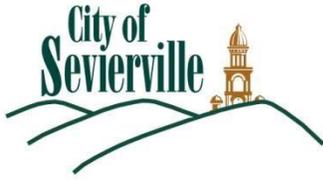


SEVIERVILLE PLANNING COMMISSION

October 1, 2015

Sevierville Civic Center 5:00 P.M.

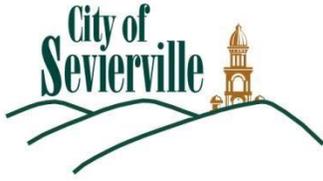


Planning Commission

AGENDA

October 1, 2015

- A. Call to Order
- B. Approval of Minutes – September 3, 2015
- C. Old Business
- D. New Business
 - 1. Subdivision – Sims Surveying requests subdivision plat approval– 500 Middle Creek Road (City).
 - 2. Rezoning – PS Allen General Partnership requests rezoning from R-1 Low Density Residential to District C-4 Arterial Commercial District – Veterans Boulevard - Tax Map 72, Parcel 158 (City).
 - 3. Rezoning – Stacy L. Price requests rezoning from R-1 Low Density Residential to District C-4 Arterial Commercial District – 118 Douglas Dam Road – (City).
 - 4. Rezoning – Jon Dempersmier requests rezoning from District C-4 Arterial Commercial District to R-1 Low Density Residential – 110 Love Road – (City).
- E. Staff Reports
 - 1. Special Events within the Fire Code
- F. Adjournment



Planning Commission

AGENDA NOTES

October 1, 2015

- A. Call to Order
- B. Approval of Minutes – September 3, 2015
- C. Old Business
- D. New Business
 - 1. Subdivision – Sims Surveying requests subdivision plat approval – 500 Middle Creek Road (City).

This is a request to subdivide a 17.3 acre parcel into three lots. Lots 1 and 2 are zoned C-4 (Arterial Commercial) and the large remainder parcel has the zoning designations of C-4 and R-1 (Low Density Residential). Pending receipt of the plat with required signatures, staff recommends approval.
 - 2. Rezoning – PS Allen General Partnership requests rezoning from R-1 Low Density Residential to District C-4 Arterial Commercial District – Veterans Boulevard - Tax Map 72, Parcel 158 (City).

This is a request to rezone an 18 acre parcel from R-1 to C-4. As stated in the staff report, staff is recommending that only that the eastern portion of the property containing 5.9 acres be rezoned to C-4.
 - 2. Rezoning – Stacy L. Price requests rezoning from R-1 Low Density Residential to District C-4 Arterial Commercial District – 118 Douglas Dam Road – (City).

This is a request to rezone 5.2 acre parcel from R-1 to C-4. Staff can recommend approval due to the proximity of commercial and industrial uses, and having adequate frontage on Douglas Dam Road (State Road 139).
 - 3. Rezoning – Jon Dempersmier requests rezoning from District C-4 Arterial Commercial District to R-1 Low Density Residential – 110 Love Road – (City).

This is a request from the property owner to rezone a small (.18 ac), oddly shaped lot with an existing single-family home from C-4 to R-1. Staff can recommend approval of this request due to its small size, configuration, and having access only from a street classified as a “local street”.
- E. Staff Reports
 - 1. Special Events within the Fire Code
See attached report from City Fire Marshal.
- F. Adjournment



PLANNING COMMISSION MINUTES September 3, 2015

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, September 3, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Daryl Roberts
Wayne Helton
Vincent Snider

MEMBERS ABSENT

Conley T. Murrell, Secretary

STAFF PRESENT

Pam Caskie, Director of Development
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager
Bob Parker, Director of Parks and Recreation

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

APPROVAL OF MINUTES

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the minutes from the August 6, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SITE PLAN – REALTYLINK REQUESTS SITE PLAN APPROVAL FOR SHOPS AT RIVERLANDING– WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is located within a lease area on the same parcel as the Hampton Inn adjacent to the overall Riverlanding development. She explained that this was the northeast corner of the lot that an eight foot rear yard setback variance was granted to at the August 6, 2015 Board of Zoning Appeals meeting. All the issues have been worked through and Ms. Caskie recommended approval.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Arwood, to approve the site plan. The motion passed with a unanimous vote.

SITE PLAN – W.C. WHALEY, INC SURVEYING REQUESTS SITE PLAN APPROVAL FOR HHI – 1586 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan is for a building addition and drive access to Lily’s As Seen on TV. She explained that the west side of this property has recently been rezoned to C-4 and the property consolidated into one lot. There were some concerns with the access off of Old Mill Road; however, research has been done and provided that this is the most adequate way of providing the access at this point in time. Staff recommended approval.

Action Taken

A motion was made by Mr. Roberts, and seconded by Mayor Atchley, to approve the site plan. The motion passed with a unanimous vote.

