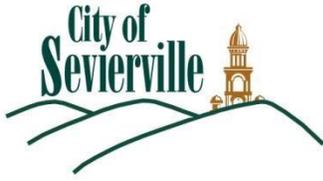


SEVIERVILLE PLANNING COMMISSION

January 7, 2016

Sevierville Civic Center 5:00 P.M.

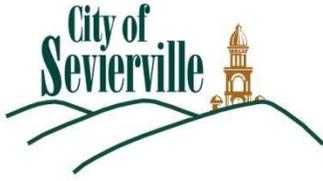


Planning Commission

AGENDA

January 7, 2016

- A. Call to Order
- B. Approval of Minutes – December 3, 2015
- C. Old Business
 - 1. Site Plan – Associated Design Group, Inc requests site plan approval – NE Corner of Collier Drive and Ridge Road (City)
- D. New Business
 - 1. Subdivision – Garret & Associates requests final plat approval – W. Mount Road; Tax Map 012, Parcel: 067.00 & 068.00 (Planning Region).
 - 2. ROW Abandonment – Michael Suttles requests ROW Abandonment for a portion of Industrial Park Drive; Tax Map: 062 Parcels 52.05 & 52.03 (City).
- E. Staff Reports
 - 1. Ethics Commission Reports
- F. Adjournment



Planning Commission

AGENDA NOTES

January 7, 2016

- A. Call to Order
- B. Approval of Minutes – December 3, 2015
- C. Old Business
 - 1. Site Plan – Associated Design Group, Inc. requests site plan approval – NE Corner of Collier Drive and Ridge Road (City)

This site plan was tabled at the December meeting due to a lack of necessary testing to prove the stormwater design would function as presented. A redesign has been submitted that meets the requirements of the City's Stormwater Ordinance. Staff is currently waiting on a consolidation plat with necessary signatures for the presented location of the site. Staff expects to receive the plat prior to Thursday night's meeting. However, due to the recent Holiday schedule timing may be an issue and staff would recommend approval pending receipt of the plat with the necessary signatures.

- D. New Business
 - 1. Subdivision – Garret & Associates requests final plat approval – W. Mount Road; Tax Map 012, Parcel: 067.00 & 068.00 (Planning Region).

This plat proposes to create three lots from two lots. All lots have the required amount of area and street frontage. Lot 2 would not be able to be resubdivided in the future unless the required amount of street frontage is provided, and a note to that effect has been placed on the plat. The plat has all required signatures, and staff can recommend approval.

- 2. ROW Abandonment – Michael Suttles requests ROW Abandonment for a portion of Industrial Park Drive; Tax Map: 062 Parcels 52.05 & 52.03 (City).

Pathways Church is requesting the abandonment of a portion of the western r-o-w of this street adjacent to two lots in the church's ownership having frontage on the street. If abandoned, a resubdivision plat will be presented to the Planning Commission at a later meeting incorporating the abandoned r-o-w into these lots. The City has abandoned part of the both the eastern and western r-o-w of Industrial Park Drive to the south of this property in the past. Staff can recommend approval.

- E. Staff Reports
 - 1. Ethics Commission Reports
 - Members need to file their annual report to the state Ethics Commission by January 31.

- F. Adjournment



PLANNING COMMISSION MINUTES December 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, December 3, 2015 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

Jim Arwood, Vice Chairman
Conley T. Murrell, Secretary
Bryan Atchley, Mayor
Wayne Helton
Daryl Roberts
Vincent Snider

MEMBERS ABSENT

Lyle Overbay, Chairman

STAFF PRESENT

Pam Caskie, Development Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Butch Stott, Codes Enforcement Director

