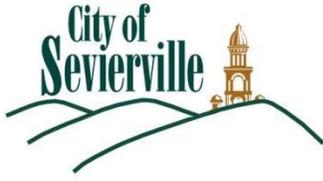


SEVIERVILLE PLANNING COMMISSION

December 1, 2016

Sevierville Civic Center 5:00 P.M.

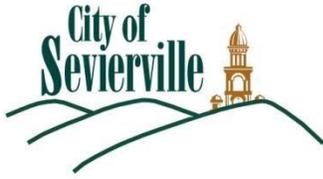


Planning Commission

AGENDA

December 1, 2016

- A. Call to Order
- B. Approval of Minutes – November 3, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – JMC Surveying & Mapping requests 3 lot subdivision approval – 1273 Atchley Drive (Planning Region).
 - 2. Site Plan – Mark Freeman Architecture PLLC requests site plan approval for a hospitality yogurt and coffee shop – 1259 Middle Creek Road (City).
 - 3. Site Plan – WelrocEnterprises, LLC requests site plan approval for an auto care center – (Collier Drive and Ridge Road).
 - 4. Sign Review – Foster Signs requests sign review for a ground identification sign with an electronic message section – 3269 Winfield Dunn Parkway (City).
- E. Staff Report – Proposed Zoning Ordinance
- F. Adjournment



Planning Commission AGENDA NOTES December 1, 2016

- A. Call to Order
- B. Approval of Minutes – November 3, 2016
- C. Old Business
- D. New Business
 - 1. Subdivision – JMC Surveying & Mapping requests 3 lot subdivision approval – 1273 Atchley Drive (Planning Region).

This is a three lot subdivision located on the outskirts of our planning region. There is some question about whether the northern ROW is actual ROW or an easement. Since this involves three lots it does require Planning Commission approval. Staff expects to have the issue resolved and can recommend approval.

- 2. Site Plan – Mark Freeman Architecture PLLC requests site plan approval for a hospitality yogurt and coffee shop – 1259 Middle Creek Road (City).

This site plan is for a Sweet Frog's yogurt shop to be coupled with a coffee shop. Due to Veterans Day and the Thanksgiving holiday time has been scarce to work out some of the minor details dealing with this plan and staff is still awaiting a final revision. The corrections needed are typical corrections for a site plan and staff expects to resolve any remaining issues prior to Thursday's meeting.

- 3. Site Plan – WelrocEnterprises, LLC requests site plan approval for an auto care center – (Collier Drive and Ridge Road).

This site plan is located on the 9-acre parcel on the southeast corner of Ridge Rd. and Collier Drive. The plan being presented details an overall master plan showing three pads being created, two for future development. The site plan being presented at this time is for an auto care center to be located on the back portion of the site accessed from Ridge Rd. Staff has been in communication with the designer to eliminate two entrances that were proposed too close to the intersection, along with a few other corrections. Due to the short turnaround of the holiday's staff is also still awaiting a final revision for this site plan.

- 4. Sign Review – Foster Signs requests sign review for a ground identification sign with an electronic message section – 3269 Winfield Dunn Parkway (City).

This is an EMB sign proposed for the old Rocky Top car dealership site. Since it is a ground identification sign with the electronic message section it does require

Planning Commission approval. The sign meets all requirements and staff can recommend approval.

E. Staff Report – Proposed Zoning Ordinance

F. Adjournment



PLANNING COMMISSION MINUTES November 3, 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, November 3, 2016 at 5:00 P.M.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

Conley T. Murrell

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Director of Code Enforcement
Bob Parker, Director of Parks and Recreation
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
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. Helton, to approve the minutes from the October 6, 2016 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

SUBDIVISION – NORVELL & POE ENGINEERS LLC REQUESTS HIGHLANDS SUBDIVISION APPROVAL – HIGHLANDS SUBDIVISION, TAX MAP 50N, PARCELS 1, 2, AND 3 (CITY).

Staff Recommendation

Ms. Caskie explained the number of lots being affected by movement of two lines requires this plat to be presented for Planning Commission approval. Staff recommended approval subject to obtainment of the necessary signatures.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Roberts, to approve the subdivision plat contingent upon obtainment of the necessary signatures. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR AN RV CAMPGROUND – DOLLY PARTON PARKWAY, TAX MAP 50N PARCEL 001.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan was presented last month for a preliminary review and this is now the formal submittal. She explained there are still some concerns with the location of the dumpster enclosure, and the subdivision plat in the previous agenda item needs to go to record prior to final approval. Staff recommended approval subject to the solid waste concerns being resolved, and the plat going to record.

Action Taken

A motion was made by Mr. Arwood, and seconded by Mr. Snider, to approve the site plan subject to the subdivision plat going to record and review of the dumpster location. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE ENGINEERS LLC REQUESTS SITE PLAN APPROVAL FOR WEIGEL’S CONVENIENCE STORE – WINFIELD DUNN PARKWAY, TAX MAP 12, PARCEL 175.00 (CITY).

