.

Action Taken

Mr. Roberts made a motion to approve the PUD, subject to resolution of staff comments. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR SNIDER STORAGE – TAX MAP 027, PARCEL 025.38, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that this proposed storage facility will be located at the corner of Winfield Dunn Parkway and Catlettsburg Road. Previously outstanding staff comments regarding the water & sewer requirements have been addressed, and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, which received a second from Mr. Stott. The motion passed with a unanimous vote.

SITE PLAN – LANDTECH ENGINEERING & SURVEYING REQUESTS FINAL APPROVAL FOR HICKORY HILLS, PHASE III – 1137 ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes an additional 88 additional townhome units. Hickory Hills Phase I has been completed and Phase II is under construction. This proposed Phase III is located to the east of the existing development and will be a mix of short-term and long-term rentals.

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 – ADVANCED LAND SOLUTIONS REQUESTS FINAL APPROVAL FOR JJS STORAGE – TAX MAP 18P, GROUP B, PARCEL 054.00, BUSINESS CENTER CIRCLE (CITY).

Staff Recommendation

Mr. Divel explained that the storage proposed by this site plan is for an eight-unit facility. The plan meets all City regulations and staff recommended approval.

Action Taken

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

ZONING ORDINANCE AMENDMENT – ROAD CLASSIFICATION UPDATE.

Staff Recommendation

Mr. Divel explained that this proposed update to the road classification map includes omissions from roads added upon annexation or otherwise missed. While the majority of the updates are local roads, the changes also include collector and arterial streets.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance amendment and received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

SEVIER COUNTY ZONING ORDINANCE AMENDMENT.

Staff Recommendation

Mr. Divel explained that this request includes 5 previous Zoning Ordinance updates passed by the Sevier County Commission. These updates should have been approved by the Sevierville Regional Planning Commission, but because of an oversight, were not. This is a request to remedy that.

Action Taken

Mr. Stott made a motion to approve the Sevier County Zoning Ordinance amendment, which received a second from Mr. Messer. The motion passed unanimously and is certified to the Sevier County Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