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

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Helton, to approve the minutes from the November 5, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – MOUNTAIN COMMERCE BANK REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-3 HIGH DENSITY RESIDENTIAL DISTRICT – MAP 61: PARCEL 125.05, VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that the proposed use for the property is tax credit housing. She explained that this property is along Veterans Boulevard which is currently under a corridor study. Ms. Caskie explained that for this reason and due to the topography of the site staff would request that property access be limited to London Lane. A representative of the owner had requested access be available off of Veterans. Ms. Caskie reiterated the fact that staff does have concerns with this request at this time due to the lack of control over the corridor, but that staff would be willing to revisit the subject during the corridor study and implementation of a corridor overlay. Staff recommended approval, noting that if a site plan is submitted prior to the completion of the corridor study that they will recommend access be provided only from London Lane; and if a plan is submitted following the study, access from Veterans Boulevard will be reviewed and considered based upon the results of the study.

Action Taken

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

REZONING – NORVELL & POE ENGINEERS REQUEST REZONING FROM C-3 INTERMEDIATE COMMERCIAL DISTRICT TO C-5 TOURIST COMMERCIAL DISTRICT – CENTERVIEW ROAD/VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that the proposed use is consistent with the type and nature of activities that the city would like to see on Veterans Boulevard. She explained that the staff would recommend only using Centerview Road to access the property.

Ms. Huffaker, Norvell & Poe, commented that they would like to not completely close the option of a curb cut on Veterans Boulevard since there is a crossover in the median at the northern most point of the property.

It was also explained by Ms. Caskie that the recommended rezoning was being requested to provide the height required to complete the site plan in a feasible way. The area being requested meets the City's requirements and a master plan of the area has been provided. Staff acknowledge that they will review the option of access on Veterans Boulevard at the time of site plan review and recommended approval.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mayor Atchley, to approve the rezoning request. The motion passed with a unanimous vote.

REZONING – BILL YETT REQUESTS REZONING FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO C-4 ARTERIAL COMMERCIAL DISTRICT – 735 OLD DOUGLAS DAM ROAD (CITY).

STAFF RECOMMENDATION

Ms. Caskie explained that Old Douglas Dam Road has not been defined as an arterial road, but that there is adjacent C-4 to this property. She explained that the proposed use is not inconsistent with the uses around it and will not generate an added influx of traffic. Staff believes this can be resolved in the future zoning map and rewrite and recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Snider, to approve the rezoning request. The motion passed with a unanimous vote.

REZONING – BILL YETT REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL DISTRICT TO COUNTY C-2 GENERAL COMMERCIAL DISTRICT – 735 OLD DOUGLAS DAM ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that this property is the portion of the parcel which adjoins the portion of the property that had just been approved by the Planning Commission for rezoning. She explained that this is consistent with the neighborhood and the City's rezoning of the remaining parcel and recommended approval.

Action Taken

A motion was made by Mr. Murrell, and seconded by Mr. Snider to approve the rezoning request. The motion passed with a unanimous vote.

REZONING – PETE SMITH REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT – 1719 SNAPP ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that on the basis of the size of the lot this property should not be rezoned to R-2. However, the lot to the north is zoned R-2 and it was assumed by the applicant that this lot could be used in a similar fashion. The intent is to place housing for workers on the lot.

The applicant, Mr. Smith, acknowledged that he had polled the surrounding homeowners and had found no one that objected to the rezoning. He explained that the intent was to use the property for apartment units to house workers for Firehouse Subs.

Staff did not make a recommendation.

Action Taken

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

SITE PLAN – TOWER CO. REQUESTS SITE PLAN APPROVAL – 106 INDUSTRIAL PARK DRIVE (CITY).

Staff Recommendation

Ms. Caskie explained that this plan involves the placement of a cell tower on a property zoned M-1. The plan meets ordinance requirements and staff recommended approval.

Action Taken

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

SITE PLAN – W.C. WHALEY, INC. SURVEYING REQUESTS SITE PLAN APPROVAL – 231 AND 301 COURT AVENUE.