Staff Recommendation

Ms. Caskie explained this site plan is a Weigel’s convenient store and gas station that is to be located on the west side of the signalized intersection at Winfield Dunn Parkway and Swaggerty Road. She explained Weigel’s is to purchase this portion of the parcel the site is to be located on, and a subdivision plat accomplishing this will need to go to record prior to final approval. She explained staff does have this subdivision plat in house under review and recommended approval subject to the approved plat going to record.

Action Taken

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

REVIEW OF PUBLIC PROJECT – CONCEPT PLAN – PETSAFE UNLEASHED DOG PARK – CITY PARK – PARK ROAD

Staff Recommendation

Mr. Parker presented and explained the concept design and layout for the new proposed dog park adjacent to City Park. Mr. Parker recommended approval of the design.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Arwood, to approve the dog park conceptual design. The motion passed with a unanimous vote.

CONSIDER A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY AMENDING ARTICLE 201, 310.1, 502.2, 505.2 TO DEFINE CAMPING IN THE A-1 AGRICULTURAL DISTRICT AND C-1 RURAL RESIDENTIAL ZONING DISTRICT.

Staff Recommendation

Ms. Forkner explained this request is to amend the text of the Sevier County Zoning resolution to accomplish a variety of changes including adding a definition of primitive camping and verbiage that would allow for certain amusement activities in certain areas. She explained that as a Regional Planning Commission one of their duties is to review text amendments to the County Resolution and provide a recommendation on the changes to the County Commission. Staff recommended approval.

Action Taken

A motion was made by Mayor Atchley, and seconded by Mr. Roberts, to approve the amendment and certify the change on to the County Commission with a positive recommendation. The motion passed with a unanimous vote.

STAFF REPORTS

Ms. Caskie discussed the series of upcoming meetings with various groups to further discuss the proposed zoning ordinance.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:17 P.M.

Lyle Overbay, Chairman

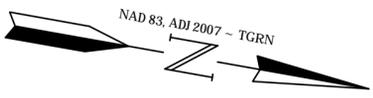
Vincent Snider, Secretary

Dustin Smith, Recording Secretary

Final Plat of Tract 2 of the Bennie Hickman Property

Resubdivision of Tract 2 as Described in Deed Book 586, Page 27

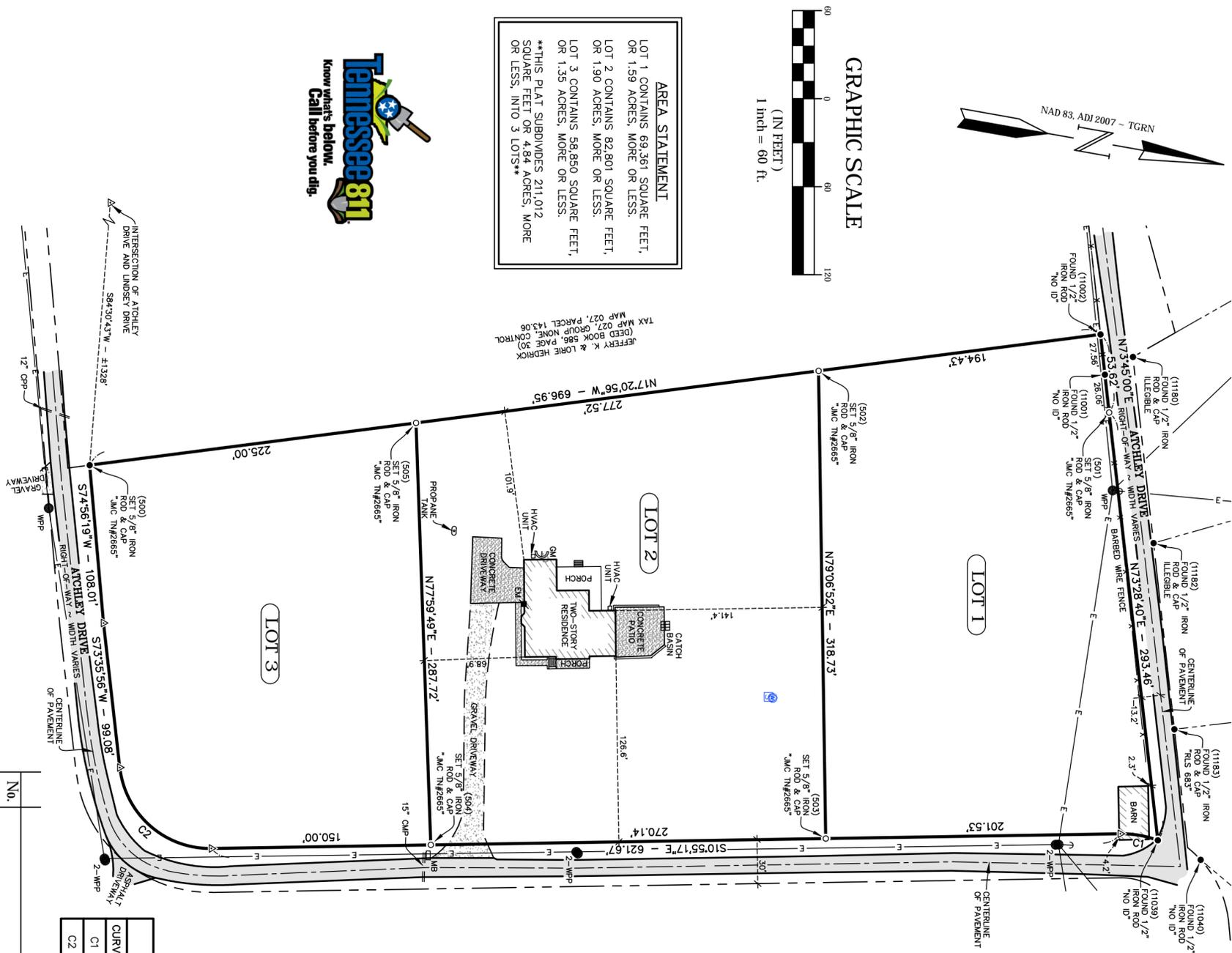
A Parcel of Land Lying in the 7th Civil District of Sevier County, Tennessee