SITE PLAN – WALLACE SURVEYING COMPANY REQUESTS SITE PLAN APPROVAL FOR MODULAR HOMES DISPLAY – WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained that there has been some confusion in the property line and right of way on the southeastern portion of this lot, but these issues have recently been resolved and the correct plan has been submitted. Staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood, to approve the site plan. The motion passed with a unanimous vote.

REZONING – DENNIS N. GORE REQUESTS REZONING FROM R-1, RURAL RESIDENTIAL TO C-1, RURAL COMMERCIAL – ALTON DRIVE – TAX MAP 12, PARCEL 191 (PLANNING REGION).

Staff Recommendation

This item was pulled from the agenda per requests of Mr. Gore.

Action Taken

None

REVIEW OF PUBLIC SERVICE FACILITY – DOG PARK ADDITION TO CITY PARK – PARK ROAD (CITY).

Staff Recommendation

Mr. Parker explained that this is a lot acquired by the City adjacent to the entrance of City Park. The layout of the dog park including a tree sound barrier and the location of a handicap parking area was described. Mr. Parker explained that the funding for this facility is going to be raised by a community group and will be financed through private funds. It was explained that the State law requires Planning Commission approval for new public facilities and the staff recommended approval.

Action Taken

A motion was made by Mr. Helton, and seconded by Mr. Roberts, to approve the facility. The motion passed with a unanimous vote.

STAFF REPORTS

This month Ms. Forkner did an overview of amusements and how they are regulated. Alderman Robbie Fox was in attendance to lead a discussion on this topic. Alderman Fox serves as the Chairman of the Elevator and Amusement Device Safety Board for the State of Tennessee. Alderman Fox explained the regulations, procedures, and the different agencies involved in the regulation of amusements on the State level. It was then discussed by the staff and Planning Commissioners how much regulation of amusements needs to occur at the site plan level and the best ways to do so.

Planning Commissioner training dates were brought to the member’s attention.

Jackson Arwood from the Boy Scouts Troop 119 was in attendance and recognized.

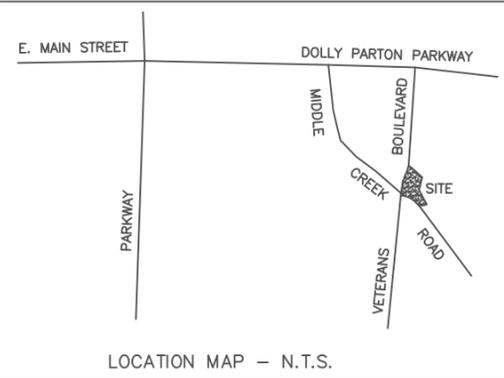
ADJOURNMENT

There being no further business, the meeting adjourned at 5:53 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



TOTAL ACREAGE = 3.4666

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS 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

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, AS 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

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

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWAGE SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

DATE: _____
GENERAL MANAGER, WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM(S) INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

DATE: _____
GENERAL MANAGER, WATER SYSTEMS

PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATIONS AND LEASE AGREEMENTS AS RECORDED IN THE REGISTER OF DEEDS OFFICE. SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF SUBJECT PROPERTY. PROPERTY WAS SURVEYED WITHOUT A TITLE SEARCH.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AND I HEREBY CERTIFY THAT I MADE THIS SURVEY AND MAP IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT BOTH ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