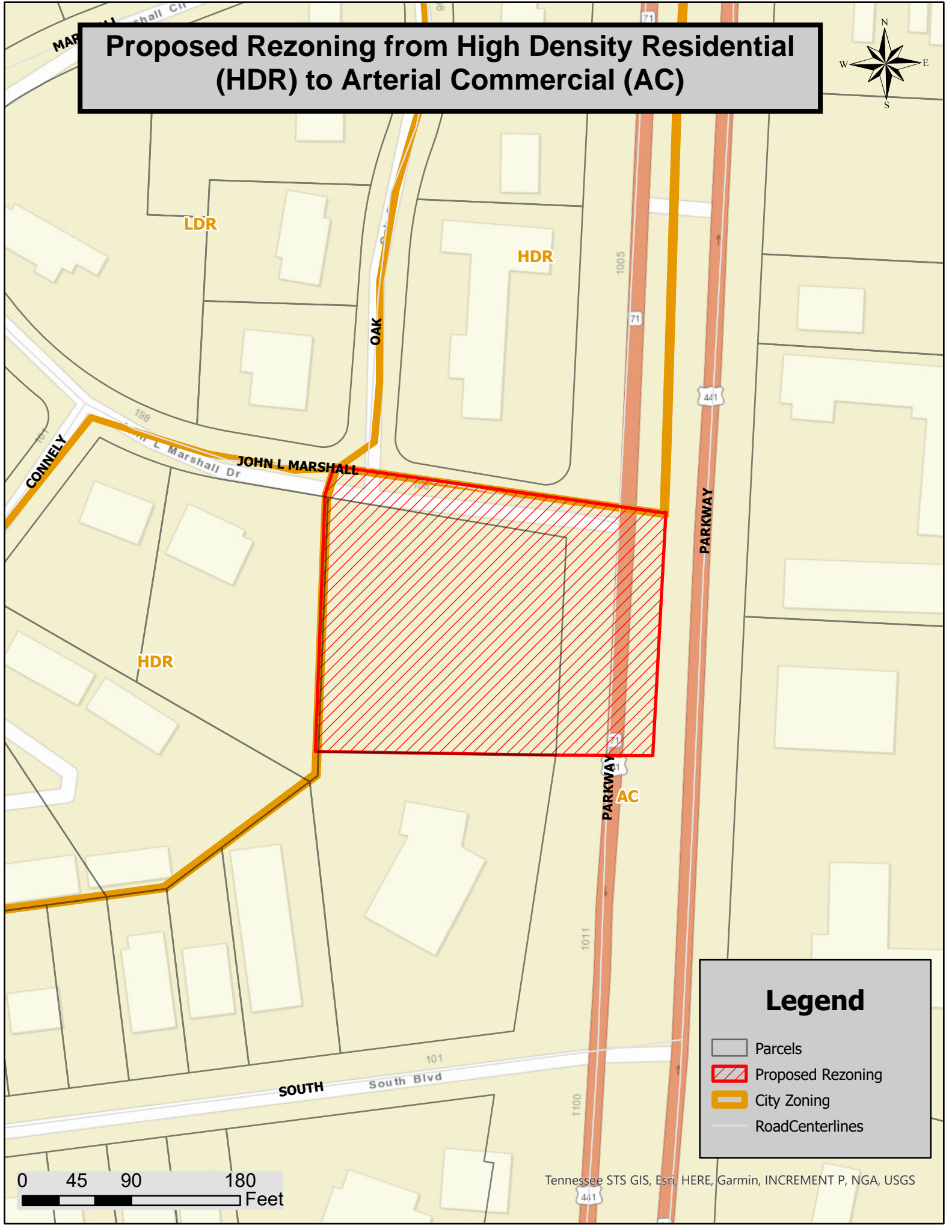
Brooke Fradd, Recording Secretary



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

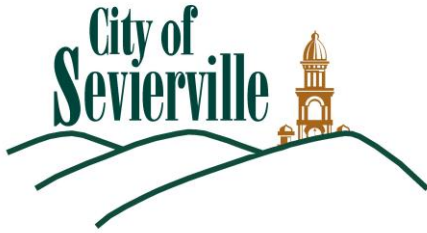
<p><u>Applicant:</u> Moon Bug Construction LLC</p> <p><u>Owners:</u> Moon Bug Construction LLC</p> <p><u>Staff:</u> Corey Divel and Kristina Rodreick</p> <p><u>Tax ID Number:</u> Tax Map 061G, Group B, Parcel 049.00</p> <p><u>Current Zone:</u> High Density Residential (HDR)</p> <p><u>Requested Zone:</u> Arterial Commercial (AC)</p> <p><u>Number of Lots:</u> 1</p> <p><u>Current Use:</u> Vacant</p> <p><u>Proposed Use:</u> Boutique Hotel</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 0.88 acres +/- from High Density Residential (HDR) to Arterial Commercial (AC)</p> <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& West – High Density Residential (HDR) used for residential</p> <p>South & East – Arterial Commercial (AC) used for commercial</p> <p><u>Staff Comments</u> The immediate surrounding area is vacant and residential to the north and west. The area to the south and east is commercial.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> The property is located off the Parkway and John L Marshall Road. It was originally zoned Arterial Commercial (AC) and was recently rezoned to High Density Residential (HDR) for multifamily. The request is to revert to the original Arterial Commercial (AC) zoning to construct a boutique hotel. Staff recommends approval.</p>
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Proposed Rezoning from High Density Residential (HDR) to Arterial Commercial (AC)



Legend

- Parcels
- Proposed Rezoning
- City Zoning
- Road Centerlines



Development Department
Staff Report to Planning Commission
Rezoning Request – City of Sevierville
109 River Mill Road – Parcel 027 006.00

Applicant: Whaley Construction LLC

Owners: Matthew Whaley

Staff: Corey Divel and Kristina Rodreick

Tax ID Number: Tax Map 027, Parcel 006.00

Current Zone: Low Density Residential

Requested Zone: Intermediate Commercial

Number of Lots: 1

Current Use: Residential

Proposed Use: Short-Term Rental

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 1.3 acres +/- from Low Density Residential (LDR) to Intermediate Commercial (IC).

Background

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North – Intermediate Commercial (IC) used for commercial

South & East– Arterial Commercial (AC) used for commercial

West- Tourist Commercial (TCL) used for the golf course

Staff Comments

The immediate surrounding area is zoned for commercial.