GRAPHIC SCALE



AREA STATEMENT
 LOT 1 CONTAINS 69,361 SQUARE FEET,
 OR 1.59 ACRES, MORE OR LESS.
 LOT 2 CONTAINS 82,801 SQUARE FEET,
 OR 1.90 ACRES, MORE OR LESS.
 LOT 3 CONTAINS 58,850 SQUARE FEET,
 OR 1.35 ACRES, MORE OR LESS.
 **THIS PLAT SUBDIVIDES 211,012
 SQUARE FEET OR 4.84 ACRES, MORE
 OR LESS, INTO 3 LOTS**



CERTIFICATION 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 SETBACKS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF ACCURACY.
 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 AND THAT BOTH ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFICATE OF APPROVAL FOR RECORDING.
 I AT SPOON HERE, HAS BEEN FOUND TO BE A REGISTERED SURVEYOR IN THE STATE OF TENNESSEE, AND I HEREBY CERTIFY THAT ALL STREET NAMES, EASEMENTS, COMMUNICATIONS DISTRICT ARE IN COMPLIANCE WITH E-911 REGULATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

SEWER COUNTY HEALTH DEPARTMENT.
 APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS THE FINAL PLAT OF TRACT 2 OF THE BENNIE HICKMAN PROPERTY, SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE UTILITIES AND PERMANENT PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENTAL HEALTH, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

SEWER COUNTY HEALTH DEPARTMENT.
 APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS THE FINAL PLAT OF TRACT 2 OF THE BENNIE HICKMAN PROPERTY, SEVIER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE UTILITIES AND PERMANENT PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIRONMENTAL HEALTH, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

LEGEND

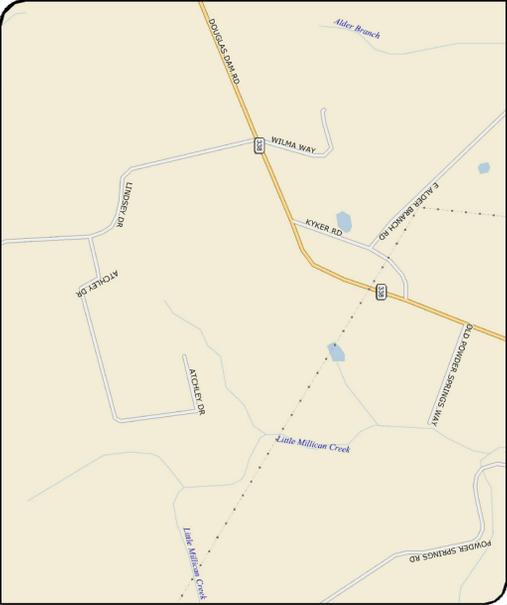
(XXXXX)	= M/C POINT NUMBER	3	= SATELLITE DISH
Δ	= CALCULATED POINT (UNLESS NOTED OTHERWISE)	⊃	= CORRUGATED METAL PIPE
U	= MAILBOX	⊃	= CORRUGATED PLASTIC PIPE
EM	= ELECTRICAL METER	⊃	= HEATING, VENTILATION AND AIR CONDITIONING
EM	= WOOD POWER POLE	⊃	= ADJOINER LINE, LINE NOT SURVEYED LINE, MAPPED FROM SURVEYED LINE, MAPPED FROM CLIENT'S REPRESENTATIVE.
⊃	= WIRE	⊃	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED LINE, MAPPED FROM CLIENT'S REPRESENTATIVE.
⊃	= WELL	⊃	= BOUNDARY/PROPERTY LINE
⊃	= SPROUT	⊃	= OVERHEAD UTILITY LINE
⊃	= GAS METER	⊃	
⊃	= GAS METER	⊃	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.11'	68.98'	21°41'23"	S00°04'42"E	25.96'
C2	91.52'	62.04'	84°31'19"	S31°20'20"W	83.44'