SURVEYOR: RONNIE L. SIMS
1221 EAST RIDGE ROAD
SEVIERVILLE, TN 37862
(865) 453-7970

OWNER: EMILY B. KILE
500 MIDDLE CREEK ROAD
SEVIERVILLE, TN 37862
(865) 453-8024

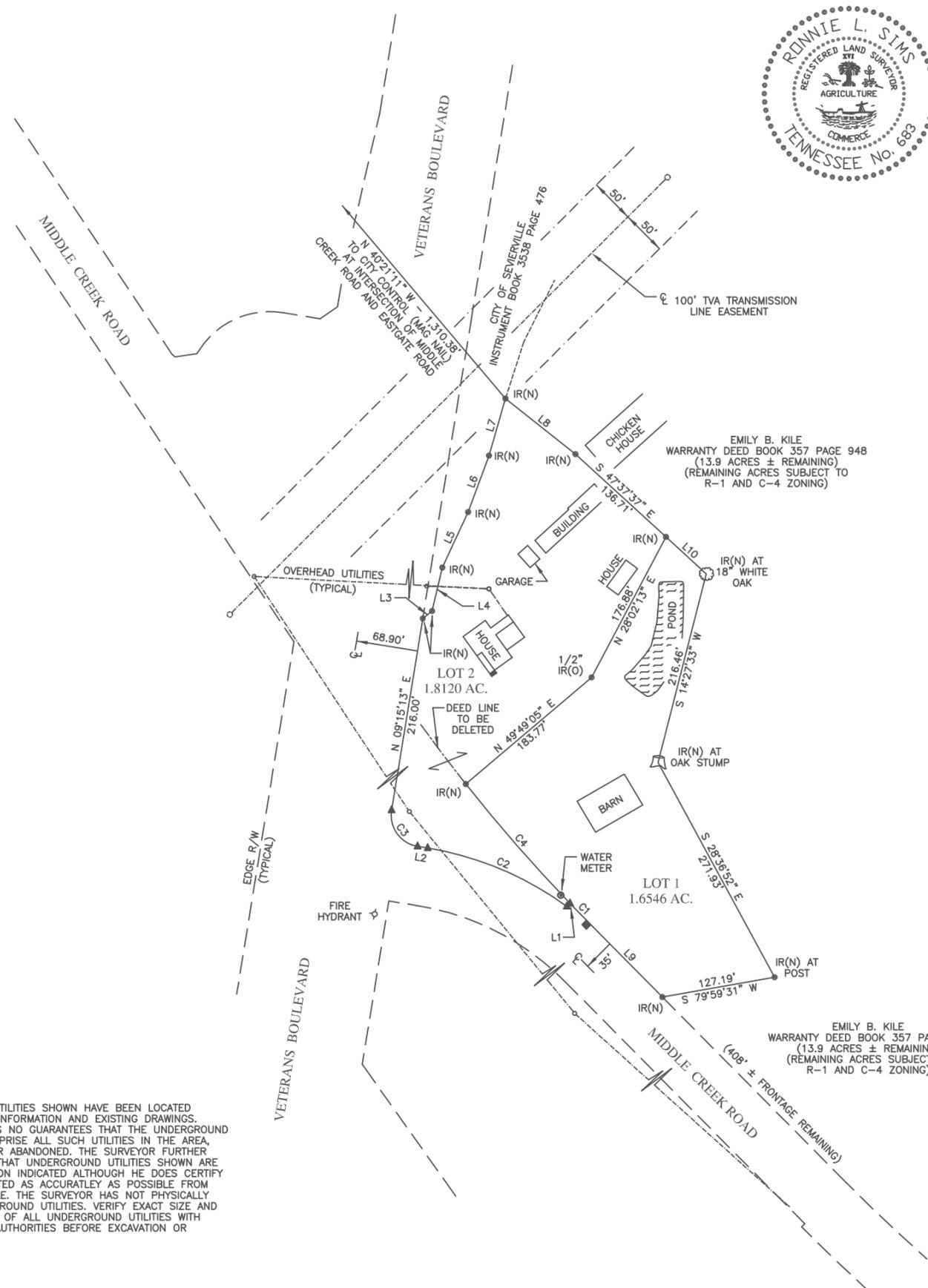
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 47155C0231E, EFFECTIVE DATE: MAY 18, 2009.

SUBJECT TO C-4 ZONING BY THE CITY OF SEVIERVILLE. BUILDING SETBACKS ARE 30' FRONT 10' SIDE (1-4 STORIES) AND 25' REAR. 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES. 15' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES.

IR(O) - IRON ROD OLD
IR(N) - 1/2" IRON ROD NEW WITH RED PLASTIC CAP
▲ - POINT

LINE	BEARING	DISTANCE
L1	S 45°11'25" W	4.78'
L2	N 80°44'47" W	11.57'
L3	N 51°09'45" E	13.36'
L4	N 13°17'59" E	49.64'
L5	N 25°05'49" E	68.21'
L6	N 20°18'33" E	66.86'
L7	N 16°08'58" E	66.10'
L8	S 51°40'56" E	99.73'
L9	N 44°50'30" W	116.89'
L10	S 47°37'37" E	61.00'

CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1874.875'	14.866'	29.732'	N 44°23'15" W	29.732'
C2	363.080'	86.551'	169.930'	N 67°20'19" W	168.384'
C3	35.000'	35.000'	54.978'	N 35°44'47" W	49.497'
C4	1874.875'	88.335'	176.539'	N 41°14'08" W	176.474'



LOTS 1 AND 2
EMILY B. KILE
INSTRUMENT BOOK 3538 PAGE 499
PART OF WARRANTY DEED BOOK 357 PAGE 948
FIFTH CIVIL DISTRICT
SEVIER COUNTY, TENNESSEE
100 50 0 100 200 300
20 NOVEMBER 2014
REVISED 5 AUGUST 2015



Development Department

Staff Report

RE: Veterans Boulevard (State Road 449)

Applicant: P S Allen General Partnership

Staff: Pamela Caskie, Judi Forkner, Dustin Smith

Tax ID Number(s): Map 72, Parcel 158

Current Zone: R-1, Low Density Residential

Requested Zone: C-4, Arterial Commercial

Number of Lots: 1

Current Use: Vacant

Proposed Use: Retail, accommodations, and/or food service

Notification: Letters sent to property owners within 200'.

