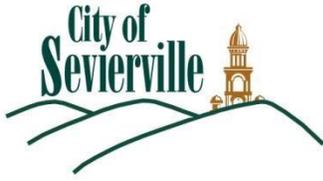


SEVIERVILLE PLANNING COMMISSION

May 5, 2016

Sevierville Civic Center 5:00 P.M.

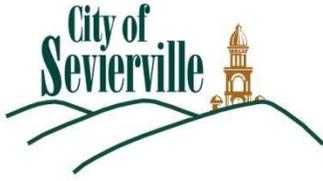


Planning Commission

AGENDA

May 5, 2016

- A. Call to Order
- B. Approval of Minutes – April 7, 2016
- C. Old Business
 - 1. Ratification – Sevier Air requests a ratification decision on their proposed sign plan – Collier Drive (City).
- D. New Business
 - 1. Rezoning – Mark W. Rawlings requests rezoning from R-1 Low Density Residential to C-4 Arterial Commercial District – Middle Creek Road (City).
 - 2. Rezoning – Wallace Surveying Company requests rezoning from R-1 Rural Residential District to R-2 High Density Residential District – Boyds Creek Highway (Planning Region).
 - 3. Site Plan – George Armour Ewart, Architect requests site plan approval for storage buildings on lot 7-R2 – Allensville Square Road (City).
 - 4. Site Plan – Berry Engineers LLC request site plan approval for finance services building, Parcel 049K A 054.00 – Winfield Dunn Parkway between Nichols Street & King Street (City).
 - 5. Site Plan – W.C. Whaley Inc requests site plan approval for a retail business, Smokies Business Center – Adventure Lane (City).
- E. Staff Reports – Orion Planning Group
- F. Adjournment



Planning Commission

AGENDA NOTES

May 5, 2016

A. Call to Order

B. Approval of Minutes – April 7, 2016

C. Old Business

1. Ratification – Sevier Air requests a ratification decision on their proposed sign plan – Collier Drive (City).

This was discussed at last month's meeting to allow staff the authority to approve in house the electronic message board sign for Sevier Air, as long as it was in conformity with regulations. The approved design can be found in the packet. Staff recommends approval.

D. New Business

1. Rezoning – Mark W. Rawlings requests rezoning from R-1 Low Density Residential to C-4 Arterial Commercial District – Middle Creek Road (City).

A C-4 zoning classification for the area is in keeping with the surrounding classifications and staff can recommend approval. Refer to staff report for full comments and recommendation.

2. Rezoning – Wallace Surveying Company requests rezoning from R-1 Rural Residential District to R-2 High Density Residential District – Boyds Creek Highway (Planning Region).

Staff can recommend approval. Refer to staff report for full comments and recommendation.

3. Site Plan – George Armour Ewart, Architect requests site plan approval for storage buildings on lot 7-R2 – Allensville Square Road (City).

This site plan is for warehouse storage buildings located on the parcel abutting the recently approved Allensville Apartments Ph. II. Staff has some concerns with the drive and entrance to the site crossing over the adjoining parcel. Discussions for resolving this concern have been either a replat to incorporate the drive in the current parcel, or the establishment of a cross access easement agreement for this area. It is the understanding of staff that a cross access agreement is in the process of being completed. Other than the access concern the site meets all requirements. Staff would recommend approval, subject to a replat or the finalization of a cross access agreement.

4. Site Plan – Berry Engineers LLC request site plan approval for finance services building, Parcel 049K A 054.00 – Winfield Dunn Parkway between Nichols Street & King Street (City).

This site plan is for a proposed Advanced Financial building and meets all requirements. Staff can recommend approval.

5. Site Plan – W.C. Whaley Inc requests site plan approval for a retail business, Smokies Business Center – Adventure Lane (City).

This site plan is for a proposed Boot Barn development to be located on Lot 1 of the Smokies Business Center subdivision. The site plan meets all requirements and staff can recommend approval.

E. Staff Reports – Orion Planning Group

F. Adjournment



PLANNING COMMISSION MINUTES April 7, 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, April 7, 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
Vincent Snider

MEMBERS ABSENT

Conley T. Murrell, Secretary
Daryl Roberts

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. Arwood, and seconded by Mayor Atchley, to approve the minutes from the March 3, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – AMERICAN TRUST BANK OF EAST TENNESSEE REQUESTS REZONING FROM R-1 LOW DENSITY RESIDENTIAL TO C-4 ARTERIAL COMMERCIAL DISTRICT – VETERANS BOULEVARD (CITY).

Staff Recommendation

Ms. Caskie explained that staff would like to see an agreement be secured that provides access off of London Lane. She also explained that there is an existing median cut on Veterans Boulevard that falls in between this parcel and the abutting parcel to the north, and that a joint access from Veterans with the abutting parcel would also be acceptable, and staff recommended approval with these stipulations.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Helton, to approve the rezoning and certify it on to the Board of Mayor and Alderman with the stipulation that access be limited to London Lane, and/or a joint access agreement be secured with the abutting parcel for an access point off of Veterans Boulevard. The motion passed with a unanimous vote.

REZONING – TENNESSEE STATE BANK REQUESTS REZONING FROM COUNTY R-1 RURAL RESIDENTIAL TO COUNTY C-1 RURAL COMMERCIAL – BRYAN ROAD (PLANNING REGION).

Staff Recommendation

Ms. Caskie explained that the parcels being requested for rezoning fall in our planning region directly outside of the city limits. She explained that the nature of the surrounding uses is also commercial and that staff can recommend 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.

