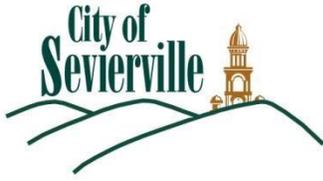


SEVIERVILLE PLANNING COMMISSION

March 3, 2016

Sevierville Civic Center 5:00 P.M.

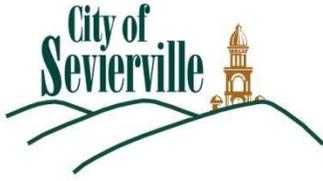


Planning Commission

AGENDA

March 3, 2016

- A. Call to Order
- B. Approval of Minutes – February 4, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – W.C. Whaley Inc requests final plat approval for The Green Gables Town Homes – Allensville Road (Planning Region).
 - 2. Site Plan – Civil and Environmental Consultants, Inc requests site plan approval for Parkway Shops – 1185 Dolly Parton Parkway (City).
 - 3. Consider for Recommendation – Local Parks & Recreation Fund project and Recreation Trails Program project – West Prong Greenway.
- E. Staff Reports – Proposed Zoning and Uses Classification
- F. Adjournment



Planning Commission

AGENDA NOTES

March 3, 2016

- A. Call to Order
- B. Approval of Minutes – February 4, 2016
- C. Old Business
- D. New Business

- 1. Subdivision – W.C. Whaley Inc requests final plat approval for The Green Gables Town Homes – Allensville Road (Planning Region).

This is a three lot subdivision of a former parcel of The Green Gables Town Homes PUD located between Allensville Road and Conley Drive. The intent for the lots is to construct duplexes on the two fronting on Conley Drive and an apartment building for the lot fronting on Allensville Road. There are some issues with gaining an access point to this eastern parcel fronting on Allensville Road. The understanding is that the access to this parcel will be granted from the abutting southern parcel's current drive. Staff is currently awaiting a final revision of this plat that should reference a recorded right of way for the entrance and parking lot. Staff recommendation will depend on receipt and review of this revision.

- 2. Site Plan – Civil and Environmental Consultants, Inc requests site plan approval for Parkway Shops – 1185 Dolly Parton Parkway (City).

This site plan is for the larger outlot parcel at the Walmart Neighborhood development. The site consists of approximately 11,200 SF of retail space. Staff is currently awaiting a final revision addressing cross access points and landscaping requirements. Staff expects these issues to be fully resolved and would recommend approval pending receipt of these revisions.

- 3. Consider for Recommendation – Local Parks & Recreation Fund project and Recreation Trails Program project – West Prong Greenway.
Staff is seeking a resolution of support for the submission of the grant application.

- E. Staff Reports – Proposed Zoning and Uses Classification

The documents presented are a draft summary of the newly proposed zoning classifications and a uses classification table for review and discussion.

- F. Adjournment



PLANNING COMMISSION MINUTES February 4, 2016

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, February 4, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell, Secretary

STAFF PRESENT

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

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

APPROVAL OF MINUTES

A motion was made by Mr. Snider, and seconded by Mr. Roberts, to approve the minutes from the January 7, 2015 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – DARRELL KEENE REQUESTS REZONING FROM R-3 HIGH DENSITY RESIDENTIAL TO C-2 NEIGHBORHOOD COMMERCIAL DISTRICT – BERTIE STREET (CITY).

Staff Recommendation

Ms. Caskie explained that this rezoning consists of three parcels. She explained that the structure at 1837 is currently being used as a residence, but was constructed as an office; 1833 has a structure under construction that is intended to be used as an office; 1829 currently has a single-family home located on the property that has been used as an office in the past, and is owned by Tennessee State Bank. A representative from the bank has expressed to staff no objection to rezoning. The structure presently under construction was originally intended to be used as a single-family dwelling, but the desire has since changed to use the structure as an office building spurring the request for the rezoning. Ms. Caskie explained that staff can recommend approval due to the property being in close proximity to an arterial commercial district and the presence of structures in the area used as office buildings in the past.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mayor Atchley, to approve the rezoning request. The motion passed with all members voting in favor, with the exception of Mr. Roberts who abstained.