Exhibits: Map attached

Request

Rezoning of 18 acres +/- from R-1 (Low Density Residential) to C-4 (Arterial Commercial)

Background

This property has frontage on Veterans Boulevard, Collier Drive, and Ridge Road. The portion of the property along Collier Drive is relatively flat, and contains floodway and flood hazard area associated with the stream running through the parcel. The western portion of the parcel contains floodway associated with the stream, and then rises sharply to a ridge. A sewer line runs along the western edge of the floodway, and water is available along all of the three streets upon which this parcel has frontage. Both the Ridge Road and Collier Drive intersections with Veterans Boulevard are signalized.

Staff Comments

The property owner has indicated an interest in seeing retail, accommodations, and/or food service uses develop on this parcel. None of these uses are permitted under the property's current zoning designation of R-1. The properties on the northside of Ridge Road are zoned C-3 (Intermediate Commercial), R-2 (Medium Density Residential) and C-4 (Arterial Commercial). Properties on the eastside of Veterans Boulevard are zoned C-4 (Arterial Commercial) and R-1 (Low Density Residential). Properties on the southside of Collier Drive are zoned C-4 (Arterial Commercial) and R-1 (Low Density Residential). The properties to the west and north on the southside of Ridge Road are zoned R-1 (Low Density Residential).

Veterans Boulevard (State Road 449) is viewed by TDOT as an important link in the State's regional transportation system, as it connects with Dolly Parton Parkway (US 411/State Road 35), a primary route between Knox, Sevier, and Cocke Counties, and is expected to be extended northward from Dolly Parton Parkway to intersect with Winfield Dunn Parkway (State Road 66) which provides access to Sevier County from I-40. TDOT is presently studying this corridor with the City and with the City of Pigeon Forge, and the citizen and staff committee assigned to review

growth and development issues in the East Sevierville Planning Area as part of the zoning ordinance rewrite project will also include this corridor in its study efforts. The purpose of these study efforts is to examine how growth and development along the corridor can be accommodated while assuring the travel efficiency of this corridor is maintained over time.