Staff Recommendation

Ms. Caskie explained that this plan involves the combination of two parcels and the construction of an addition connecting the two existing buildings to be used for storage. Staff recommended approval, subject to receipt of the signed plat combining the two parcels.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton to approve the site plan subject to receipt of the signed plat. The motion passed with a unanimous vote.

SITE PLAN – ASSOCIATED DESIGN GROUP REQUESTS SITE PLAN APPROVAL – COLLIER DRIVE AT RIDGE ROAD (CITY).

Staff Recommendation

Ms. Caskie explained that this site plan was not submitted with the necessary revisions prior to the agenda deadline, but with the timeframe being cut short due to the holiday and insistence from the applicant this is an addendum to the agenda. She explained that there were still some concerns from staff regarding the current stormwater design and that the applicant had not performed the necessary soil tests to prove that the design will perform as presented. This plan also involves the combination of two parcels and at this time staff has not received a combination plat for review.

Action Taken

A motion was made by Mr. Snider, and seconded by Mr. Murrell to table the site plan until proof of a working design can be presented. The motion passed with a unanimous vote.

STAFF REPORTS

This month Ms. Caskie did a presentation on thematic buildings.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:59 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary

- PANEL NOTES:**
1. OPERATING SYSTEMS BOUNDARY SHEET, LOCATION OF CURB FROM UNDEVELOPED SIDEWALK & FIRE DEPARTMENT. SEE CIVIL SHEET.
 2. PANEL INFORMATION:
 - ADDRESS: COLLIER DR. @ RIDGE RD.
 - PROJECT NO: 2015-001
 - SHEET NO: 201
 3. FRONT YARD SETBACK: 20' FROM STREET TO 10' FROM SIDEWALK.
 4. PARKING SPACES: SEE PLAN.
 5. VAN BOUNDING HEIGHT: 6'4".
 6. LANDSCAPED EDGE: 7' TO ALL STREETS AND DRIVEWAYS.