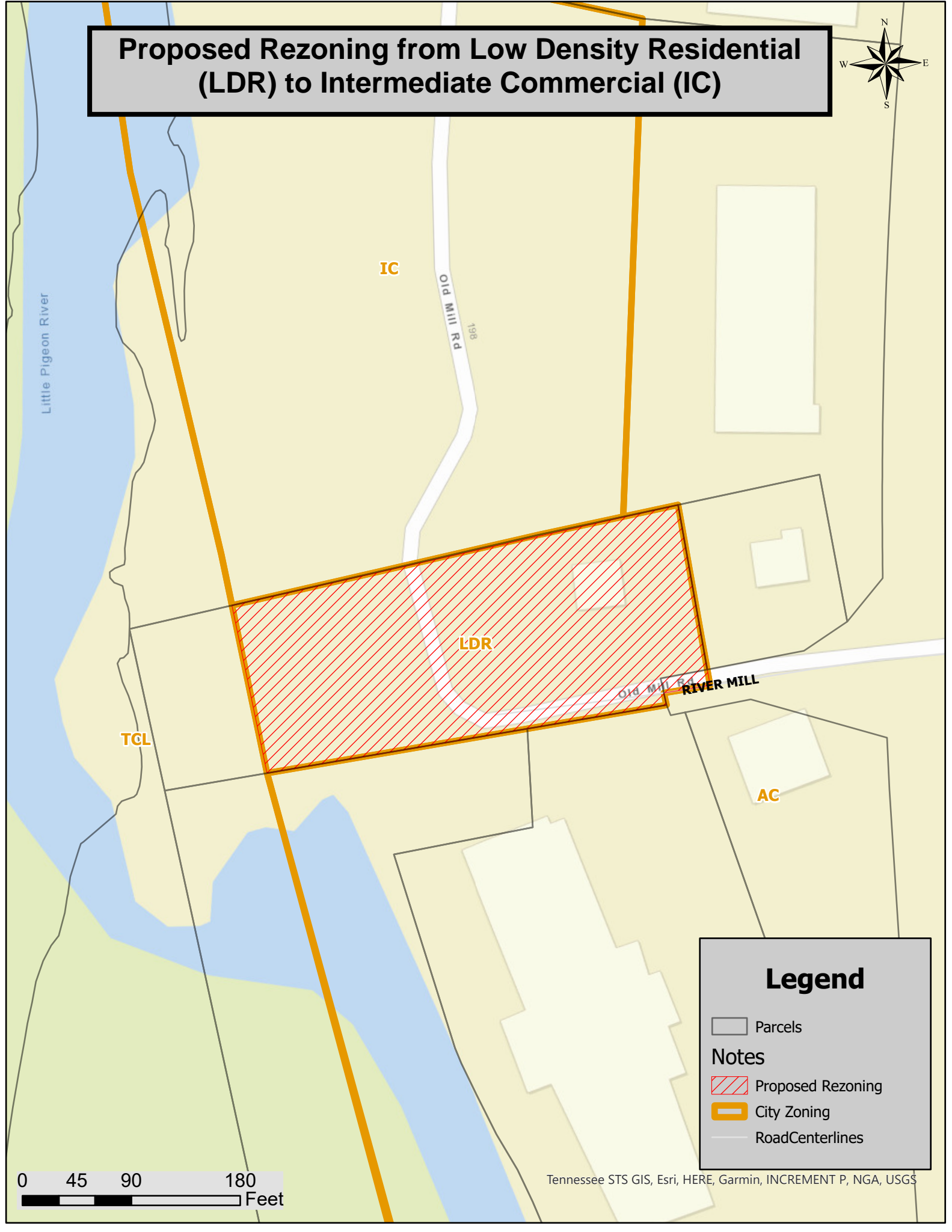
Public Comments

None to date.

Staff Recommendation

The property is located off River Mill Road, is currently zoned Low Density Residential (LDR) and is considered spot zoning. The request is to rezone to Intermediate Commercial (IC) for short-term rental. As the request will eliminate the spot zoning and make the site consistent with the surrounding zoning, staff recommends approval.

Proposed Rezoning from Low Density Residential (LDR) to Intermediate Commercial (IC)



Legend

Parcels

Notes

Proposed Rezoning

City Zoning

Road Centerlines



Development Department
Staff Report to Planning Commission
Rezoning Request - Planning Region
Jersey Drive

Applicant: Marcel Cernek

Owner: Marcel Cernek

Staff: Corey Divel and Kristina Rodreick

Tax ID Number: Tax Map 048E, Group C, Parcel 007.00 (Main Parcel - new parcel IDs not assigned since platting)

Current Zone: County R-1 (Rural Residential) District

Requested Zone: County R-2M (Medium Density Residential) District

Number of Lots: 6

Current Use: Cabins for Short-Term Rental

Proposed Use: Triplex for Short-Term Rental

Notification: County will provide notice in accordance with Sevier County Planning Department policies and procedures.

Exhibits: Application and Map

Request

Rezoning of 11.8 acres +/- from County R-1 (Rural Residential) to County R-2M (Medium Density Residential)

Background

The properties are located on the south side of Jersey Drive and are located within Sevier County and the City of Sevierville's Planning Region.

The properties abutting the proposed rezoning area are as follows:

North – City Low Density Residential (LDR) and County R-1

West and South – City Low Density Residential (LDR)

East – County R-1

Staff Comments

The immediate surrounding area is predominantly used for single-family homes.

Public Comments

None to date.

Staff Recommendation

The property is accessed via Jersey Drive on the east which fluctuates between 18' and 20' in paved width with no markings. It can additionally be accessed from the south from Center St with pavement widths between 14' and 20' with no markings. The property is situated in a predominately single-family, long-term residential area. There are four existing detached cabins located on the property currently being used for short-term rental. An increased density is not recommended based on the roadway and existing community. Additionally, the site is already currently allowed to have detached short-term rental cabins. For these reasons, staff recommends denial of the request.

Request Date 1-18-24



Rezoning Request Application

Sevier County Planning and Zoning Department
227 Cedar Street ~ Sevierville, TN. 37862

Telephone: (865) 453-3882

Fax: (865) 453-5923

Applicant Name: Marcel Cernek Phone No: 865-306-0989

Address: 903 Jersey Drive Sevierville Tn 37862
Street City State Zip

Applicant/Owner: marcel.cernek@gmail.com
(Email for contact person concerning this application)

-----Owner Information-----

Property Owner: Marcel Cernek Phone No: 865-306-0989

Address: 903 Jersey Drive Sevierville Tn 37862
Street City State Zip

-----Property Information-----

Civil District: 5th Tax ID: 48E C 7.00
Map Group Parcel

Property Address: 891, 903, 907, 919 Sevierville Tn 37862
lots = 1, 2, 3, 6, 4+5
Street City State Zip