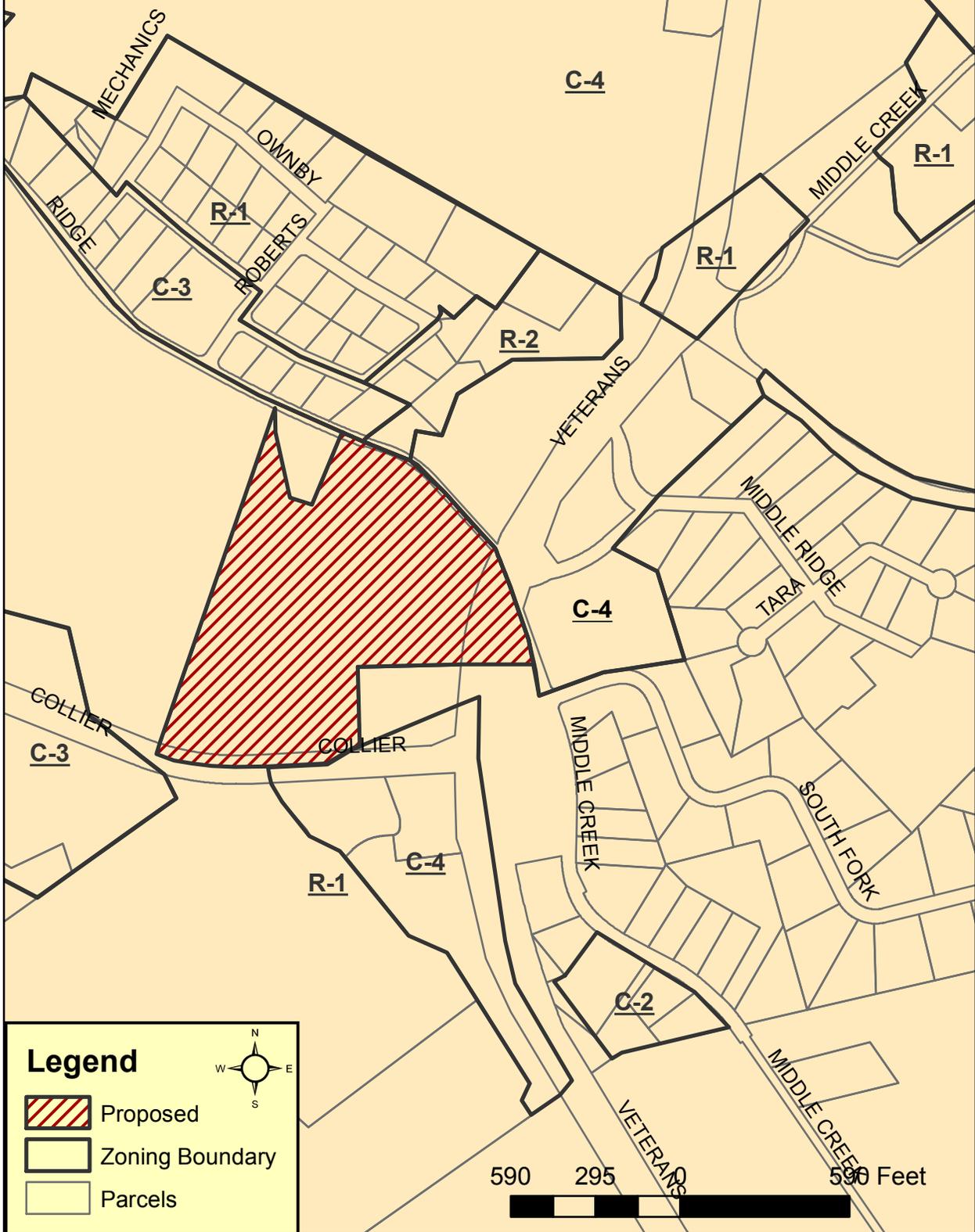
Public Comments

None to date.

Staff Recommendation

Because the western portion of this parcel lies within the floodway or on a steep slope (12.3 acres +/-), making it challenging for use for arterial commercial uses under the current development standards of the C-4 district, staff recommends the western portion of the property remain in its current zoning designation of R-1. Staff can, however, recommend the portion of the property lying east of the floodway (5.9 acres +/-) be rezoned to C-4 as this portion of the property has frontage on Veterans Boulevard, Collier Drive, and Ridge Road, proximity to other properties zoned for commercial use, and although any development within the flood hazard area will be subject to the provisions of the City's Flood Damage Prevention Ordinance, could be developed for the types of commercial uses desired.

Proposed Rezoning from R-1 to C-4





Development Department

Staff Report

RE: 118 and 124 Douglas Dam Road (State Road 139)

Applicant: Stacy L. Price

Staff: Pamela Caskie, Judi Forkner, Dustin Smith

Tax ID Number(s): Map 12, Parcel 202

Current Zone: R-1, Low Density Residential

Requested Zone: C-4, Arterial Commercial

Number of Lots: 1

Current Use: 2 single-family homes and former county school

Proposed Use: Personal services and retail

Notification: Property owners within 200' inside the City

Exhibits: Map attached

Request

Rezoning of 5.2 acre parcel from R-1 (Low Density Residential) to C-4 (Arterial Commercial)

Background

The property presently has two single-family homes (118 and 124 Douglas Dam Road) and one building which was originally a public school. The property to the north (northside of Douglas Dam Road) is zoned C-4 and is a mini-storage business; three of the parcels bordering the subject property to the west are zoned C-4 and used for commercial businesses. One parcel to the west is zoned R-1, and contains a driveway and some parking area for the businesses to the west. The two properties to the south are zoned R-1, Low Density Residential. The property to the east is outside the corporate limits and is zoned County R-1, Rural Residential.

Staff Comments

The property has 390' +/- of frontage on Douglas Dam Road. It appears that the parcel may also have access across neighboring parcels to the west and south to Douglas Dam Road and Swaggerty Road, respectively. Public water and sewer service are in the vicinity, but not directly available to this parcel. If rezoned, site plans for the conversion of any of the structures to another use will be required, and the provision of utility service and secondary access points will be reviewed in that process.