SITE PLAN – BRITT, PETERS AND ASSOCIATES INC. REQUESTS SITE PLAN APPROVAL FOR MCDONALDS EXPANSION – 904 DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Ms. Caskie explained that this is Phase I of a two phase project. She explained this phase consisted of additions to the front and rear of the building along with a reconfiguration of the two drive through lanes. There will be some ADA improvements and a new patio will be constructed. She explained Phase II will consist of acquiring additional land and expanding parking. Staff recommended approval.

Action Taken

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

STAFF REPORTS

The Orion Planning Group gave a presentation on the status of the Zoning Ordinance rewrite project.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:38 P.M.

Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary

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 COUNTY REGULATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.
 DATE: _____ E-911 COORDINATOR: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT I AM AWARE OF THE REQUIREMENTS FOR THE PLANNING RECORDING ACT TO THE EXTENT OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN SUBMITTED WITH MY COMPLETE CONSENT AND I AGREE TO THE PLANNING COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
 DATE: _____ SECRETARY, REGIONAL PLANNING COMMISSION: _____

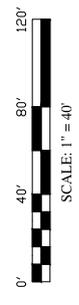
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THE PLAN OF SUBDIVISION WITH ALL NECESSARY CONSENTS, AND I AGREE TO DEDICATE TO THE PUBLIC OR PRIVATE USE, AS NOTED, OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE, AS NOTED.
 DATE: _____ OWNER: _____

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS AND SEWAGE SYSTEMS
 I HEREBY CERTIFY THAT THE WATER AND SEWAGE SYSTEMS INSTALLED OR PROVIDED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE IN COMPLIANCE WITH THE SEVIER COUNTY HEALTH DEPARTMENT, AND THE REGULATIONS PREPUBLISHED THEREOF.
 DATE: _____ UTILITY SYSTEM MANAGER: _____