Revisions

No.	Date	By



LOCATION MAP

SURVEYOR'S NOTES
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2007, TENNESSEE GEODETIC REFERENCE NETWORK, TENNESSEE STATE PLANE DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE NETWORK.
 2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999998022.
 3. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 4. THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATES: OCTOBER 6, 2016, THROUGH _____ 2016. THE FIELD WORK WAS COMPLETED ON _____ 2016.
 5. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, OR OTHER ENCUMBRANCES NOT SHOWN IN THE DEED OF RECORD.
 6. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT AND THE DEED OF RECORD. UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
 7. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SEVIER COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47155001ZB AND HAS AN EFFECTIVE DATE OF MAY 18, 2009.
 8. 15' UTILITY AND DRAINAGE EASEMENT ALONG EXTERIOR BOUNDARY AND 7.5' ALONG INTERIOR LINES.
 9. THE PROPERTY SHOWN HEREON IS ZONED "R-1" ACCORDING TO SEVIER COUNTY PLANNING. BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT30', SIDE10', REAR10'.
 ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
 10. THE PROPERTY OWNER AND ADDRESS:
 RANDALL & TERESA MCCLURE
 SEVIERVILLE, TENNESSEE 37976
 11. THIS SURVEY IS CERTIFIED TO:
 RANDALL L. AND TERESA MCCLURE

SURVEYOR'S CERTIFICATION
 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)
 I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-3, STANDARDS OF PRACTICE, NO SEARCH OF THE PUBLIC RECORDS HAS BEEN CONDUCTED. THE SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
 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 AS SHOWN HEREON.

NOVEMBER 14, 2016
 DATE OF SIGNATURE

PRELIMINARY ~ FOR REVIEW ONLY
 JOSEPH M. COLVIN
 TENNESSEE REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 2865

Tax Map 027, Group None, Control Map 027, Parcel 143.11

PROFESSIONAL
JMS
SURVEYING AND MAPPING
 9080 Barbee Lane, Suite #103
 Knoxville, Tennessee 37923
 (865) 399-7844
 www.jmsurveying.com
 Alabama Certificate No. CA-953-1-S

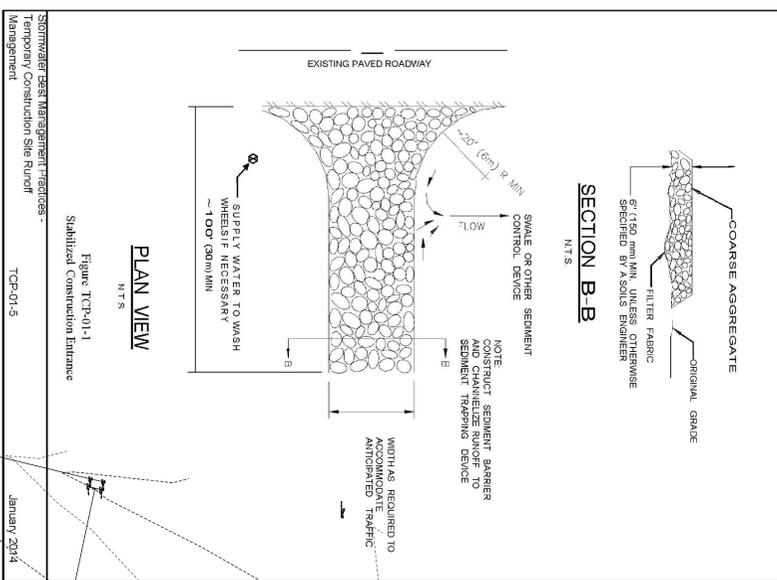
FINAL PLAT OF
TRACT 2 OF THE
BENNIE HICKMAN PROPERTY
7TH CIVIL DISTRICT OF SEVIER COUNTY
TENNESSEE

Scale: 1" = 60'
 Date: 10/20/16
 Drawn By: J.R.B.
 Checked By: J.M.C.