SITE PLAN – WALLACE SURVEYING COMPANY REQUESTS SITE PLAN APPROVAL FOR RESIDENTIAL OFFICE BUILDING – 1833 BERTIE STREET (CITY).

Staff Recommendation

Mr. Caskie explained that construction on this site was originally intended as a single family dwelling, but once construction had already began the owner was approached to use this dwelling as an office space. Due to the conversion, a site plan conforming to City regulations was required. She explained that since the dwelling was already under construction prior to the decision to use it as commercial office space this site plan is not necessarily the best design for the site, but it does meet our regulations and staff can recommend approval.

Action Taken

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

SITE PLAN – BRIAN PETERSON REQUESTS SITE PLAN APPROVAL FOR DAIRY QUEEN – DOLLY PARTON PARKWAY (CITY).

Staff Recommendation

Mr. Caskie explained that the site plan is located on the third out parcel of the new Walmart development sitting directly in front of the shopping center site that was approved at last month's meeting. She explained the site plan meets all regulations and recommended approval.

Action Taken

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

Chairman Overbay declared a temporary adjournment at 5:07 PM to hold the Board of Zoning Appeals meeting. The Planning Commission meeting reconvened at 5:16 PM.

STAFF REPORTS

Ms. Caskie asked for the commission's authorization to allow staff to approve a sign with an electronic message board for Sevier Air. She explained that staff will make sure the sign is in conformity with all regulations and it will be ratified at next month's meeting. The commissioners agreed to allow staff this authority.

Ms. Caskie led a presentation on a proposed incentive program for the new zoning ordinance.

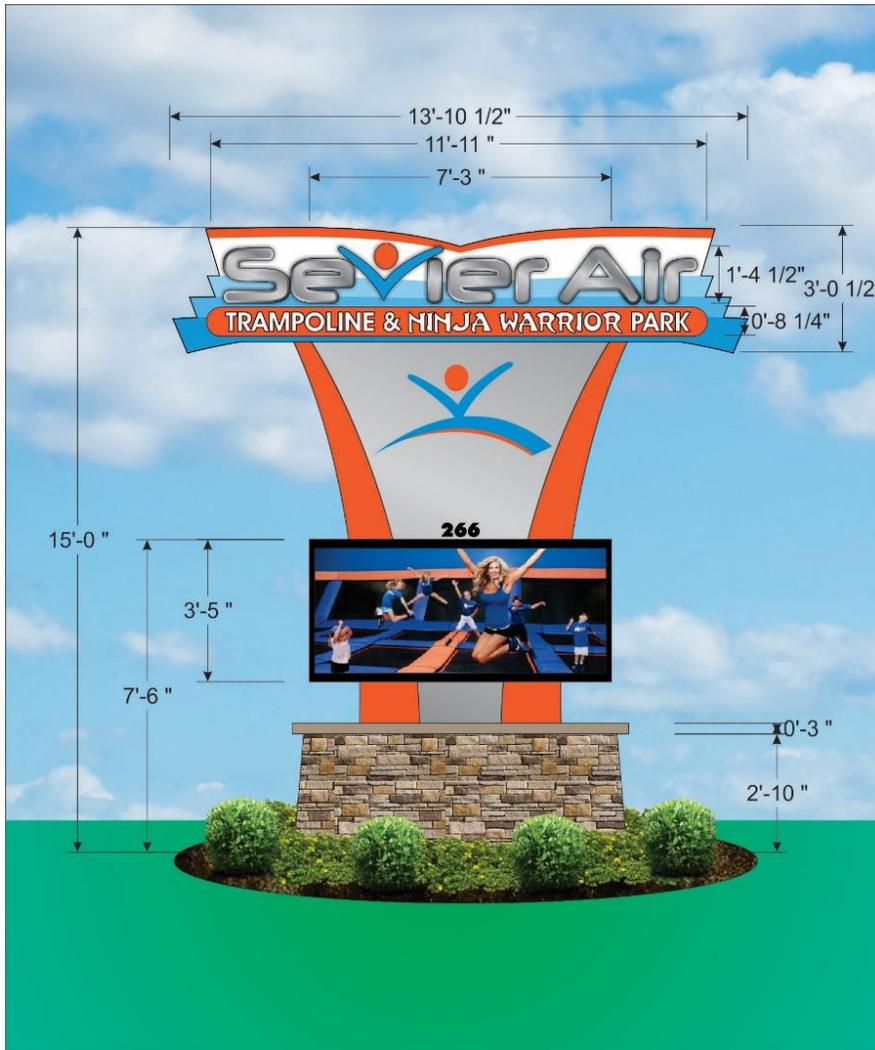
ADJOURNMENT

There being no further business, the meeting adjourned at 5:34 P.M.