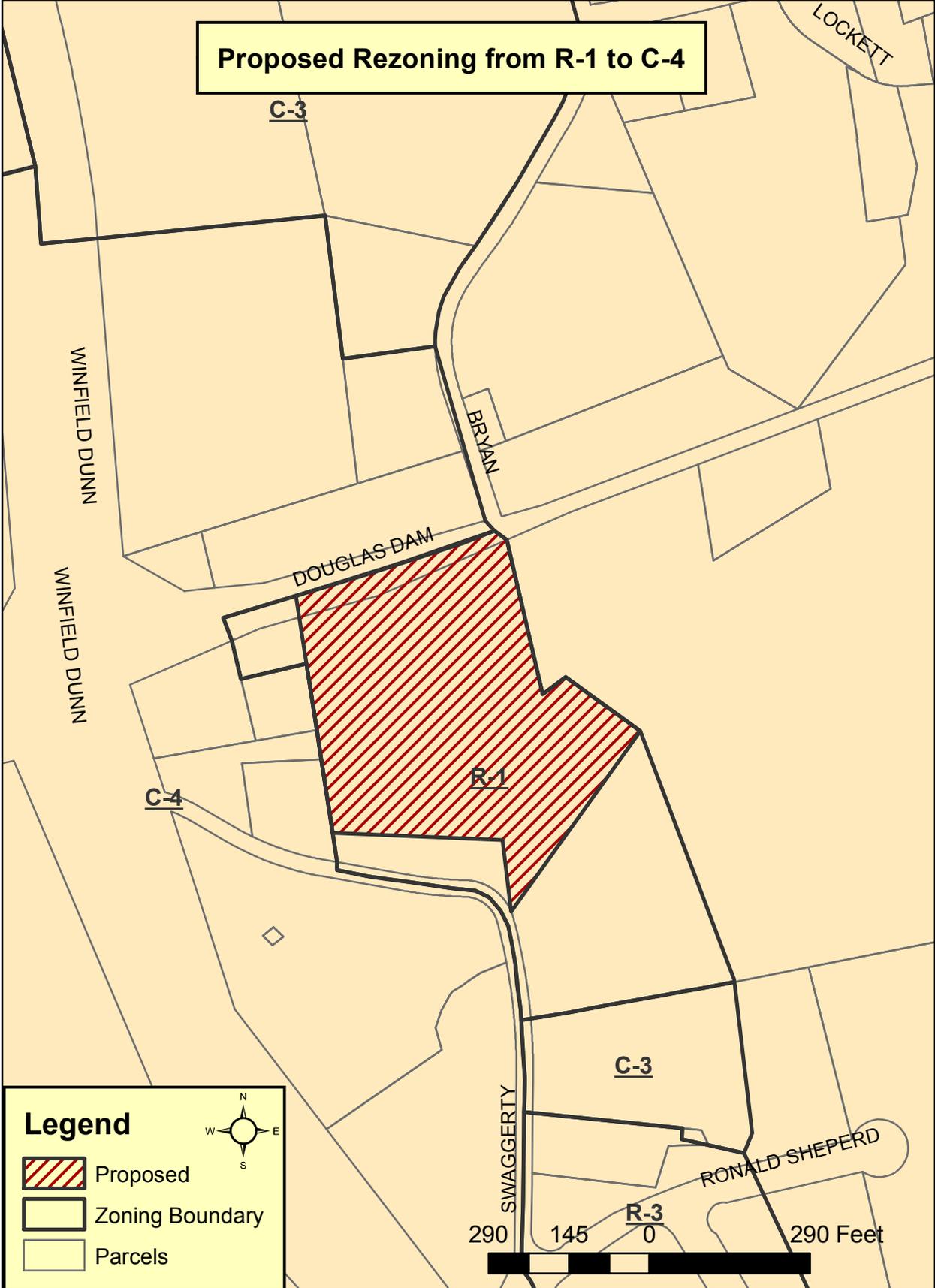
Public Comments

None to date.

Staff Recommendation

Given the property's proximity to commercial and industrial uses, and with the property having adequate frontage on a state road, staff can recommend approval.

Proposed Rezoning from R-1 to C-4





Development Department

Staff Report

RE: 110 Love Road

Applicant: Jon Dempersmier
for Estate of Lucilla C. Houst,
Robert Fowler, Executor

Staff: Pamela Caskie

Tax ID Number(s): Map
49H, Group B, Parcel 1.01

Current Zone: C-4, Arterial
Commercial

Requested Zone: R-1, Low
Density Residential

Number of Lots: 1

Current Use: Single-family
home

Proposed Use: Single-family
home

Notification: Letters to
property owners within 200'

Exhibits: Map attached

Request

Rezoning of .18 acre lot from C-4 (Arterial Commercial) to R-1 (Low Density Residential)

Background

The heirs to this property, which contains a single-family home, wish to sell this property for continued use as a single-family home. Because the C-4 district does not allow housing, the house could not be reestablished if it were to be destroyed, which has affected purchasers' ability to obtain a residential loan.

Staff Comments

This lot is small, triangular in shape, narrowing to a point on the southside, and has no access onto an arterial street. The properties to the north and east are zoned R-1, and the properties to the west and south are zoned C-4.