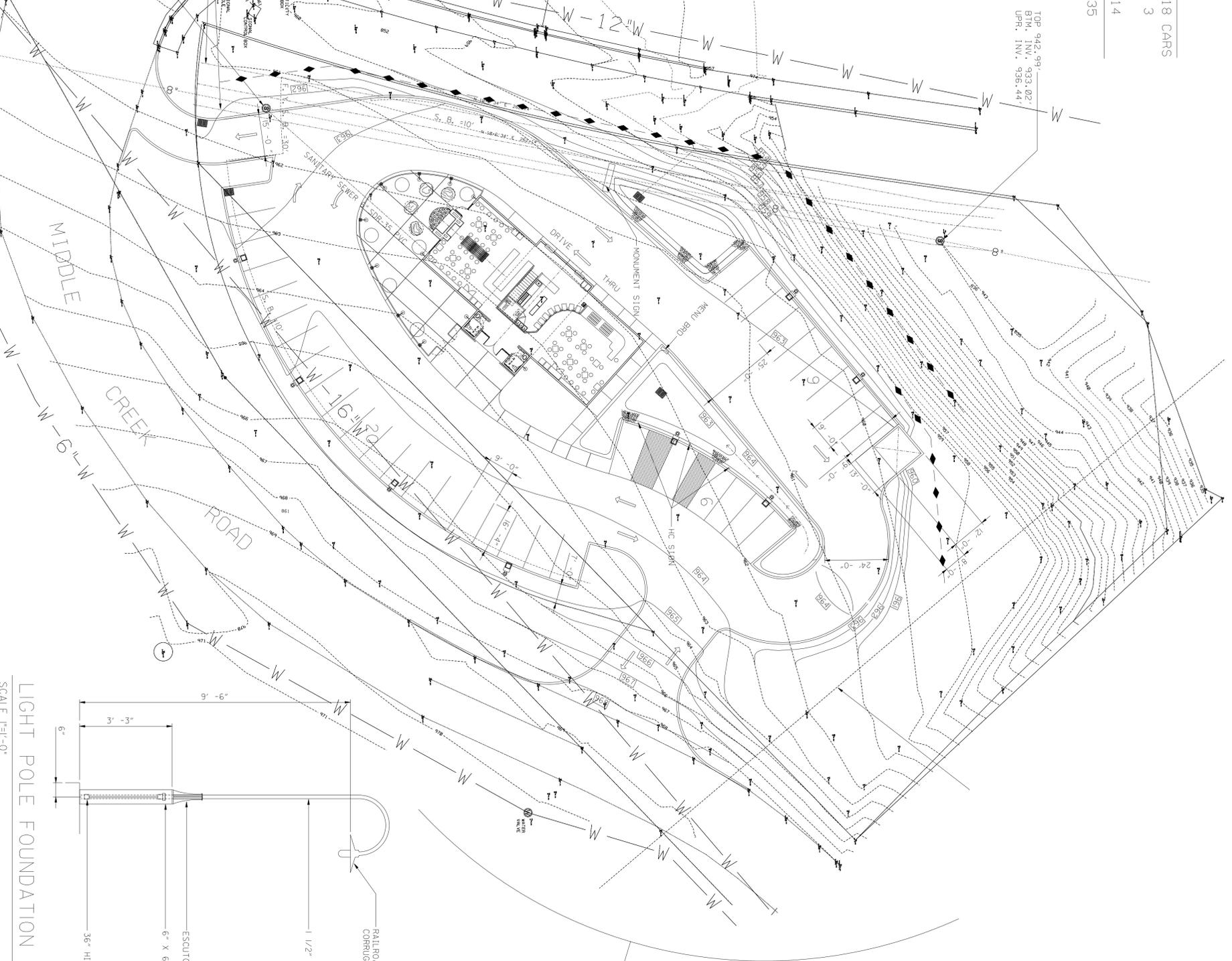
File & Drawing No:
 16-1140-01
 Sheet 1 of 1

ZONED C-4 (ARTERIAL COMMERCIAL) DISTRICT
 PARKING REQUIREMENT (35 AVAILABLE)
 INTERIOR SEATED CAPACITY - 70 + 4 = 17.5 = 18 CARS
 EMPLOYEE PARKING 12 + 4 = 3
 EXTERIOR PATIO AREA - 14 SPACES AVAILABLE X 4 = 56 PEOPLE + 14
 TOTAL PARKING = 35

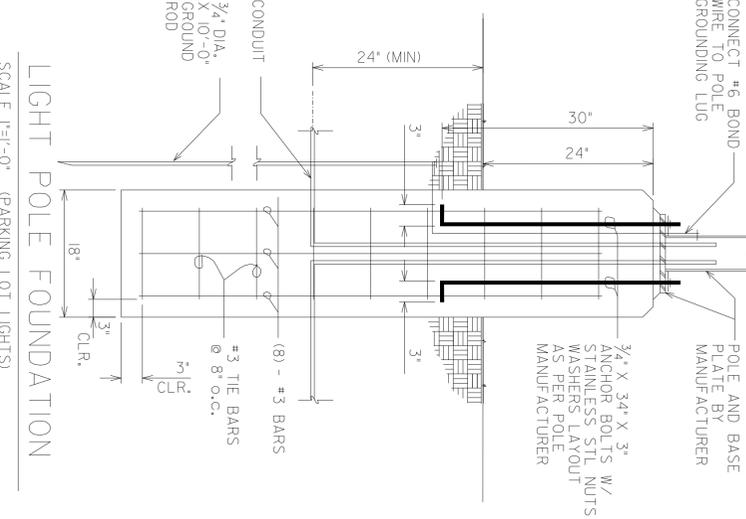
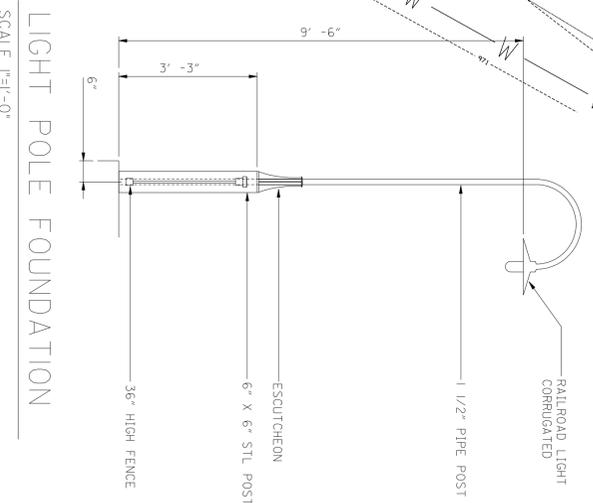
ACTIVITY: Stabilized Construction Entrance
 TCP-01