-----Rezoning Request-----

Current Zoning District: R-1 Current Use: will be overnight rentals

Proposed Zoning District:

Agricultural Residential Commercial Industrial
☐ A-1 ☐ R-1 ☐ R-2 ☒ R-2M ☐ C-1 ☐ C-2 ☐ I-1

Proposed Use overnight rentals (tri-plex)

I, the undersigned being the owner of property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and consent that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

Marcel Cernek
Property Owner

1-18-24
Date

For Office Use Only			
PC	CC	Zoning Map #	RR#
Fee Pd.			(\$100.00)
Reviewed by the		Planning Commission	
Recommended: For		Against	
County Commission Action: Approved		Denied	



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 BY REZONING OF PO TAX MAP 48E GROUP C PARCEL 7.00 LOTS 1-6 OF YETTLAND PARK (revised) FROM R-1 TO R-2M.

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 Sevierville Planning Commission has forwarded its recommendation to the Sevier County Board of Commissioners regarding the amendment to the Zoning Map of Sevier County, Tennessee; and,

WHEREAS, the Sevier County Board of Commissioners feel that rezoning of this property is in the best interest of the community.

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

The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning of PO Tax Map 48E Group C Parcel 7.00 Lots 1-6 of Yettland Park (revised) from R-1 to R-2M. The said territory being more clearly defined by the attached map that is made a part of this resolution. This resolution is effective once passed per the rules as set forth in Tennessee Code Annotated 13-7-105.

Sevierville Planning Commission

For:

Against:

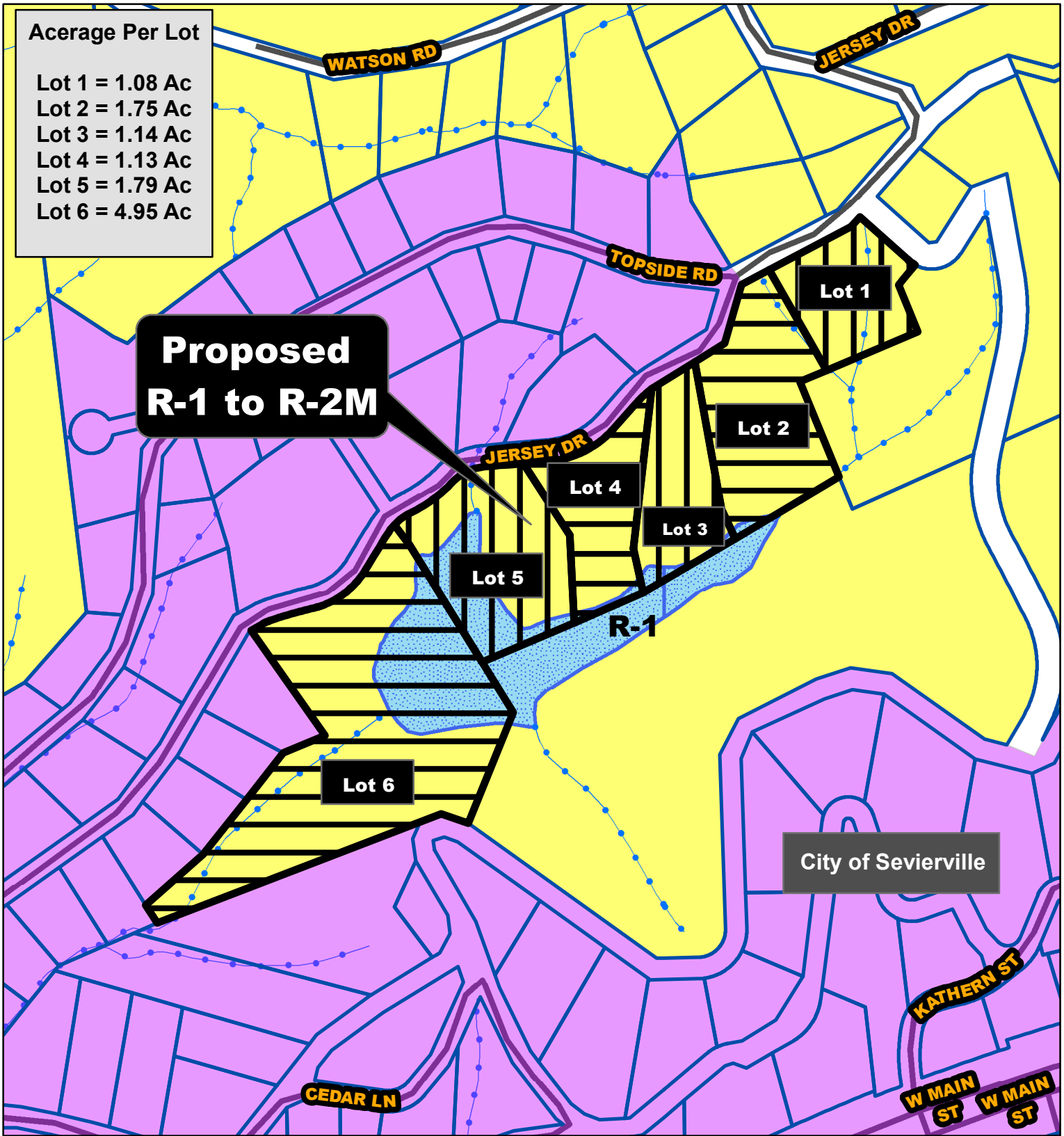
Public Hearing Held:

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

Done this ___ day of _____ 2024, in Sevier County, Tennessee.