PARKING REQUIREMENTS

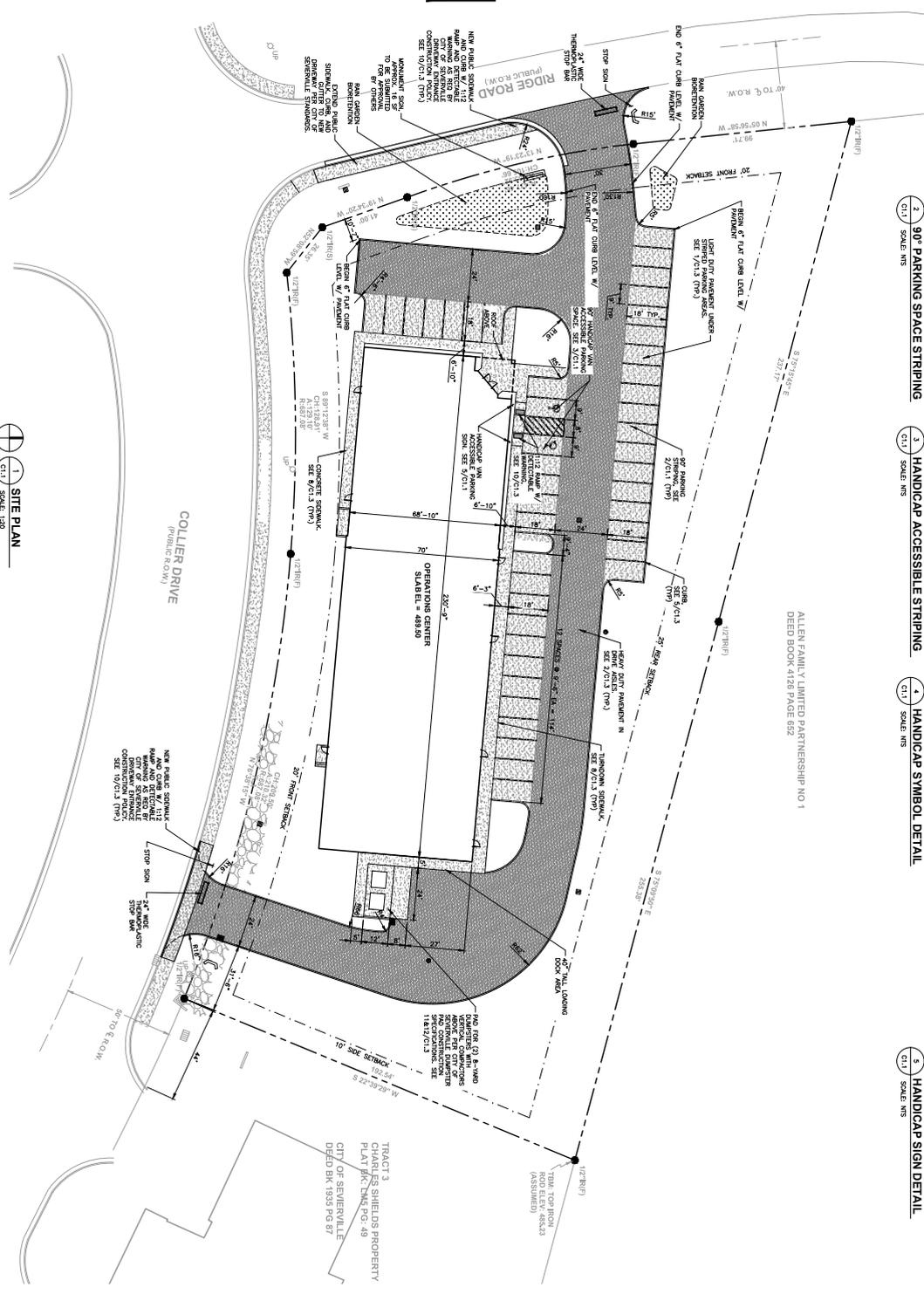
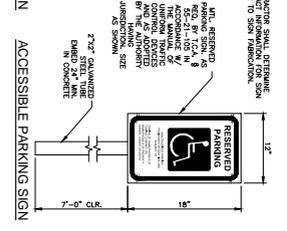
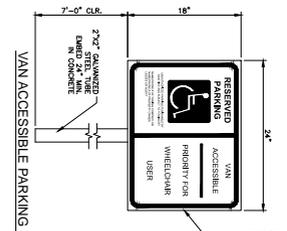
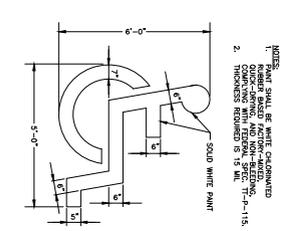
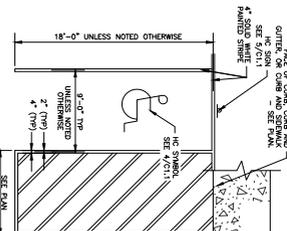
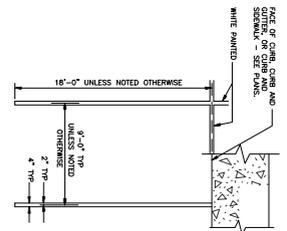
OCCUPANCY	REQUIRED SPACES	EXCESS SPACES	PROVIDED SPACES
OFFICE	40	4	44
TOTAL	44	4	44

REQUIRED NUMBER OF PARKING SPACES BASED ON GENERAL ZONING ORDINANCE. MINIMUM OF 10% OF ALL OCCUPANCY TYPES. SEE CIVIL SHEET FOR ADDITIONAL NOTES. SEE CIVIL SHEET FOR ADDITIONAL NOTES. SEE CIVIL SHEET FOR ADDITIONAL NOTES.