Stormwater Best Management Practices -
 Temporary Construction Site Runoff Management
 Figure TCP-01-1
 Stabilized Construction Entrance
 N.T.S.
 January 2014
 TCP-01-5



TOP 942.99'
 BTM, INV. 933.02'
 UPR, INV. 936.44'



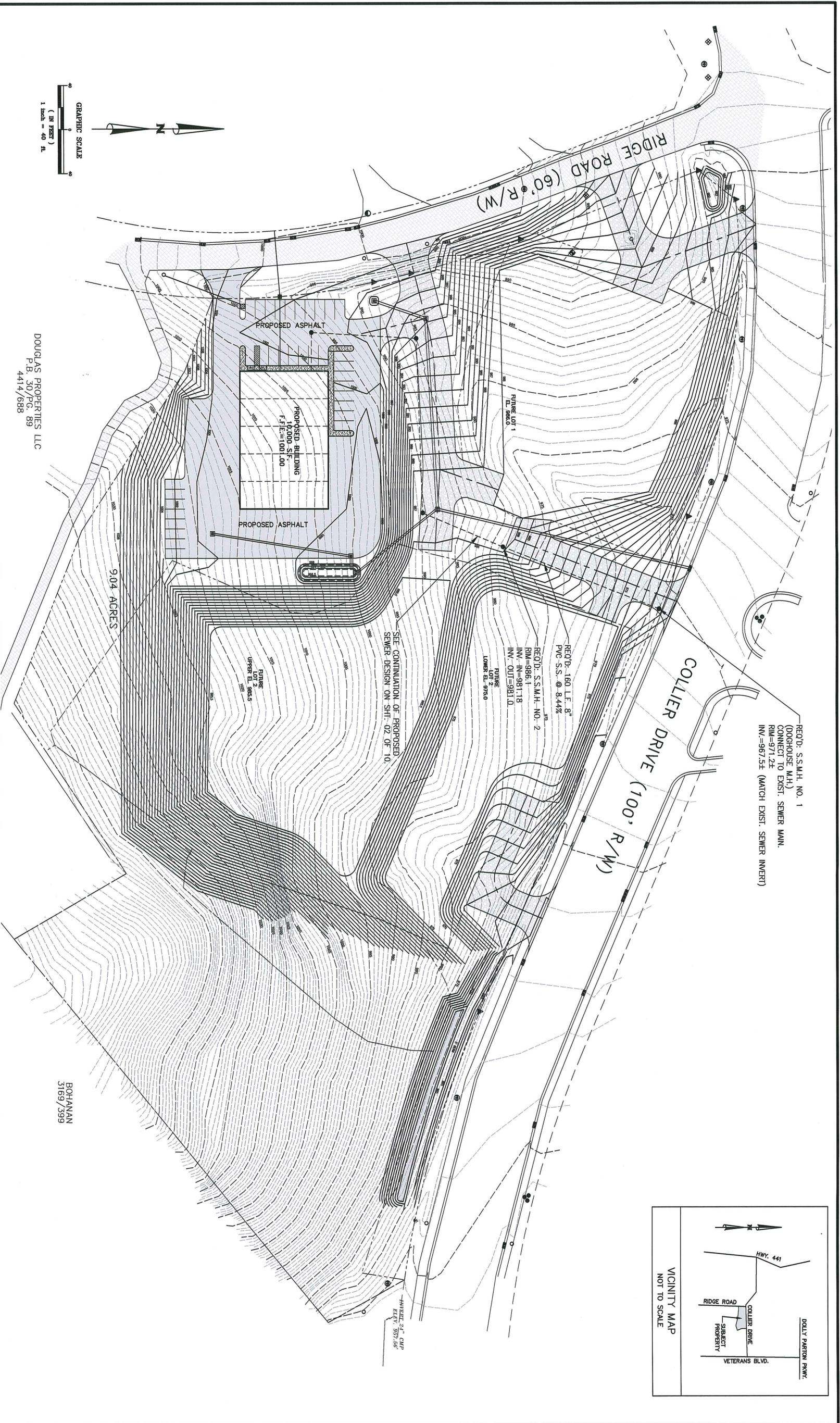
C1.1
 SHEET

MARK FREEMAN ARCHITECT
 will not be responsible for unauthorized
 changes or use of this document.
 This drawing and all associated
 electronic data are the property of
 Mark Freeman Architecture

TITLE: **SITE PLAN AND DETAILS**
 PROJECT: **SWEETFROG PREMIUM FROZEN YOGURT SMOKY MOUNTAIN ESPRESSO**
 1259 MIDDLE CREEK SEVIERVILLE, TN.