OWNER INFORMATION
 JASON WHITE
 1441 WILEY OAKLEY DR
 GATLINBURG, TN 37738
 (865) 654-2121

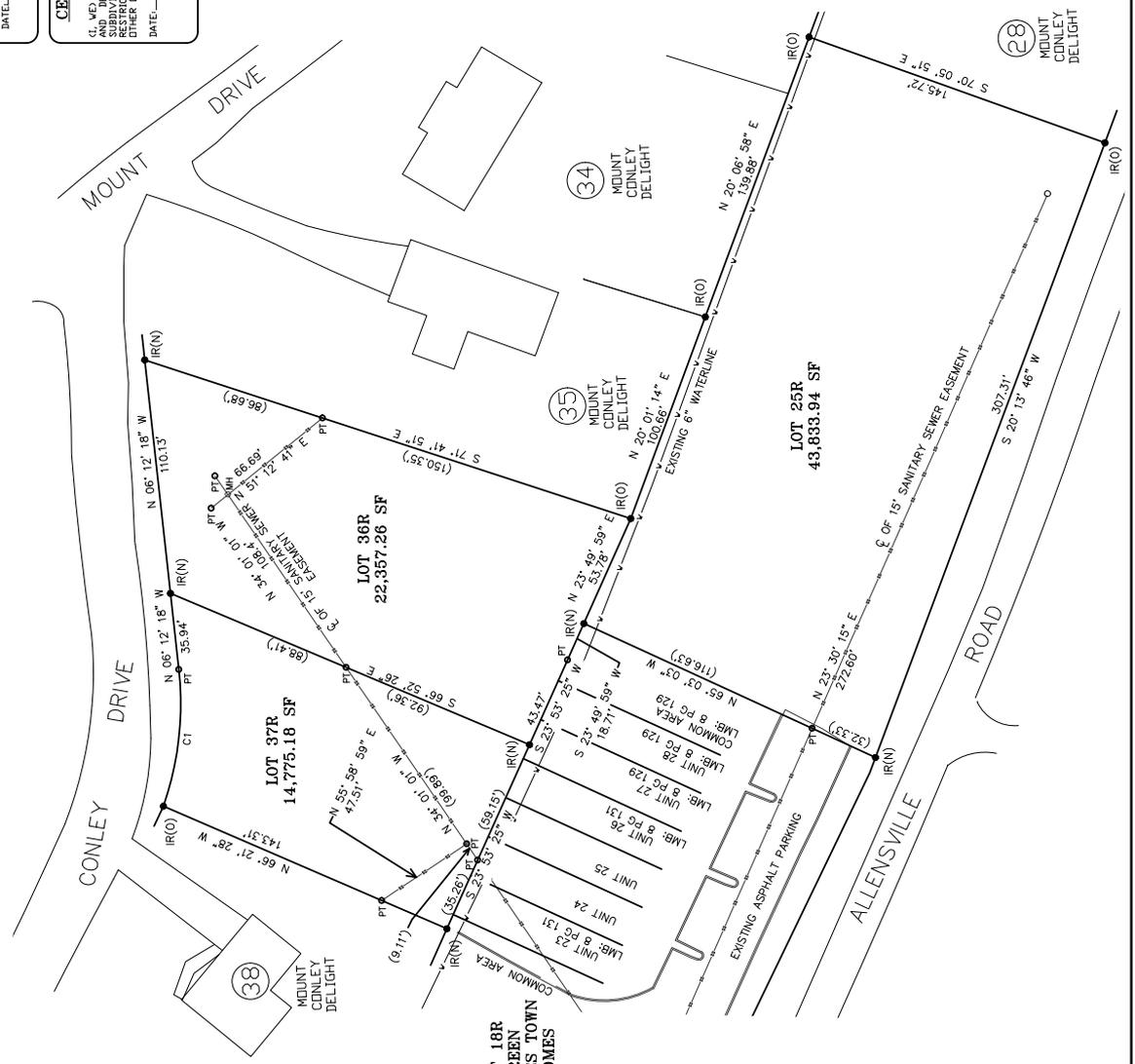
ZONING BUILDING SETBACKS
 ZONING: GZ
 BUILDING SETBACKS:
 FRONT = 30'
 SIDE = 10'
 REAR = 10'
 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES, 15' ALONG ALL EXTERIOR LOT LINES AND RIGHT OF WAYS.

SYMBOL KEY
 IR(O) ● IRON ROD OLD
 IR(N) ● IRON ROD NEW
 PTO ○ CALCULATED POINT



RESUBDIVISION OF
 PART OF
 LOT 18R
 THE GREEN GABLES
 TOWN HOMES
 LARGE MAP BOOK 8 PAGE 129
 LARGE MAP BOOK 3 PAGE 148
 INSTRUMENT BOOK 4596 PG 586
 FIFTH CIVIL DISTRICT
 SEVIER COUNTY, TENNESSEE

FEBRUARY 23, 2016



TOTAL ACRES - 1.86 ACRES INTO 3 LOTS

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
1	148.11	65.93	64.51	N 06° 28' 27" E