Honorable Mayor Waters
County Mayor

Attest: _____
Adra Rowland
County Clerk



2024

0 125 250 500 Feet

SEVIER COUNTY GIS MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR ANY GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA OR INFORMATION PROVIDED. SEVIER COUNTY GIS EXPLICITLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE, IN CONNECTION WITH ANY USE OF THE DATA OR INFORMATION. SEVIER COUNTY GIS MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR ANY GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA OR INFORMATION PROVIDED. SEVIER COUNTY GIS EXPLICITLY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE, IN CONNECTION WITH ANY USE OF THE DATA OR INFORMATION.

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, ESTABLISHED 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 _____
OWNER _____

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

PRELIMINARY PLAT



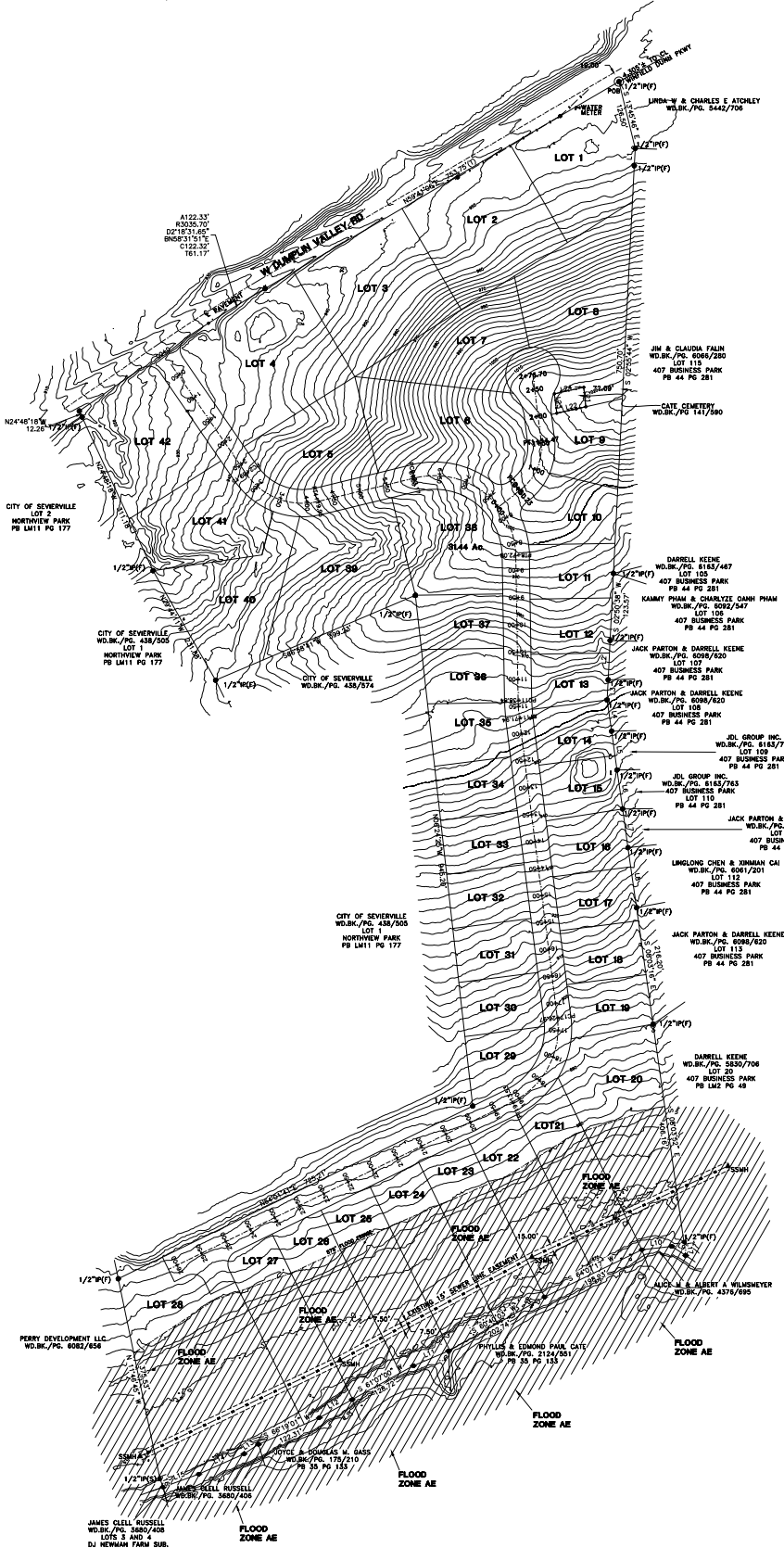
LEGEND

- P in Pn
- (P) Found
- (S) Set
- Bore Point of Beginning
- P in Electric Pole
- ACCESSIBLE POINT (TYPICAL)
- SANITARY SEWER MAN HOLE