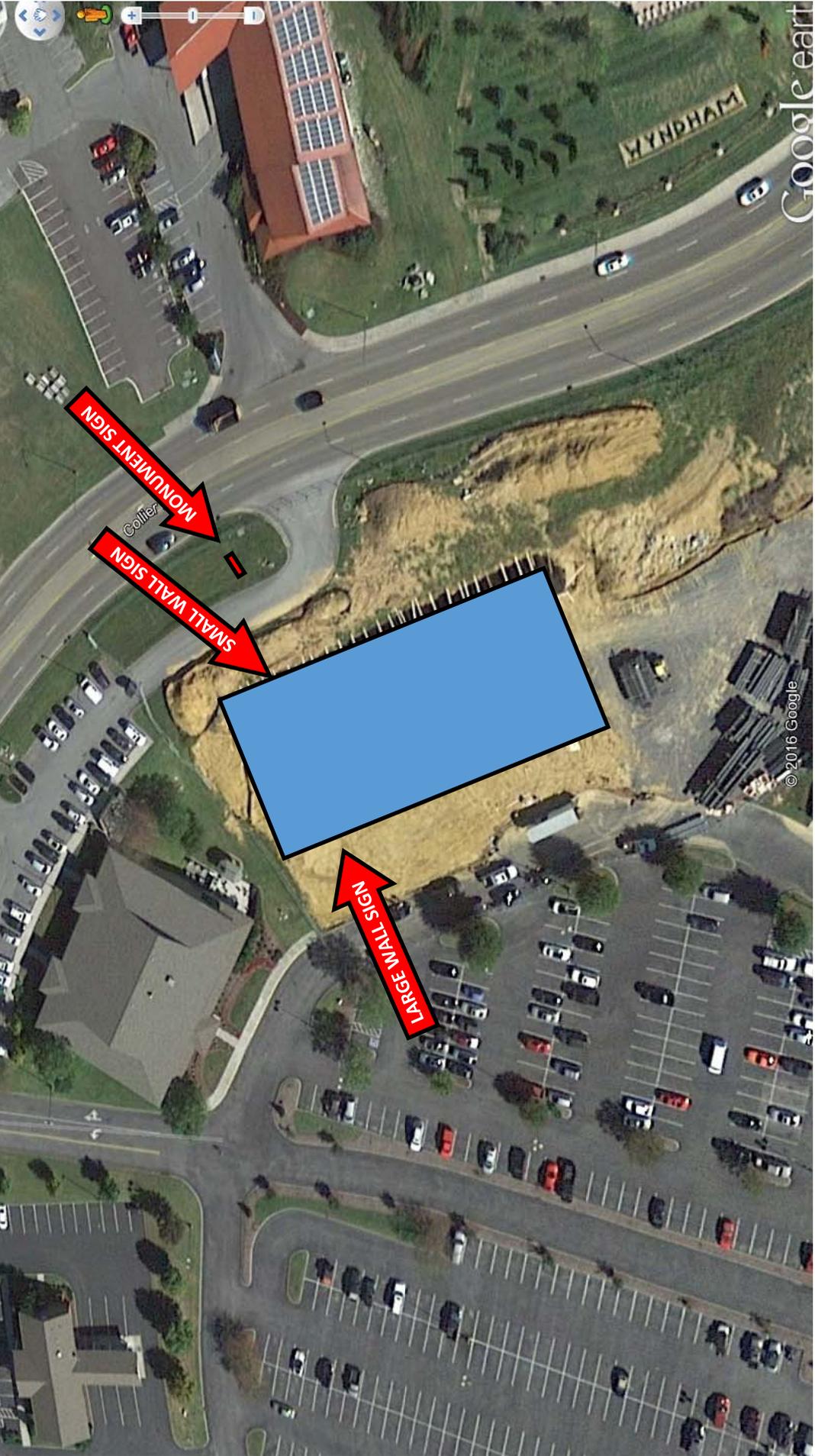
Lyle Overbay, Chairman

Conley T. Murrell, Secretary

Dustin Smith, Recording Secretary



	2918 CREEKMORE DRIVE JOHNSON CITY, TN 37601 423-282-6221 FAX 423-282-6222	DATE: 3/8/16 DESIGNER: JKA SALES REP: Randy Holland	DESIGN #: 20062-B REVISION #: 4/12/16 SCALE: 3/8" = 1'	CUSTOMER APPROVAL: DATE:
	This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.			





Development Department

Staff Report

RE: Rezoning Request - Veterans Boulevard
(State Road 449) at Middle Creek Road

<p><u>Applicant:</u> Jeanne F. Rawlings Owner; Mark W. Rawlings, Agent</p>	<p><u>Request</u> Rezoning of 1.3 acres +/- (Rawlings) and .2 acres +/- (City of Sevierville) from R-1 (Low Density Residential) to C-4 (Arterial Commercial)</p>
<p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p>	<p><u>Background</u> The Rawlings property (vacant) is on the northeast corner of the intersection of Middle Creek Road with Veterans Boulevard with 310' +/- of frontage on Veterans Boulevard and 330' +/- frontage on Middle Creek Road. The properties to the north (vacant), east (former Gathering Church), and south (vacant) are zoned C-4. The portion of the City's parcel proposed for rezoning is west of the Rawlings property across Veterans Boulevard with most of this portion of the parcel lying within the flood hazard or floodway area. The city's parcel has 320' +/- frontage on Veterans Boulevard which, with the exception of a small off-set on the City's greenway (the Glenview Wayside), is lined with guardrails. The remainder of the City's parcel (.2 ac +/- of a total parcel area of .4 ac +/-) is zoned C-4 and lies within the floodway. The intersection of Veterans Boulevard and Middle Creek Road is signalized. A City waterline crosses the Rawlings parcel in a north/south direction and a City sewer line traverses a portion of that parcel near Middle Creek Road.</p>
<p><u>Tax ID Number(s):</u> Map 62, Parcel 19.00 (Rawlings) and Map 61, Parcel 153.01 (City of Sevierville)</p>	<p><u>Staff Comments</u> If rezoned, the fact the Rawlings property has frontage on both Veterans Boulevard and Middle Creek Road, and contains City water and sewer lines, will require careful siting of buildings, parking, and points of ingress/egress when this property is developed for commercial use.</p>
<p><u>Current Zone:</u> R-1, Low Density Residential</p>	<p>As noted in staff's comments related to recent requests to rezone property on Veterans Boulevard (State Road 449), this road is viewed by TDOT as an important link in the State's regional transportation system. This road 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</p>
<p><u>Requested Zone:</u> C-4, Arterial Commercial</p>	
<p><u>Number of Lots:</u> 2 lots</p>	
<p><u>Current Use:</u> Vacant</p>	
<p><u>Proposed Use:</u> Commercial (Rawlings)</p>	
<p><u>Notification:</u> Letters sent to property owners within 200'.</p>	
<p><u>Exhibits:</u> Map attached</p>	