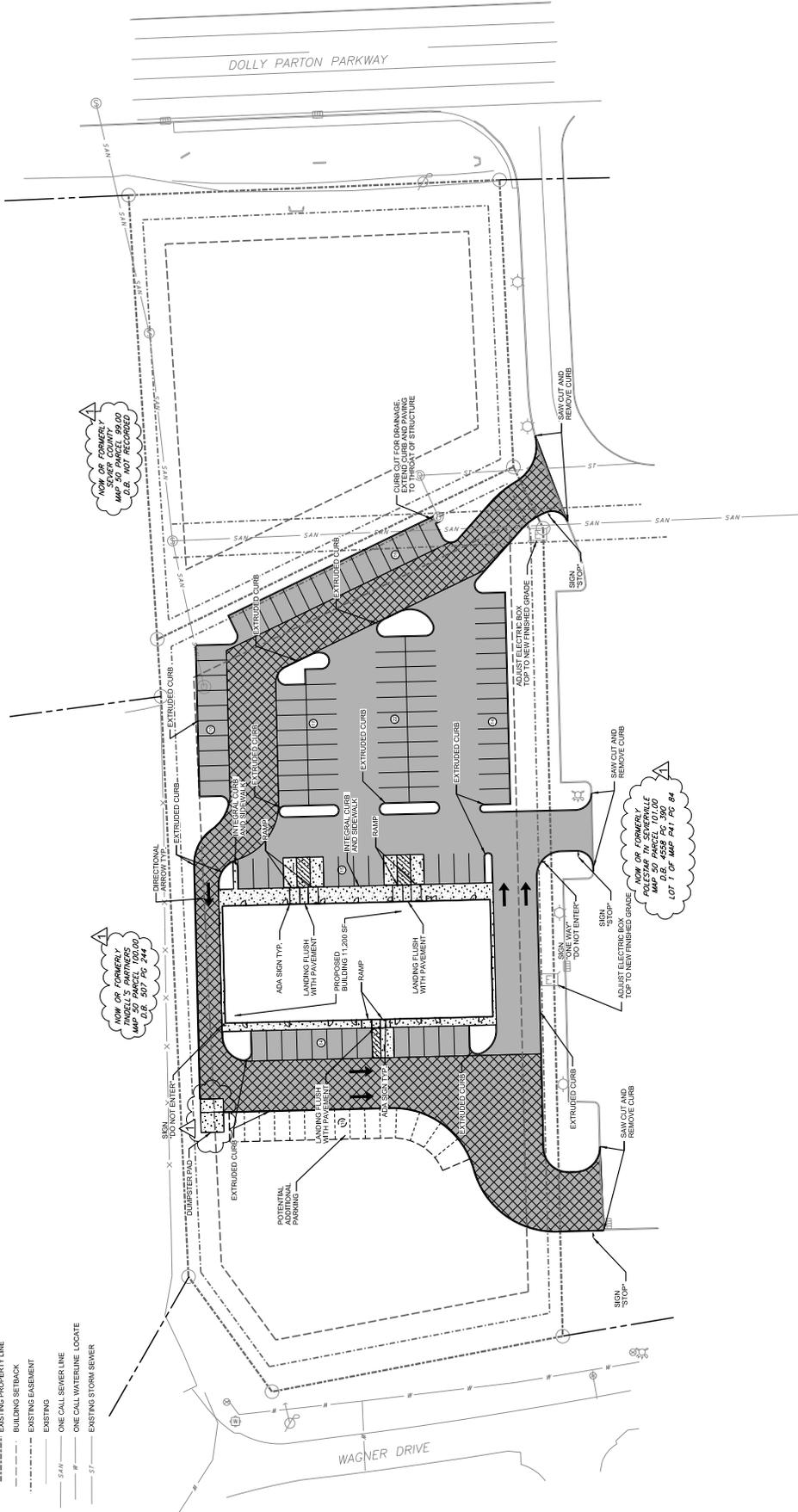
SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE AND CREDIT REFORMATION ACT (FICRA) MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.
 I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIREMENTS OF THE TENNESSEE SURVEYING COMMISSION. I HAVE REVIEWED AND APPROVED THIS PLAN AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY OF GREATER ACCURACY AS SHOWN HEREON.
 DATE: _____

ENGINEERING
W.C. WHALEY, INC.
 PO BOX 6699
 SEVIERVILLE, TN 37864-6699
 OFFICE (865) 453-1258

TAX MAP 38N GROUP B PART OF PARCEL 39(1)