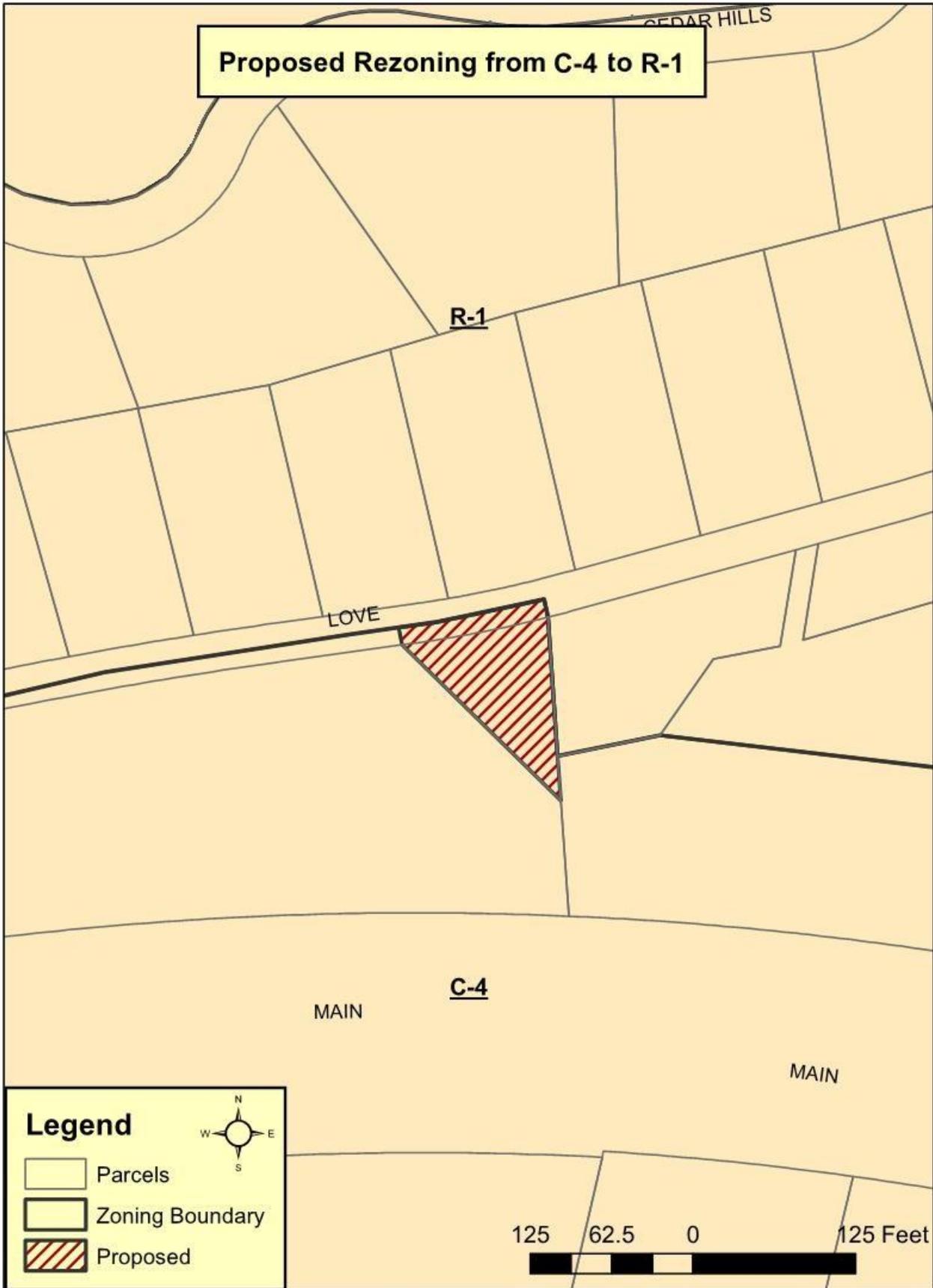
Public Comments

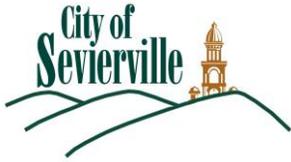
None received to date.

Staff Recommendation

Due to property size, configuration, and access effectively being limited to a street classified as a "local street", staff recommends approval.

Proposed Rezoning from C-4 to R-1





Development Department

Staff Report

Special Events / Special Amusement Building – Fire Marshal

Related state and local law:

Article Section VII,
Section 7-201,
Sevierville Municipal Code

Staff:

Pamela Caskie
Judi Forkner
Dustin Smith

Tommy White

Definition/Description: A building or event that is temporary, permanent or mobile that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction as a form of amusement arranged so that the egress path is not readily apparent due to visual or audio distractions or an intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure.

Basic planning theory and legal considerations: In order to protect the public these occupancies have to be inspected because they have a higher risk of loss of life or injury than other assembly or business occupancies.

Inspection and Plan Review will benefit The City of Sevierville by:

- Lower potential for loss of life or injury
- Assist whoever wants to have an event like this, so they will have the knowledge to put together a safer event.
- Make sure that the event meets all local and state codes
- As an Exempt jurisdiction we have to enforce at least the minimum codes adopted by the State of Tennessee.

State law parameters: We are required by state law and city ordinance to enforce the codes that are put into place to protect the public from unknown hazards when they go to an event within our city limits.

Sevierville Zoning Ordinance provisions: In the past, sometimes these events get setup before we know anything about them. This can be hard for us to correct after the fact. With the new zoning code, we are proposing to develop requirements for these events that will help the public with putting an event together and stay within state and local codes.

Brooke Fradd

From: Brooke Fradd
Sent: Monday, September 28, 2015 3:10 PM
To: Brooke Fradd
Subject: FW: Haunted Houses/Special Amusement Buildings

From: FIREcomm [<mailto:SFMO-FIRECOMM@tn.gov>]
Sent: Friday, September 25, 2015 1:54 PM
To: Tommy White
Subject: Haunted Houses/Special Amusement Buildings



STATE FIRE MARSHAL'S OFFICE: FIRECOMM
Relevant and Accurate Fire Service Communications for the State of Tennessee

Is this email not displaying correctly? [View it in your browser.](#)

To: Building and Fire Code Officials
From: Chris Bainbridge, Director of Codes Enforcement
Date: September 25, 2015
Subject: Haunted Houses/Special Amusement Buildings

It is the time of year that haunted houses begin to open up. These occupancies are inherently higher risk than the typical assembly and business buildings that we deal with due to the use of settings and scenery, low lighting and obstructed egress paths. It is a good time to review the code requirements for Special Amusement Buildings.