ACCESSIBLE PARKING REQUIREMENTS

TYPE OF PARKING SPACE	REQUIRED SPACES	PROVIDED SPACES
40' x 80' (MINIMUM)	2	1
40' x 80' (MINIMUM)	2	2

- SITE EXPLANATIONS:**
1. SEE BIDDING DOCUMENTS FOR SITE LIGHTING LOCATIONS.
 2. ALL DIMENSIONS ARE IN HUNDRED FEET UNLESS NOTED OTHERWISE.
 3. SEE BIDDING DOCUMENTS FOR CONSTRUCTION SPECIFICATIONS.
 4. ALL DIMENSIONS ARE IN HUNDRED FEET UNLESS NOTED OTHERWISE.
 5. SEE BIDDING DOCUMENTS FOR CONSTRUCTION SPECIFICATIONS.
 6. SEE BIDDING DOCUMENTS FOR CONSTRUCTION SPECIFICATIONS.
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 8. SEE BIDDING DOCUMENTS FOR CONSTRUCTION SPECIFICATIONS.
 9. SEE BIDDING DOCUMENTS FOR CONSTRUCTION SPECIFICATIONS.



1 SITE PLAN
SCALE: 1/8" = 1'-0"

	ASSOCIATED DESIGN GROUP, INC. CONSULTING ENGINEERS & DESIGN PROFESSIONALS 135 S. DAVID LANE, KNOXVILLE, TN 37922 (865) 951-2031 • (865) 951-1975 Fax: adg@adg.com
	NEW OPERATIONS CENTER FOR CABINS USA COLLIER DR. @ RIDGE RD., SEVIERVILLE, TN
JOB NUMBER: 15783 DATE: 31 DEC 2015 SCALE: NOTED DRAWN BY: MAT.KUJ	REVISIONS: NO. DESCRIPTION 1.
DRAWING TITLE: SITE PLAN & PARKING CALCULATIONS DATE: 12/31/15 PROJECT NO: C1.1	THE DRAWING IS THE PROPERTY OF ASSOCIATED DESIGN GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASSOCIATED DESIGN GROUP, INC.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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, TO BE COMBINED WITH THE RECORDS OF THE REGIONAL PLANNING COMMISSION AND STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____

OWNER _____

CERTIFICATION OF SUBSURFACE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS _____ SEWER COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR TRAILER, OR ANY OTHER USE OF THE PROPERTY, THE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENTAL HEALTH. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRAINWAYS SHOULD BE LOCATED AT THE FILING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

DIRECTOR, ENVIRONMENT HEALTH
DATE _____
SEWER CO. HEALTH DEPARTMENT

CERTIFICATION OF STREET NAMES

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

DATE _____ E-911 COORDINATOR _____

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH PARAGRAPHS, IF ANY, WHICH ARE NOTED SEPARATELY. THIS PLAT IS HEREBY APPROVED FOR RECORDING IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