- LEGEND**
- PROPOSED CURBING
 - ▨ PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - ▩ PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - ▤ EXISTING PROPERTY LINE
 - BUILDING SETBACK
 - EXISTING EASEMENT
 - EXISTING
 - ONE CALL SEWER LINE
 - ONE CALL WATERLINE LOCATE
 - ST— EXISTING STORM SEWER



DATE: February 12, 2016
 FILE NAME: 154-330
 PROJECT NO: 154-330
 DRAWING TITLE: PARKWAY SHOPS
 SITE LAYOUT

REVISIONS:
 REV 1 02/23/16

Parkway Shops
 Fawkes Partnership
 1185 Dolly Parton Parkway
 Sevierville, Tennessee

SHEET NO.

C200



CEC
 Civil & Environmental Consultants, Inc.
 308 CATES STREET, MARYVILLE, TN 37801
 (865) 977-9997
 www.cec.com



The scope of this Local Parks and Recreation Fund (LPRF) project is to:

- Extend the Existing West Prong Greenway from its current terminates point on the West Side of the West Prong of the Little Pigeon River for non-motorized usage ending at the Gatlinburg Hwy Bridge (US 441), thus connecting to an existing Greenway and completing Sevierville's first Greenway Project that began in 1998.
- Improvements would include a paved 10' trail of approximately 685' linear feet; a required parallel retaining wall along with new trial lighting for both the new Greenway Trail. Other proposed improvements include new lighting for 1,950 ' linear feet of existing Greenway on the West Side of the West Prong Greenway that currently does not have lighting. The new lighting will be designed with LED Technology.
- Completion of this project as proposed; will connect several residential areas of Sevierville to both commercial corridors as well as the City's primary outdoor recreation area: Sevierville CITY PARK. The proposed project is consistent with Sevierville' overall goal of converting the river corridor's into both recreation and economic development along its river corridors.

Line Item (LPRF)	Units	Unit Cost	Total Item Cost	Completed by
New Lights/Poles/Wiring	17	\$3,000	\$51,000	City Staff
685' Linear Feet Paved 10' trail	685	\$38.00	\$26,030	City Staff
685' Retaining Wall	685	\$155.00	\$106,175	City Staff
Contingency	1	\$16,795	\$16,795	City Staff
	1388		\$200,000	
Development Cost			\$200,000	
Total Project Cost			\$200,000	
Total LPRF Grant Request			\$100,000	



The scope of this Recreation Trails Program (RTP) project is to:

- Extend the Existing West Prong Greenway from its current terminates point on the West Side of the West Prong of the Little Pigeon River for non-motorized usage ending at the Gatlinburg Hwy Bridge (US 441), thus connecting to an existing Greenway and completing Sevierville's first Greenway Project that began in 1998.
- Improvements would include a paved 10' trail of approximately 685' linear feet; a required parallel retaining wall along with new trial lighting for both the new Greenway Trail including new LED Technology lighting for 1,950 ' linear feet of existing Greenway on the West Side of the West Prong Greenway that currently does not have lighting. Additional proposed improvements include conversion of seventy-seven existing lighting fixtures to new LED Technology along with installation of an Emergency Way-finding and Location System that would be connected to the E911 System.
- Completion of this project as proposed will connect several residential areas of Sevierville to both commercial corridors as well as the City's primary outdoor recreation area: Sevierville CITY PARK. The proposed project is consistent with Sevierville' overall goal of converting the river corridor's into both recreation and economic development along its river corridors.