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

The Staff recommends approval as being consistent with the zoning surrounding it. There will be no access off of Veteran’s Blvd.

Proposed Rezoning R-1 to C-4

C-4

VETERANS
VETERANS

R-1

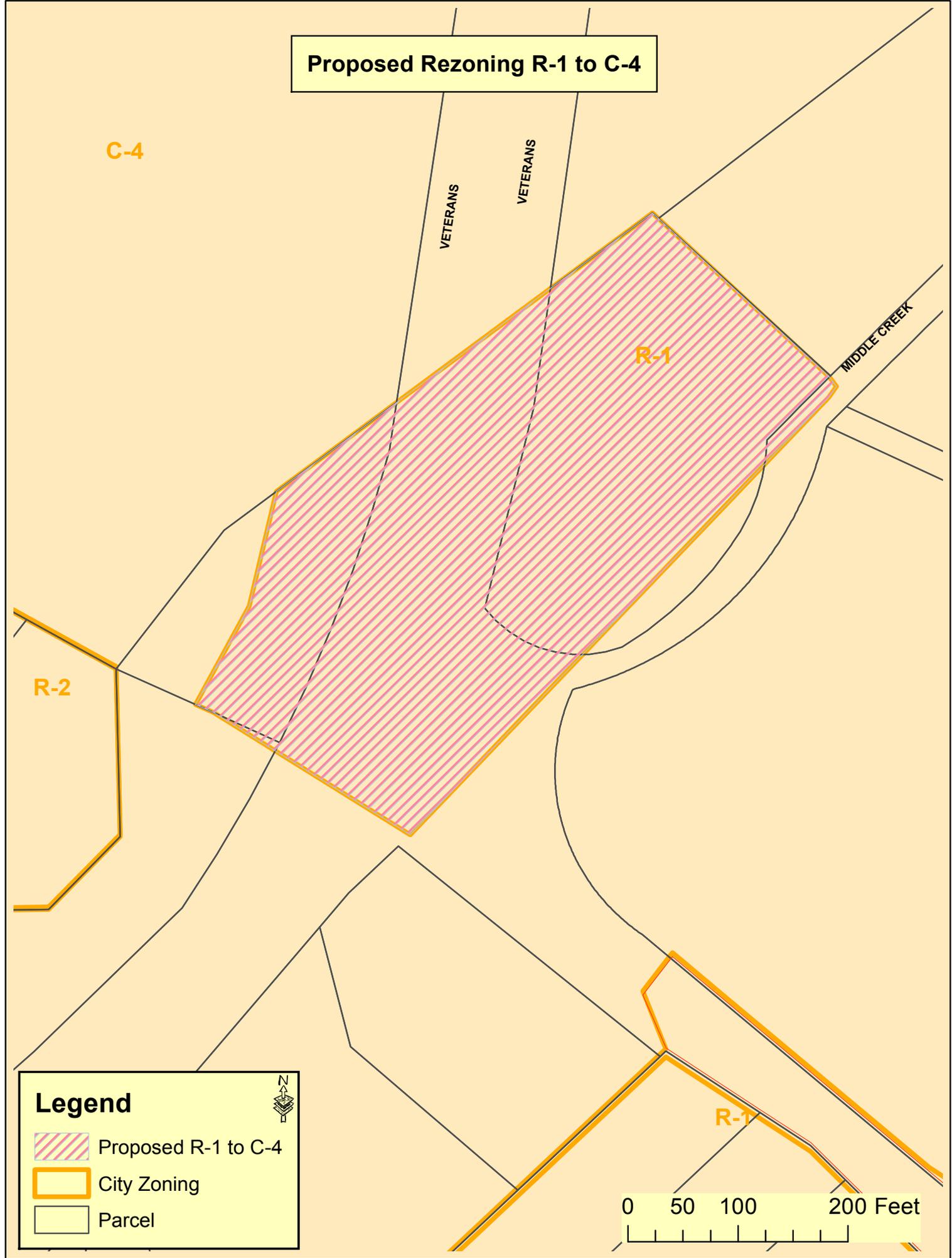
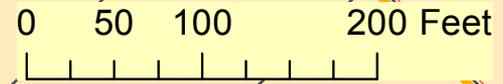
MIDDLE CREEK

R-2

R-1

Legend

-  Proposed R-1 to C-4
-  City Zoning
-  Parcel





Request Date 3-22-2016

Rezoning Request Form

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

Telephone: (865) 453-3882

Fax: (865) 453-5923

Applicant Name TIM WALLACE Phone # 865-654-0192
Address 400 PARK RD SEVIERVILLE TN 37862
Street City State Zip