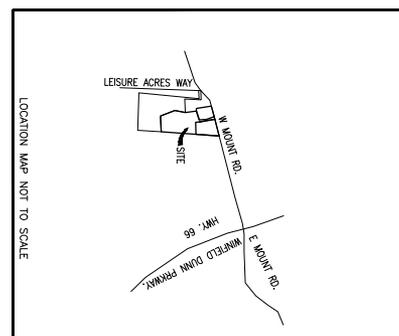
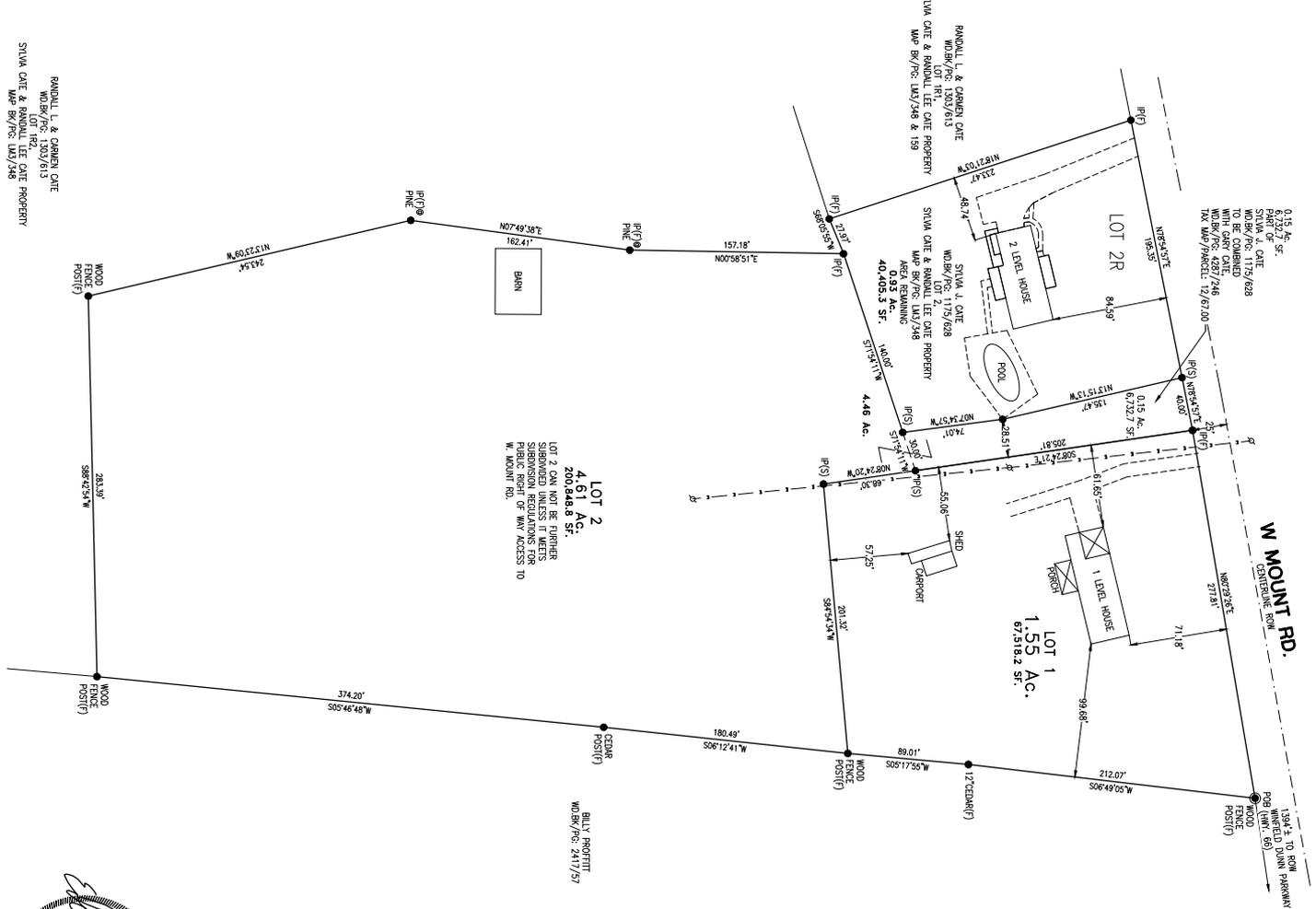
DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION _____

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL SURVEY AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL LOCAL PLANNING AREA OR IS A CORNER 1 SURVEY AND THE RADIO FREQUENCY OF THE UNCLASSIFIED SURVEY IS 115300 AS SHOWN THEREON.