Line Item (RTP)	Units	Unit Cost	Total Item Cost	Completed by
New Lights/Poles/Wiring	17	\$3,000	\$51,000	City Staff
685' Linear Feet Paved 10' trail	685	\$38.00	\$26,030	City Staff
685' Retaining Wall	685	\$155.00	\$106,175	City Staff
New LED Fixtures on Existing	75	\$250.00	\$18,750	City Staff
Emergency Wayfinding E911	92	\$35.00	\$3,220	City Staff
Contingency	1	\$44,825	\$44,825	City Staff
	1555		\$250,000	
Development Cost			\$250,000	
Total Project Cost			\$250,000	
Total RTP Grant Request			\$200,000	



West Prong Greenway Coords



GenericPoint

Comments

- 130 Rivertrail Lane N:566112.465 E:2688859.133
- N:564629.131 E:2689478.606
- N:565957.951 E:2688616.077
- N:566360.729 E:2688039.688
- N:568338.043 E:2686991.714
- N:568696.25 E:2686999.302

GreenwayTrail

TrailName

- - - Proposed West Prong Greenway Addition
- West Prong River Greenway

Zoning Classifications

- (AR) **Agricultural Residential** – Agricultural uses such as cultivation and livestock farming operations along with estate rural residential neighborhoods typically greater than 1 acre.
- (SF) **Single Family Residential** – Neighborhoods that are composed of single family detached dwellings at low density.
- (MR) **Mixed Residential** – Neighborhoods that are composed of a mix of residential dwelling types that are medium to high in density.
- (TC) **Town Center** – A mixture of uses developed in a traditional downtown style walkable environment.
- (SC) **Suburban Center** – Characterized by community with commercial uses located in proximity and connected to other commercial clusters typically serving the more local population.
- (CC) **Commercial Corridor** – Location for commercial uses that would not necessarily be clustered together that serve the needs of both residents and visitors.
- (TA) **Tourism Activity** – Designed to accommodate a wide range of tourism related activities to serve the traveling and recreation oriented public.
- (DS) **Destination Shopping** – Characterized by a variety of retail shop and outlet centers where the overall concept is the experience as opposed to shopping for a particular good.
- (SS) **Support Service** – Designed to accommodate secondary operations that support the primary functions of a larger business or operation.
- (IN) **Industrial** – Open areas that will promote and encourage industrial, wholesaling, and business uses.
- (HRO) **Historic Residential Office** – Purpose is to protect and strengthen historic neighborhoods, foster civic beauty, strengthen the local economy, and preserve historic structures and sites.
- (PD) **Planned Development** – The development of a planned total community that provides a full range of use types designed to serve the inhabitants of the district.
- (VBO) **Veterans Boulevard Overlay** – An overlay district on Veterans Boulevard that places restrictions on the corridor in order to control traffic patterns and to allow development that maintains the characteristics of the region.
- (MPC) **Master Planned Community** – A traditional style neighborhood development that replicates historic development patterns found in American towns.
- (FLO) **Flood Overlay** – On overlay district that places restrictions on the use of lands which lie within the floodway and flood-plain boundaries to protect from dangers arising from flooding.