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

Joe Barnes
Property Owner DARRELL KEENE ETAL Phone # 850-3876
Address 3172 BOYDS CREEK HWY COUNTY 37876
Street City State Zip

Civil District 14 Tax ID 26 Map 1.00 Group County Parcel 1.00

Property Address BOYDS CREEK HWY SEVIERVILLE TN 37862
Street City State Zip

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

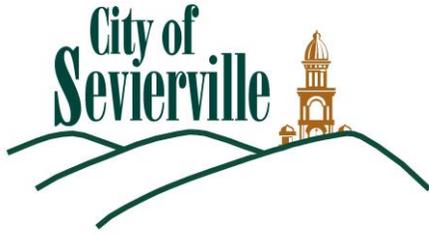
Current Zoning District R1 Current Use FARM
Proposed Zoning District & Use R2 RESIDENTIAL

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

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.

Joseph L Barnes Property owner Joseph L Barnes Date

<u>5-5</u> PC	<u>5-16</u> CC	For Office Use Only	Zoning Map # <u>9</u>
<u>sev</u>	Reviewed by the <u>Sevierville</u>	Planning Commission	
	Recommended: For _____	Against _____	
	Reviewed By County Commission _____		
	Approved _____	Denied _____	



Development Department

Staff Report

RE: Rezoning Request – Boyds Creek Highway
(SR 338)

(Planning Region)

Applicant: Joe Barnes, et al; Tim Wallace, Agent

Staff: Pamela Caskie, Judi Forkner, Dustin Smith

Tax ID Number(s): Map 26, Parcels 1.00

Current Zone: County R-1, Rural Residential

Requested Zone: County C-2, High Density Residential

Number of Lots: 1

Current Use: Farming with house, barn, and cemetery

Proposed Use: Single-family subdivision

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

Exhibits: Map attached

Request

Rezoning of 70.49 ac. +/- from County R-1 (Rural Residential) to County R-2 (High Density Residential)

Background

This property (known as Trundle Farm) has 460' +/- of frontage on Boyds Creek Highway and extends northward to the French Broad River with 820' +/- frontage on the river. Properties to the east are zoned County R-2 (River Meadows Subdivision) and County C-2, property to the south is zoned County C-2, and property to the west is zoned County R-1. Flood hazard area lies along the riverfront and also occupies an area 1,000' +/- in width running east to west through the center portion of the property. Sevierville water and sewer lines are located in the vicinity.

Staff Comments

County R-2 allows a minimum lot size of 7,500 square feet (with water/sewer). If rezoned, any subsequent proposal to develop housing on this property will need to be designed to provide adequate access to the adjoining state highway and to accommodate the flood hazard area present on the property.

Public Comments

None to date.

Staff Recommendation

While the lot is long and narrow and makes development of compact residential difficult, it is exactly these types of developments that the community needs at this time, therefore staff recommends the approval of this request/

RESOLUTION NO. _____

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING TAX MAP 26 PARCEL 1.00 FROM R-1, RURAL RESIDENTIAL DISTRICT TO R-2, HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

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

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

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning Tax Map 26 Parcel 1.00 from R-1, Rural Residential District to R-2, High Density Residential District. Said territory being more clearly defined by the attached map that is made a part of this resolution:

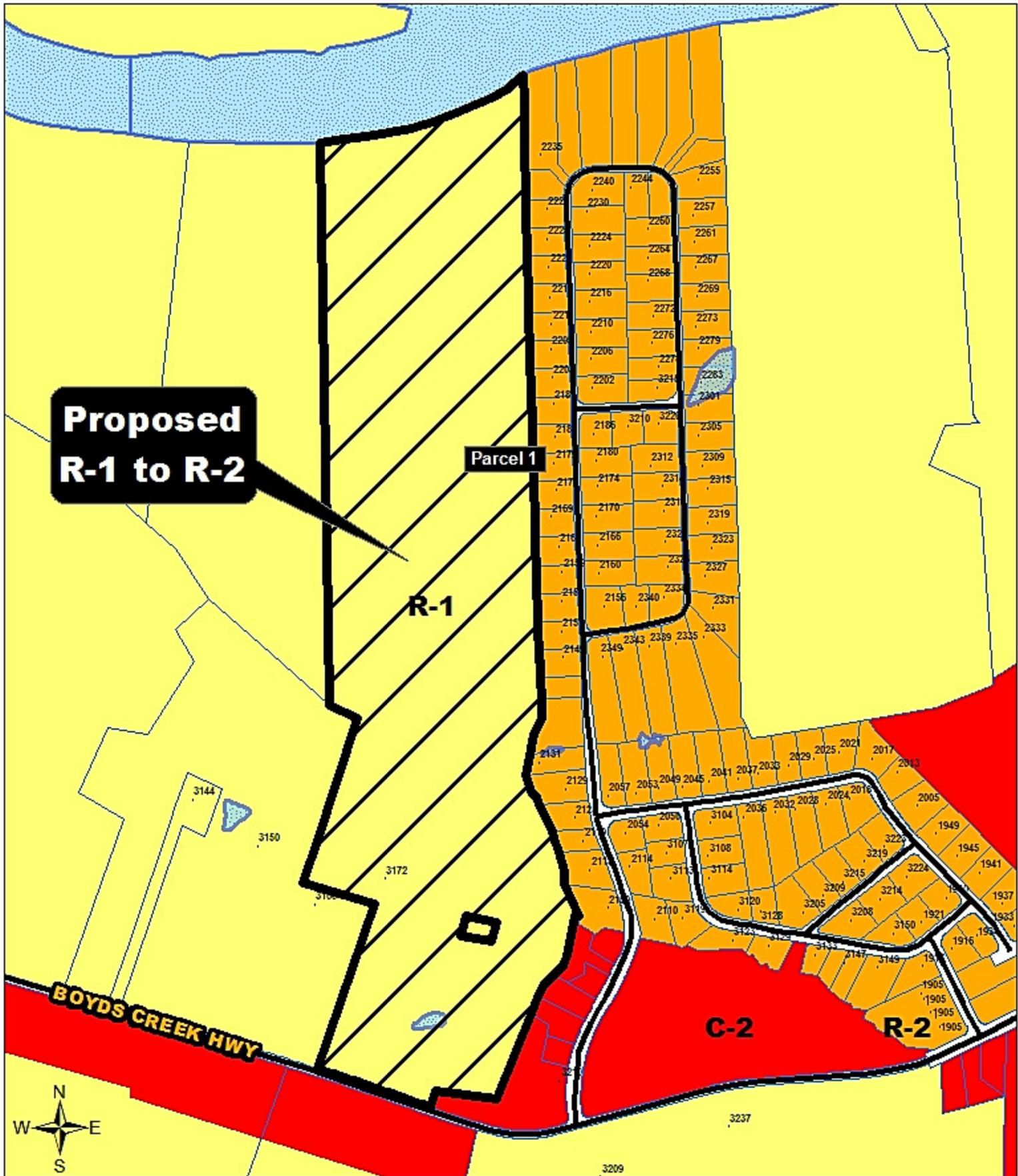
Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevier County Planning Commission Recommendation: FOR____ AGAINST____