NOTES:

- NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES; 7.5' EACH SIDE OF ALL INTERIOR LOT LINES AND 15' ALONG ALL EXTERIOR BOUNDARY LINES AND RIGHT OF WAYS.
- PROPERTY CONSISTS OF 1 LOT WITH A TOTAL AREA OF . ACRES: 31.44 AC.
- OWNERS: B&J ENTERPRISES LP P.O. BOX 4750 SEVIERVILLE, TN 37864

LINE	BEARING	DISTANCE
1	N 01° 00' 00" E	124.11
2	N 01° 00' 00" E	124.11
3	N 01° 00' 00" E	124.11
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81	N 01° 00' 00" E	124.11
82	N 01° 00' 00" E	124.11
83	N 01° 00' 00" E	124.11
84	N 01° 00' 00" E	124.11
85	N 01° 00' 00" E	124.11
86	N 01° 00' 00" E	124.11
87	N 01° 00' 00" E	124.11
88	N 01° 00' 00" E	124.11
89	N 01° 00' 00" E	124.11
90	N 01° 00' 00" E	124.11
91	N 01° 00' 00" E	124.11
92	N 01° 00' 00" E	124.11
93	N 01° 00' 00" E	124.11
94	N 01° 00' 00" E	124.11
95	N 01° 00' 00" E	124.11
96	N 01° 00' 00" E	124.11
97	N 01° 00' 00" E	124.11
98	N 01° 00' 00" E	124.11
99	N 01° 00' 00" E	124.11
100	N 01° 00' 00" E	124.11



FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property **IS IN FLOOD** located within a special flood hazard area. ACCORDING TO FEMA FIRM PANEL NO. 47150C0105E BEARING AN EFFECTIVE DATE OF MAY 16th, 2004.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

EDDY R. GARRETT, RLS#1544
DATE: MAY 9th, 2023

EDDY R. GARRETT, RLS#1544
DATE: MAY 9th, 2023

PRELIMINARY PLAT

SURVEY FOR:
B&J ENTERPRISES LP

Located within the **SEVIER** county, Tennessee within the city of _____

SUBDIVISION: **P&J, J. S&J, F&J, P&J, B&J**

For Map/Grass/Parcel: **008/-/132.00** David R. B. P. 2871/289

Bearing Base: In, State 565

GARRETT ASSOCIATES

EDDY R. GARRETT, RLS#1544
4839 SHADY RD., SEVIERVILLE, TN 37871
PHONE: (865)-433-5422 FAX: (865)-433-1231
EMAIL: GARRETT@GARRETTASSOCIATES.COM

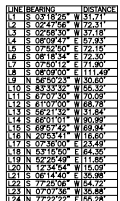
LAND SURVEYORS

DATE: **5/9/2023** SCALE: 1"=100'

REVISION: _____ DRAWING NO. **23-114**

CERTIFICATE OF ACCURACY I CERTIFY THAT THE PLAT DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

EDDY R. GARRETT, RLS#1544
DATE: MAY 9th, 2023



GENERAL NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY GARRETT &
ASSOCIATES DATED: MAY 9, 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.

ROOF DRAINS TO TIE INTO DETENTION SYSTEM.

ROADS TO BE HEAVY-DUTY ASPHALT.