NO.	DATE	REVISION





DOUGLAS PROPERTIES LLC
 P.B. 30/Pg. 89
 4414/688

9.04 ACRES

BOHANAN
 3169/399

REQ'D: S.S.M.H. NO. 1
 (DOORHOUSE M.H.)
 CONNECT TO EXIST. SEWER MAIN.
 RIM=971.25
 INV.=967.55 (MATCH EXIST. SEWER INVERT)

REQ'D: 160 L.F. @
 PVE S.S. @ 8.44%
 REQ'D: S.S.M.H. NO. 2
 RIM=986.1
 INV.=981.18
 INV. OUT=981.0
 LOWER EL. 975.0

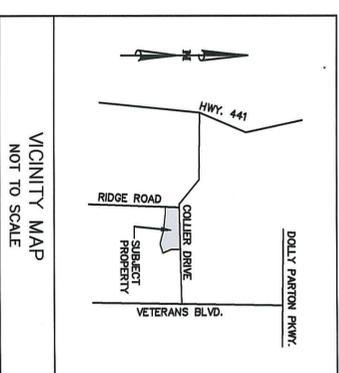
SEE CONTINUATION OF PROPOSED
 SEWER DESIGN ON SH. 02 OF 10.

PROPOSED ASPHALT
 PROPOSED BUILDING
 17,000 S.F.
 F.F.E.=1001.00
 PROPOSED ASPHALT

FUTURE LOT 2
 UPPER EL. 985.5

FUTURE LOT 1
 EL. 983.0

AWWER 24" CAP
 ELEV. 357.56



NUMBER:	REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering

376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

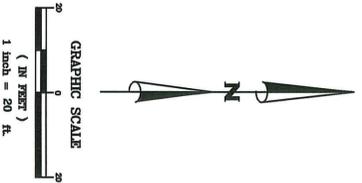
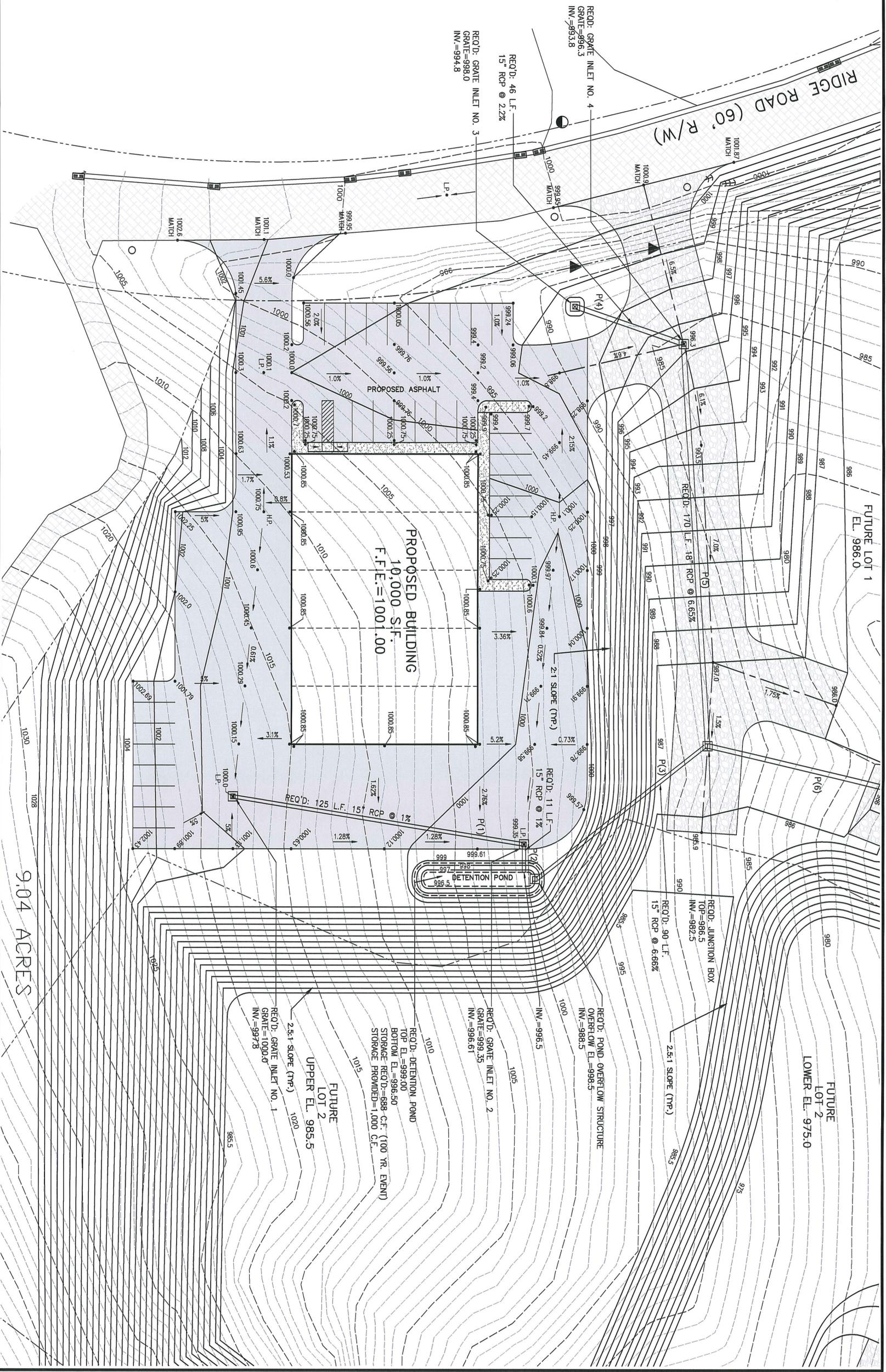
MASTER GRADING / OVERVIEW