Public Hearing Held: _____

Sevier County Mayor

Date



REZONING REQUEST

3172 Boyds Creek Hwy
Map 26 Parcel 1

Legend

- Map 26 Parcel 1
- Addresses
- Road
- County Boundary
- Sevierville City Limits
- Parcel

Sevier County Zoning	R-1 RURAL RESIDENTIAL	R-2 HIGH DENSITY RESIDENTIAL	R-4 MEDIUM RESIDENTIAL	NATIONAL PARK
C-2 GENERAL COMMERCIAL	A-1 AGRICULTURAL	I-1 INDUSTRIAL		

1 inch = 500 feet
0 100 200 400 Feet

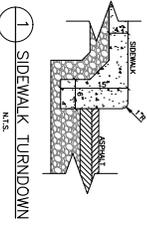
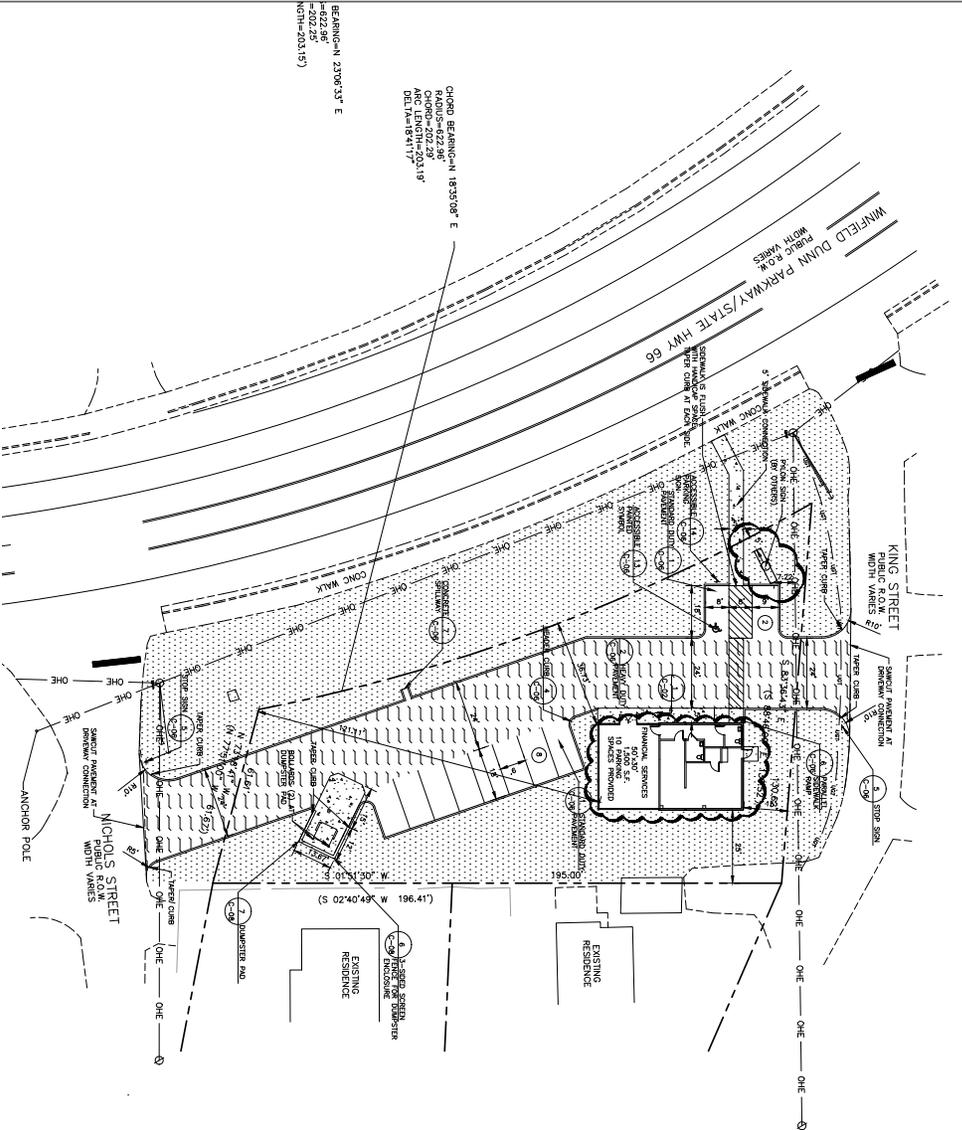
2016