DEV. STANDARDS USE CHART ZONING DISTRICTS GEN. NONCONFORMITIES ADMIN. & DEFINIT

TABLE 3.1 USES PERMITTED BY DISTRICT

Use P – Permitted X – Not Permitted C- Conditional	Base Zoning District													
	Residential			Commercial					Emplo y-		Special			
	AR	SF	MR	TC	SC	CC	TA	DS	SS	IN	HR	PD	VB	MP
Residential														
<i>Boarding and Rooming Houses</i>	X	X	C	X	X	X	X	X	P	X	X		X	
<i>Live/work</i>	P	C	P	P	X	X	C	X	X	X	P			
<i>Manufactured Home</i>	X	X	P	X	X	X	X	X	X	X	X		X	
<i>Multifamily</i>	X	X	P	P	X	X	X	X	C	X	X		X	
<i>Singlefamily</i>	P	P	P	C	X	X	X	X	X	X	P		X	
<i>Two Family</i>	P	X	P	X	X	X	X	X	X	X	X		X	
Commercial														
<i>Automobile body repair and painting</i>	X	X	X	X	X	X	X	X	P	P	X			
<i>Automobile, small truck, and mobile home sales and rental</i>	X	X	X	X	X	P	X	C	P	P	X			
<i>Carpenter shops, electrical, plumbing and heating shops, furniture upholstering and similar establishments</i>	X	X	X	X	X	X	X	X	P	P	X			
<i>Outside Sales including building material sales, nursery, yard and garden shop, farm supply</i>	C	X	X	X	X	P	X	C	P	P	X			
Institutional														
<i>Cemetery</i>	P	X		X							X			
<i>College or university</i>	X	X	X	X							X			
<i>Community and civic association uses</i>	X	X		P										
<i>Convalescent home, nursing home, or assisted living</i>	X	X	P	X	X	P	X	X	P	X	X			
<i>Emergency medical facility</i>	X	X									X			
<i>Government</i>	X	X		P										
<i>Hospital</i>	X	X	X	X							X			
<i>Library, museum, or art gallery</i>	X	X	X	P	P	P	P	P	X	X	P			
<i>Park</i>	P	X									P			
<i>Religious assembly</i>	P	X	P	P	P	P	P	X	X	P	P			
<i>School</i>	X	X									X			
Industrial														
<i>Airport</i>	X	X	X	X	X	X	X	X	X	P	X	X	X	X
<i>Light manufacturing</i>	X	X	X	X	X	X	X	X	P	P	X	X	X	X
<i>Heavy manufacturing</i>	X	X	X	X	X	X	X	X	X	P	X	X	X	X
<i>Research and development</i>	X	X	X	X	X	X	X	X	P	P	X	X	X	X
<i>Wholesale sales</i>	X	X	X	X	X	X	X	X	P	P	X	X	X	X
Lodging														
<i>Bed and breakfast</i>	P	X	P	X	X	X	X	X	X	P				
<i>Group home - residential</i>	X	X								X				
<i>Group home - institutional</i>	X	X								X				

TABLE 3.1 USES PERMITTED BY DISTRICT

	Base Zoning District													
	Residential			Commercial					Employ-		Special			
	AR	SF	MR	TC	SC	CC	TA	DS	SS	IN	HR	PD	VB	MP
Lodging														
Hotel, Motel, Rental Cabin	X	X	X	P	P	P	P	P	X	X	X		P	
RV Park	X	X	X	X	X	P	P	X	X	X	X		P	
Rental Cabins	X	X	X	X	X	X	P	X	X	X	X			
Vacation Rental or Timeshare Rental	X	X	X	X	X	P	P	X	X	X	X			
Office														
Office	X	X	X	P	P	P	P	P	P	X	P			
Medical office	X	X	C	X	P	P	X	X	P	X	X			
Rental office	X	X	X	X	P	P	P	P	P	X	X			
Recreation and Entertainment														
Go-cart tracks or other gas or electric powered vehicles														
Commercial entertainment and recreation														
Convention center	X	X	X	X	P	P	P	P	X	X	X			
Country club	C	C	C	X	X	X	P	C	X	X	X			
Golf course	X	X	X	X	X	X	P	X	X	X	X			
Retail and Personal Service														
Adult business	X	X	X	X	X	X	X	X	C	P	X		X	
Animal care, vet clinic	X	X	X	X	P	P	X	X	P	P	X			
Car wash	X	X	X	X	C	P	C	X	P	X	X			
Check cashing and title loan business	X	X	X	X	P	P	X	X	P	X	X			
Crematory	X	X	X	X	X	X	X	X	P	X	X			
Day care	X	X	C	C	P	P	C	C	P	C	P			
Farmer's market	X	X	X	P	C	P	X	C	P	X	X			
Financial services	X	X	X	P	P	P	P	P	P	X	P			
Funeral home, mortuary	X	X	X	P	P	P	X	X	P	X	X			
Gas station (adjust definition)	X	X	X	X	P	P	P	C	P	X	X			
Motor vehicle service, minor	X	X	X	X	X	P	X	X	P	X	X			
Personal services (beauty shop)	X	X	X	P	P	P	P	P	P	P	C			
Restaurant with drive in or drive through	X	X	X	X	P	P	P	P	P	X	X		P	
Restaurant without drive in or drive through	X	X	X	P	P	P	P	P	P	X	X		P	
Retail stores	X	X	X	P	P	P	P	P	P	C	X		P	
Studios for work and/or teaching	X	X	X	P	P	P	X	X	P	X	P			
Small distilleries and wineries	X	X	X	P	P	P	P	P	X	P	X			
Tattoo Parlor	X	X	X	X	P	P	P	P	P	X	X			
Transportation														
Truck and Bus terminals														