SURVEYOR TENNESSEE CERTIFICATE NO. 1544

GENERATION OF AGENCY: I CERTIFY THAT THE PLAT DESCRIBED HEREIN IS A TRUE AND CORRECT STATEMENT OF THE ACTUALLY REQUIRED BY THE RECORD PLANNING COMMISSION AND THE RECORDING COMMISSION AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

27th DAY OF OCTOBER 2015
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



NOTES:

- NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- UTILITY & DRAINAGE EASEMENTS: 7.5 FT. ALONG ALL INTERIOR LOT LINES, 15 FT. ALONG ALL EXTERIOR LOT LINES.
- 30 FT FRONT SETBACKS.
- 10 FT SIDE SETBACKS.
- 10 FT REAR SETBACKS.
- PROPERTY CONSISTS OF 3 LOTS WITH A TOTAL AREA OF 7.09 ACRES.
- OWNERS: C & K LLC
- G. GATES & SYLVIA GATES
- 5500 WINGFIELD DUNN PARKWAY
- KODAK, TN 37724
- PH: 865-607-4930

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED OR PROPOSED FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ UTILITY SYSTEM MANAGER _____

RESUBMISSION OF LOT 2 OF THE SYLVIA CIE & RANDALL LEE CIE PROPERTY AND THE SUBDIVISION OF THE CIE PROPERTY

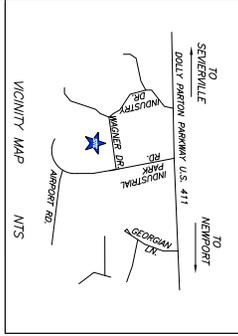
LOCATED WITHIN THE 8th DISTRICT OF SEWER COUNTY, TENNESSEE
LOT NO. 2 IN SYLVIA CIE AND RANDALL LEE CIE PROPERTY
RECORDED PLAT REF: MAP BK/PG: LM3/159

TAX MAP 012 GROUP PARCEL 06700 AND 06800
WARRANTY DEED REF: WD/BK/PG: 2871/246 AND 1175/628
BEARING BASE MAP BK/PG: LM3/159

GARRETT & ASSOCIATES
4839 SHELBYVILLE RD. #1544 37871
PHONE: (865) 937-5652 FAX: (865) 937-1277
EMAIL: GARRETT1544@BELLSOUTH.NET

DATE: 10/27/2015 SCALE: 1"=60'
REVISIONS: 12/09/2015
DRAWN BY: GSB DRAWING NO: 15-260





CENTRALIZING OF STREET NAMES

I HEREBY CERTIFY THAT ALL STREET NAMES HAVE BEEN CORRECTED TO BE IN COMPLIANCE WITH E-911 REQUIREMENTS, AND TO BE CONSISTENT WITH THE STREET NAMES IN SEYER COUNTY.

DATE: _____

- NOTES:
1. ADDRESS SHOWS HEREON ARE BASED ON OLD MAPS. IN MAP 03 CROSS
 2. PARCEL NUMBERS PERTAIN TO SEYER COUNTY TAX MAPS.
 3. UNDESIRABLE PLANT LOCATIONS WERE REMOVED FROM FIELD LOCATIONS AND PLANTINGS WERE RECOMMENDED.
 4. PROPOSED PLANTINGS:
 5. PARKING AREAS SHOWN HEREON ARE APPROXIMATE LOCATIONS, AND NOT TO BE USED FOR DESIGN.

UTILITY LINES:
 1. UNIDENTIFIED SHOWN AS APPROXIMATE. CALL IN ONE CALL BEFORE YOU DIG.



CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS AND ASSUMPTIONS ON WHICH THIS SURVEY IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.



CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

CENTRALIZING OF ADDRESS

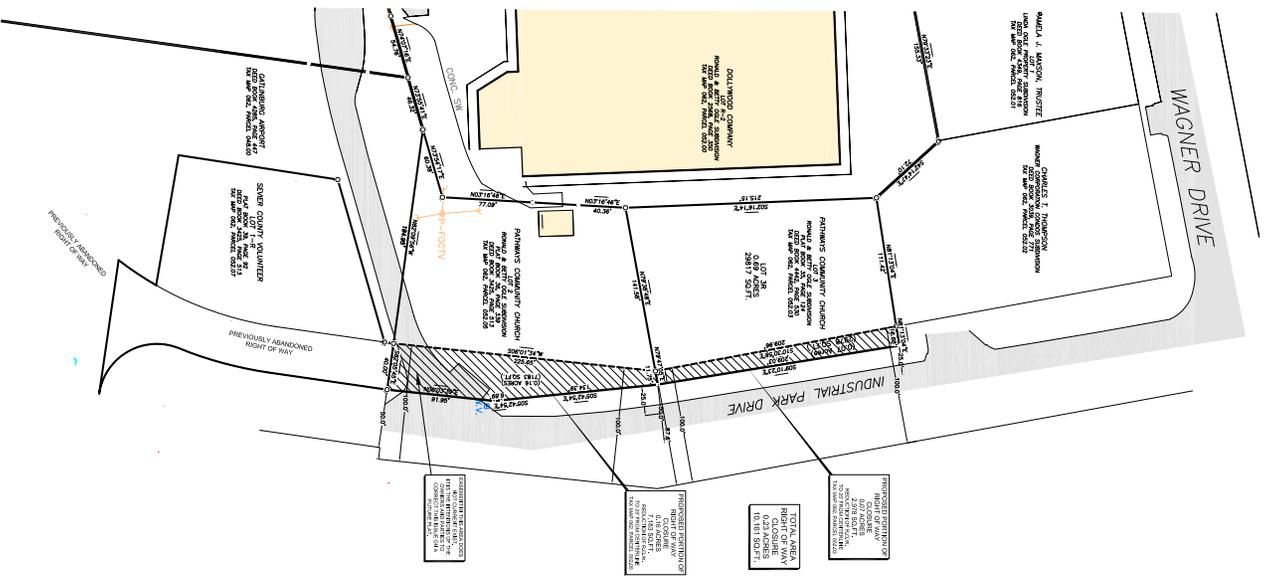
I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS AND ASSUMPTIONS ON WHICH THIS SURVEY IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: _____

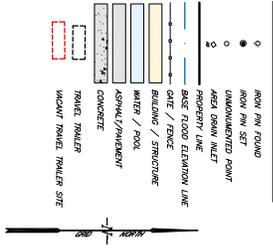
CENTRALIZING OF ADDRESS FOR RECORDING

I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE PLANS, SPECIFICATIONS AND ASSUMPTIONS ON WHICH THIS SURVEY IS BASED, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: _____



LEGEND



THE BOUNDARY OF THIS PLAT IS TO:
 1. ACQUIRE AND REDUCE THE RIGHT OF WAY OF INDUSTRIAL PARK DRIVE FROM 60 TO 50 FEET OF R/W ALONG LOT 2 & 3, BLOCK AND CORNER OF INDUSTRIAL PARK DRIVE.

CENTRALIZING OF CORNERSTONE AND DEEDS ROW

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND LOCATED HEREON AND THAT I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

CENTRALIZING OF THE ADDRESS OF WATER AND SEWER

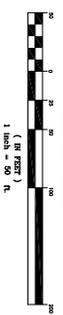
I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS AND ASSUMPTIONS ON WHICH THIS SURVEY IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

PROPERTY ADDRESS:
 1126 WAGNER DRIVE
 SEYERVILLE, TN 37882

SURVEY REQUESTED BY:
 BETHANNY GARDNER
 1126 WAGNER DRIVE
 SEYERVILLE, TN 37882

PORTION OF RIGHT OF WAY CLOSURE SURVEY OF INDUSTRIAL PARK DRIVE

0.23 TOTAL ACRES
 INDUSTRIAL PARK DRIVE
 DISTRICT 5 OF SEYER COUNTY, TENNESSEE
 TAX MAP 062, PARCEL 52 05 & 52 03
 SCALE 1" = 50' DATE: 02 DECEMBER 2015
 REVISED 1-4-2016
 GRAPHIC SCALE



Michael Suttles
 LAND SURVEYING SERVICES
 2008 TRIMBLE LANE
 PRINCEVILLE, TN 37138
 (615) 479-1111
 WWW.MICHAELSUTTLES.COM