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

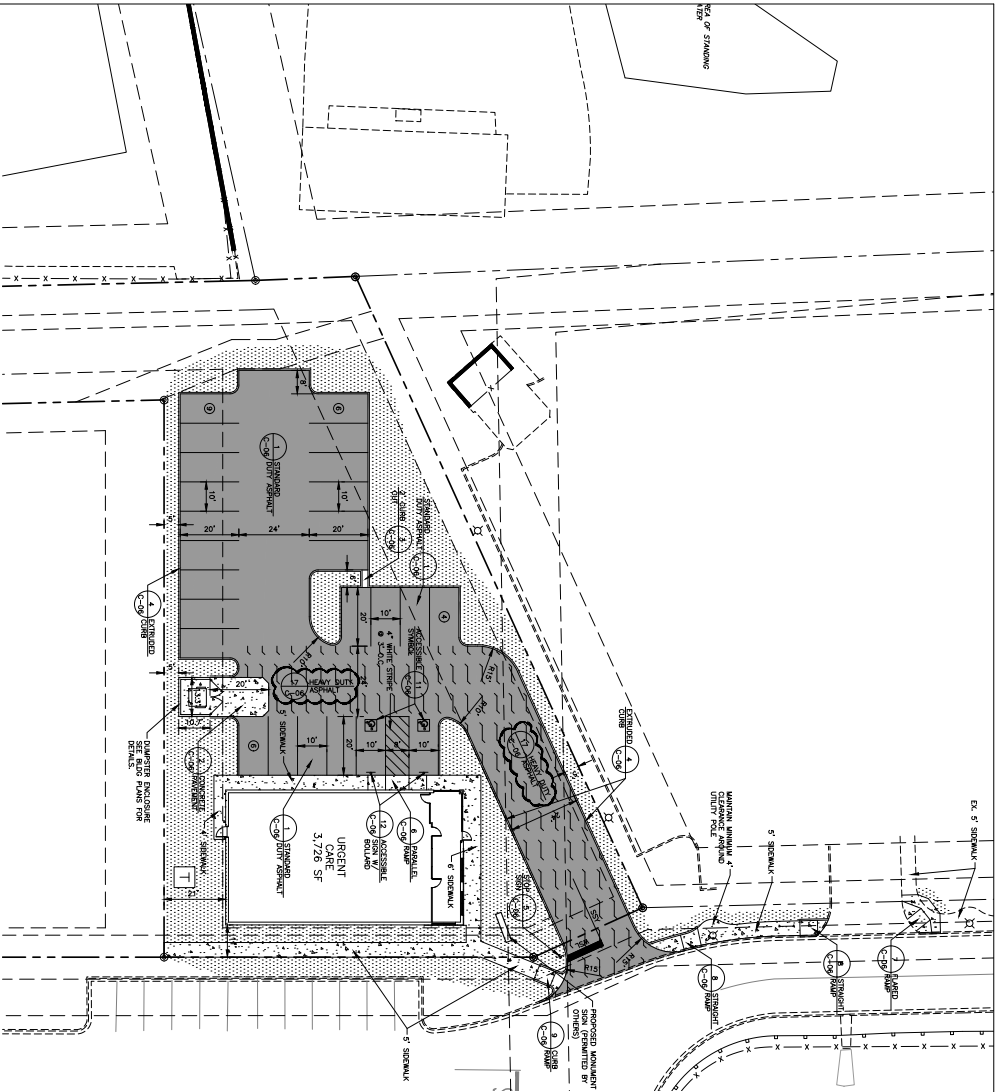
FRONT - 20'
SIDE - 10' (1 - 1.000000)

REAR - 25'

STORMWATER NOTES

OVERSIZED STORM PIPE WILL BE UTILIZED FOR DETENTION TO MEET CITY OF SEVIERVILLE STORMWATER SPECIFICATIONS.

SUBDIVISION IS MIXED USE WITH COMMERCIAL LOTS BEING AVAILABLE AT THE FRONT OF THE DEVELOPMENT AND RESIDENTIAL LOTS AVAILABLE IN THE REAR OF THE DEVELOPMENT.



PARKING AND PAVING NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND/OR LOCAL STANDARDS ISSUED BY LOCAL, STATE, COUNTY, AND STATE. IF THE CONTRACTORS DETERMINE THAT THE EXISTING CONDITIONS DO NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS, THEY SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HAMILTON, TENNESSEE.
3. OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HAMILTON, TENNESSEE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
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15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SIGNALS AT ALL TIMES.

PARKING & PAVING LEGEND

PROPERTY LINE	---
PROPOSED DRIVE	---
EXISTING DRIVE	---
DIRECTIONAL ARROW, PAINTED WHITE	---
TRAFFIC SIGN	---
LANDSCAPE AREA	---
CONCRETE PAVEMENT	---
HEAVY DUTY ASPHALT	---
STRIPING: SINGLE SOLID WHITE (SSW)	---
STRIPING: SINGLE SOLID YELLOW (SSY)	---
LOFT POLE (SEE SITE ELECTRICAL PLANS)	---
PARKING SPACE	---