TABLE 3.1 USES PERMITTED BY DISTRICT														
	Base Zoning District													
	Residential			Commercial					Emplo y-		Special			
	AR	SF	MR	TC	SC	CC	TA	DS	SS	IN	HR	PD	VB	MP
Utilities														
<i>Public or quasi-public utilities</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Wireless telecommunication facilities</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse and Storage														
<i>Mini-warehouse, personal storage</i>	X	X	C	X	X	X	X	X	P	P	X		X	C
<i>Outdoor storage</i>	X	X	X	X	X	C	X	X	P	P	X		X	
<i>Warehouse</i>	X	X	X	X	X	X	X	X	P	P	X		X	
Accessory														
<i>Accessory buildings</i>	P	P	P	C	X	C	P	C	P	P	P			
<i>Accessory Dwelling Unit</i>	P		P	P	C	C	C	C	C	X				P
<i>Home occupation</i>	P	P	P	C	X	X	X	X	X	X	P			
<i>Unmanned self services--ATM or ice machine</i>	X	X	C	P	P	P	P	P	P	P	X		C	
Temporary														
<i>Construction trailer or sales office</i>	X	C	C	C	P	P	P	P	P	P	P		P	
<i>Garage sales</i>	P	P	P	X	X	X	X	X	X	X	P	X	X	X
<i>Outdoor display</i>	X	X	X	X	P	P				X	X		P	
<i>Roadside, farmer's stand</i>	P	X	X	P	X	P	X	C		X	X		X	
<i>Special and season events</i>	C	C	C	C	C	C	C	C	C	C	C		P	

TABLE 3.1 USES PERMITTED BY DISTRICT														
Use	Base Zoning District													
	Residential			Commercial					Emplo y-		Special			
	AR	SF	MR	TC	SC	CC	TA	DS	SS	IN	HR	PD	VB	MP
Go carts – Indoors	X	X	X	X	P	P	P	P	X	X	X	C		X
Go carts - Outdoors	X	X	X	X	X	C	P	C	X	X	X	C		X
Commercial Entertainment – Indoor	X	X	X	X	P	P	P	P	X	X	X	C		X
Commercial Entertainment –Outdoor	X	X	X	X	C	C	P	C	X	X	X	C		X
Recreation – Indoor	X	X	X	X	P	P	P	P	X	X	X	C		X
Recreation - Outdoor	C	X	X	X	C	C	P	C	X	X	X	C		X
Hotel with Amusement	X	X	X	X	C	X	P	C	X	X	X	C		
Urgent Care	X	X	X	X	P	P	C	C	P	P	X	C		

3.0 Uses and Performance

SEVIERVILLE ZONING

Freestanding non-accessory use ATM or Ice Machine	X	X	X	X	X	X	X	X	P		X			
Maintenance buildings	X	X	X	X	X	X	X	X	P	P	X			
Animal Boarding	P	X	X	X	X	C	X	X	P	P	X			
Flea Market with outdoor vendors	X	X	X	X	X	P	X	X	P	X	X			
Seasonal Events	P	X	X	P	P	P	P	P	P	X	P		P	