The minimum code for new Special Amusement Buildings must comply with the 2006 International Building Code. The 2006 International Fire Code applies for all existing Special Amusement Buildings. The 2006 NFPA 101 Life Safety Code also applies for those located in a State building or educational occupancy. The State Fire Marshal's Office is involved in plans review and inspection of facilities that have a calculated occupant load of 300 or more. Local governments cannot lessen the requirements, but can accept equivalent methods of protection. Exempt jurisdictions are authorized to adopt and enforce their own building and fire codes. The following jurisdictions are exempt:

Alcoa, Athens, Bartlett, Brentwood, Bristol, Chattanooga, Clarksville, Collierville, Columbia, Cookeville, Dyersburg, Franklin, Gallatin, Gatlinburg, Goodlettsville, Hendersonville, Jackson, Johnson City, Kingsport, Knox County, Farragut, Knoxville, Lebanon, Madison County, Maryville, Memphis/Shelby County, Millington, Montgomery County, Murfreesboro, Mt. Juliet, Nashville/Davidson County (Oak Hill, Belle Meade, Forest Hills, Berry Hill, & Lakewood not included), Oak Ridge, Paris, Pigeon Forge, Sevierville, and White House.

A Special Amusement Building is defined as: A building that is temporary, permanent or mobile that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction as a form of amusement

arranged so that the egress path is not readily apparent due to visual or audio distractions or an intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure.

CODE REQUIREMENTS FOR NEW BUILDINGS

Fire Alarm System:

1. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. Exception: Automatic sprinklers are not required where the total floor area of a temporary special amusement building is less than 1,000 square feet (93 m²) and the travel distance from any point to an exit is less than 50 feet (15 240 mm). *2006 IBC 411.4*

2. An approved automatic smoke detection system shall be provided in special amusement buildings in accordance with this section. Exception: In areas where ambient conditions will cause a smoke detection system to alarm, an approved alternative type of automatic detector shall be installed. *2006 IBC 411.3*

3. Upon activation of any single smoke detector, the automatic sprinkler system or any other automatic fire detection device shall immediately sound an alarm at the building at a constantly attended location from which emergency action can be initiated, including the capability of manual initiation of requirements in Section 907.2.11.2. *2006 IBC 411.5*

4. The activation of two or more smoke detectors, a single smoke detector with alarm verification, the automatic sprinkler system or other approved fire detection device shall automatically:

- a. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level;
- b. Stop any conflicting or confusing sounds and visual distractions; and
- c. Activate an approved directional exit marking that will become apparent in an emergency. Such system response shall also include activation of a prerecorded message, clearly audible throughout the special amusement building, instructing patrons to proceed to the nearest exit. Alarm signals used in conjunction with the prerecorded message shall produce a sound which is distinctive from other sounds used during normal operation. The wiring to the auxiliary devices and equipment used to accomplish the above fire safety functions shall be monitored for integrity in accordance with NFPA 72. *2006 IFC 907.2.11.2*

5. An emergency voice/alarm communication system, which is also allowed to serve as a public address system, shall be installed in accordance with NFPA 72 and be audible throughout the entire special amusement building. *2006 IFC 907.2.11.3*

6. Special amusement buildings having an occupant load of 50 or more shall comply with the requirements for the appropriate Group A occupancy. Amusement buildings having an occupant load of less than 50 shall comply with the requirements for a Group B occupancy Exception: Amusement buildings or portions thereof that are

without walls or a roof and constructed to prevent the accumulation of smoke. *2006 IBC 411.1*

7. Exit signs shall be installed at the required exit or exit access doorways of amusement buildings. Approved directional exit markings shall also be provided. Where mirrors, mazes or other designs are utilized that disguise the path of egress travel such that they are not apparent, approved low-level exit signs and directional path markings shall be provided and located not more than 8 inches (203 mm) above the walking surface and on or near the path of egress travel. Such markings shall become visible in an emergency. The directional exit marking shall be activated by the automatic fire detection system and the automatic sprinkler system in accordance with Section 907.2.11.2. *2006 IBC 411.7*

8. The interior finish shall be Class A in accordance with Section 803.1. *2006 IBC 411.8*

Tennessee State Fire Marshal's Office | Department of Commerce & Insurance
500 James Robertson Pkwy | Nashville, TN 37243-0565 | (615) 532-5747
If you do not want to receive these emails, simply [Unsubscribe](#)