PARKING AND PAVING NOTES

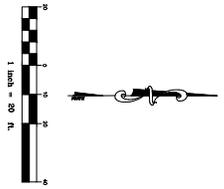
1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHATTANOOGA. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS AND APPROVALS.
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PARKING & PAVING LEGEND

PROPERTY LINE	CONCRETE CURB & GUTTER (C & G)	EXISTING CURB & GUTTER	TRAFFIC SIGN
DIRCTIONAL ARROW, PAINTED WHITE	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	CONCRETE	HEAVY DUTY PAVEMENT
WHITE STOP LINE (MSL) (24" WIDE)	SINGLE SOLID WHITE (SSW)	DOUBLE SOLID YELLOW (DSY)	LIGHT POLE (SEE SITE ELECTRICAL PLANS)
THICK-DOWN (SEE SITE ELECTRICAL PLANS)			



OHPD BEARING-N 123°08' E
 POINTS-622.26'
 CHORD-202.23'
 BEARING-N 23°08' 33" E
 POINTS-111.11'
 CHORD-202.23'
 BEARING-N 23°08' 33" E
 POINTS-111.11'
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 BEARING-N 23°08' 33" E
 POINTS-111.11'
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<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td>REVISIONS</td><td>04/20/24</td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </table>	1	REVISIONS	04/20/24	2			3			4			5			6			7			8			9			10			<p>PROJECT:</p> <p style="text-align: center;">FINANCIAL SERVICES</p> <p style="text-align: center;">WINFIELD DUNN PARKWAY SEVIERVILLE, TN</p>	<p>DEVELOPER:</p> <p style="text-align: center;">HUTTON</p> <p style="text-align: center;">736 CHERRY STREET CHATTANOOGA, TN 37402</p>	<p>CIVIL ENGINEER:</p> <p style="text-align: center;">BERRY ENGINEERS LLC</p> <p style="font-size: small;">1555 KEETH ST NW, SUITE 105 CLEVELAND, TN 37312</p> <p style="text-align: right; font-size: small;">TEL: (423) 766-8880</p>
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<p>SHEET NAME:</p> <p style="text-align: center;">SITE LAYOUT & PAVING PLAN</p> <p>DATE: 03/29/2024</p> <p>DRAWN BY: BKE</p> <p>CHECKED BY: BMB</p> <p>PROJECT NO.: 10230</p> <p>SHEET NUMBER:</p> <p style="font-size: large; font-weight: bold;">C-02</p>																																	



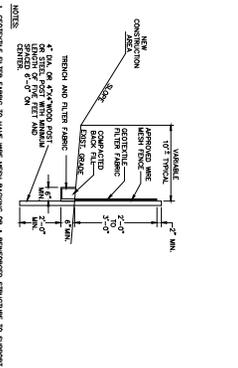
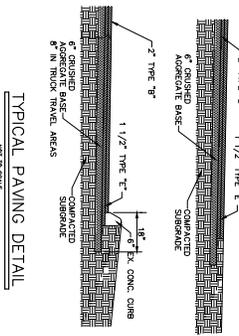
TOTAL LOT ACREAGE: 1.68