PROJECT: **URGENT CARE MEDICAL OFFICE**
DOLLY PARTON PKWY
SEVIERVILLE, TN

DEVELOPER: **HUTTON**
736 CHERRY STREET
CHATTANOOGA, TN 37402
423-883-5994

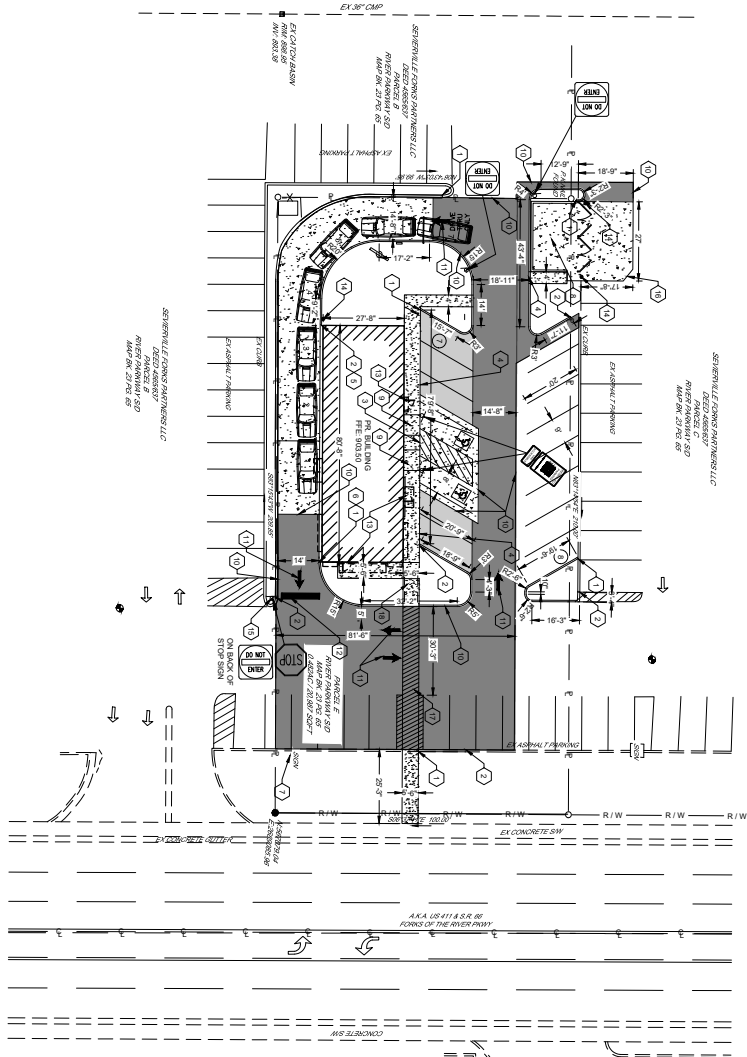
CIVIL ENGINEER: **BERRY ENGINEERS LLC**
60 BROAD ST NW
CLEVELAND, TN 37311
TEL: (423) 766-1880

SHEET NAME: **SITE LAYOUT & PAVING PLAN**

DATE: **01/29/2014**
DRAWN BY: **JDS**
CHECKED BY: **BMB**

PROJECT NO.: **23073**
SHEET NUMBER: **C-02**





GENERAL NOTES

- [illegible]

ADDITIONAL STANDARDS:

- C STAKING THE 90 FEET TO THE NEIN BOUND, 100 FEET TO THE FIRST ANGLE.
D IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
E IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
F IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
G IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
H IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
I IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
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K IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
L IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
M IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
N IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
O IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
P IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
Q IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
R IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
S IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
T IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
U IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
V IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
W IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
X IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
Y IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.
Z IF REMAIND CAN MEET THE STANDARD, THEN HEY, SHUT UP! SAY NO.

FLOODPLAIN NOTE

1. SITE IS LOCATED IN AE FLOOD HAZARD PER PANEL 4715503/222E EFFECTIVE 5/18/2009. BASE FLOOD ELEVATION IS 906.00.
2. BUILDING SHALL HAVE FLOODPROOFING TO AN ELEVATION OF 906.00 (BFE + 1). FLOODPROOFING CERTIFICATE SHALL BE OBTAINED FROM CITY OF SEVERVILLE AND FEMA.

LEGEND

- | | |
|--|---|
| | HEAVY DUTY ASPHALT PAVEMENT REPLACEMENT IN ACCESS AREAS (SEE DETAIL SHEET D 10) |
| | STANDARD DUTY ASPHALT PAVEMENT REPLACEMENT IN PARKING SPACES (SEE DETAIL SHEET D 10) |
| | CONCRETE PAVEMENT REINFORCED IN DRIVE THRU LANE AND NON REINFORCED IN ADA ACCESSIBLE SPACES (SEE DETAIL SHEET D 10) |
| | CONCRETE SIDEWALK (SEE DETAIL SHEET D 10) |

PLAN NOTES

1. 6' CURB START
2. 6' CURB END
3. 6' CURB RETURN
4. MODIFIED INTERVAL CURB AND WALK (SEE DETAIL)
5. 12' CURB START
6. 12' CURB END
7. REPLACE EXISTING LONG JOIN WALKERS SIGN (SEE LANDSCAPE PLAN)
8. DUMPSTER DIVERSION (SEE ARCHITECTS' DETAIL 5)
9. ADA RAMP
10. SEE ALL JOINTS WHERE ASPHALT RAILS/TS CONCRETE CURBS AND EXISTING ASPHALT PAVEMENT
11. PROPOSED DIRECTIONAL ARROW
12. PROPOSED 8' TYP. BARK
13. INTRINSIC PEST STOP BARK AT ALL DOORS, REFER TO STRUCTURAL PLANS AND DETAILS
14. PROPOSED POLYQUAD
15. INTRINSIC DO NOT ENTER SIGN ON EACH SIDE OF STOP SIGN
16. PLACE EXPANSION JOINT BETWEEN PROPOSED CONCRETE AND EXISTING ASPHALT
17. ADA CAGE SIBBLE PATH TO PLACE STOP SIGN
18. ADA RAMP WITH HANDRAILS (SEE DETAIL)

SITE AREA CALCULATIONS:			
TOTAL ACREAGE (AC)	INTERIORS AREA (AC)	PERIORS AREA (AC)	PERCENT INTERIORS (%)
PRE-DEVELOPMENT: 0.482	0.410	0.072	85.06
POST-DEVELOPMENT: 0.482	0.386	0.096	80.08