OWNER/CONTACT
 JACOB R. WHEAT
 2500 RICHMOND AVENUE, SUITE 200
 MEMPHIS, TN 38117
 (901) 366-5600

UTILITY DISCLAIMER

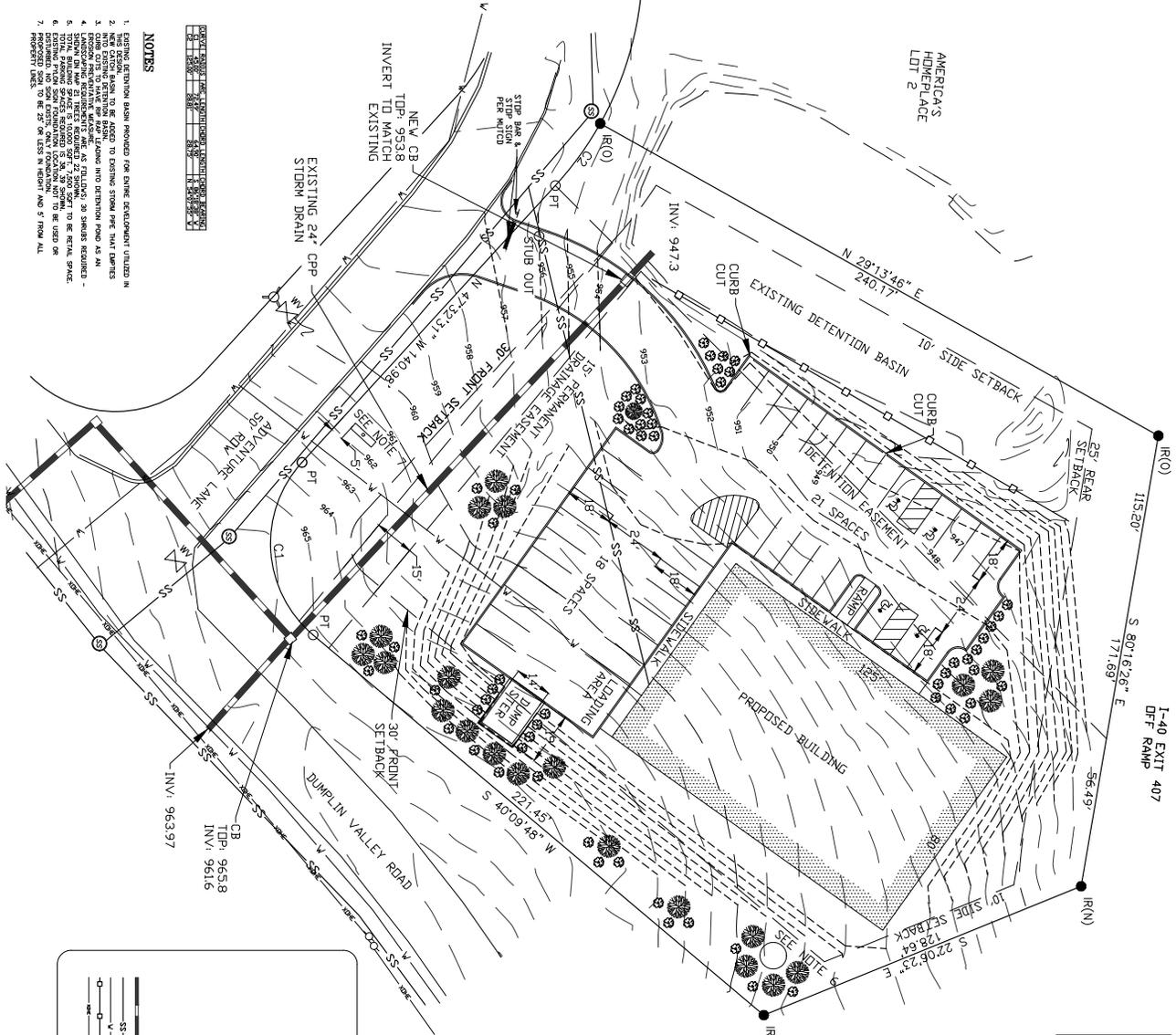
CAUTION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE NOT SUBJECT TO CHANGE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE NOT SUBJECT TO CHANGE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE NOT SUBJECT TO CHANGE.



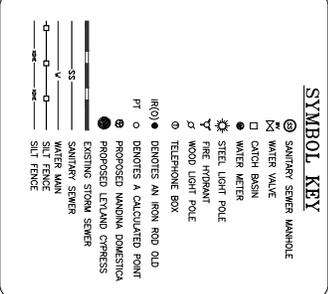
NOTES

1. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.
2. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.
3. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.
4. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.
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6. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.
7. IDENTIFY FILTER FABRIC TO HAVE NEW DESIGN BARRIER OR A REINFORCED STRUCTURE TO SUPPORT AND MAINTAIN STRENGTH OF PROTECTIVE FABRIC.



NOTES

1. EXISTING DETENTION BASIN PROVIDED FOR ENTIRE DEVELOPMENT UTILIZED IN THIS PROJECT.
2. NEW DETENTION BASIN TO BE ADDED TO EXISTING STORM PIPE THAT EMPIRES INTO DRAINAGE ESCAPEMENT.
3. CURE CURB TO HAVE 30" AND 18" BEARING INTO DETENTION POND AS AN ESCAPEMENT.
4. LANDSCAPING SCHEMATIC TO BE AS ATTACHED TO THIS SET AS REQUIRED.
5. TOTAL BUILDING SPACE IS 10,000 SQ FT. 20% SETBACK TO BE RETAIL SPACE.
6. EXISTING PAVEMENT TO BE MAINTAINED AND REPAIRED AS NECESSARY.
7. PROPOSED SOIL TO BE 2" OR LESS IN HEIGHT AND 5' FROM ALL EXISTING UTILITIES.



ZONING, BUILDING SETBACKS

ZONING: I-40 EXIT 407 DTF RAMP

BUILDING SETBACKS: SEE ZONING ORDINANCE

SETBACKS: 10' SIDE SETBACK, 25' REAR SETBACK, 10' FRONT SETBACK

SITE PLAN FOR:

THE BOOT BARN

EIGHTH CIVIL DISTRICT SEVIER COUNTY, TENNESSEE

ENGINEERING, SURVEYING AND LAND PLANNING

WC WHALEY, INC.

PO BOX 6699
 625 WALL STREET, SUITE 4
 SEVIERVILLE, TN 37864-6699
 OFFICE (865) 453-1258

ENGINEERING, SURVEYING AND LAND PLANNING

DATE: 4/14/16
 SCALE: 1" = 20'
 DRAWN BY: JH
 CHECKED BY: MW
 SURVEYED BY: JH/R/C

LOT 1 OF SMOKIES BUSINESS CENTER INSTRUMENT BOOK 3023 PAGE 609 LARGE MAP BOOK 3 PAGE 41

SHEET NO. 1 OF 1