J. R. MILLER DEVELOPMENT

SEVIER COUNTY, TENNESSEE



SCALE:	1"=40'
DATE:	OCTOBER, 2016
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	01 OF 10



NUMBER:	REVISION:	DATE:

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering

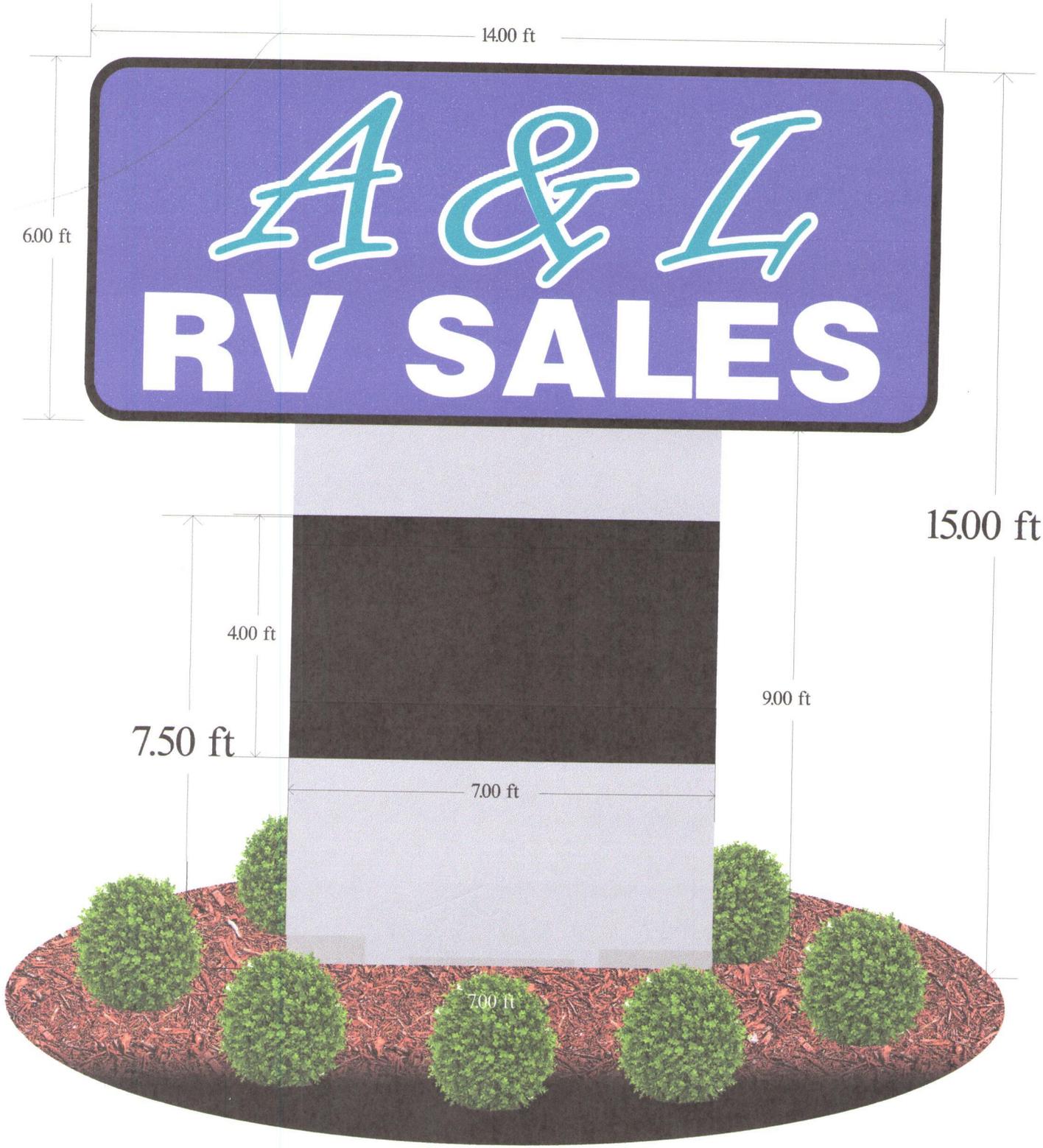
376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

9.04 ACRES

GRADING & DRAINAGE PLAN
 J. R. MILLER DEVELOPMENT
 SEVIER COUNTY, TENNESSEE



SCALE:	1"=20'
DATE:	OCTOBER, 2016
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	03 OF 10



Stone
sign &
landscape

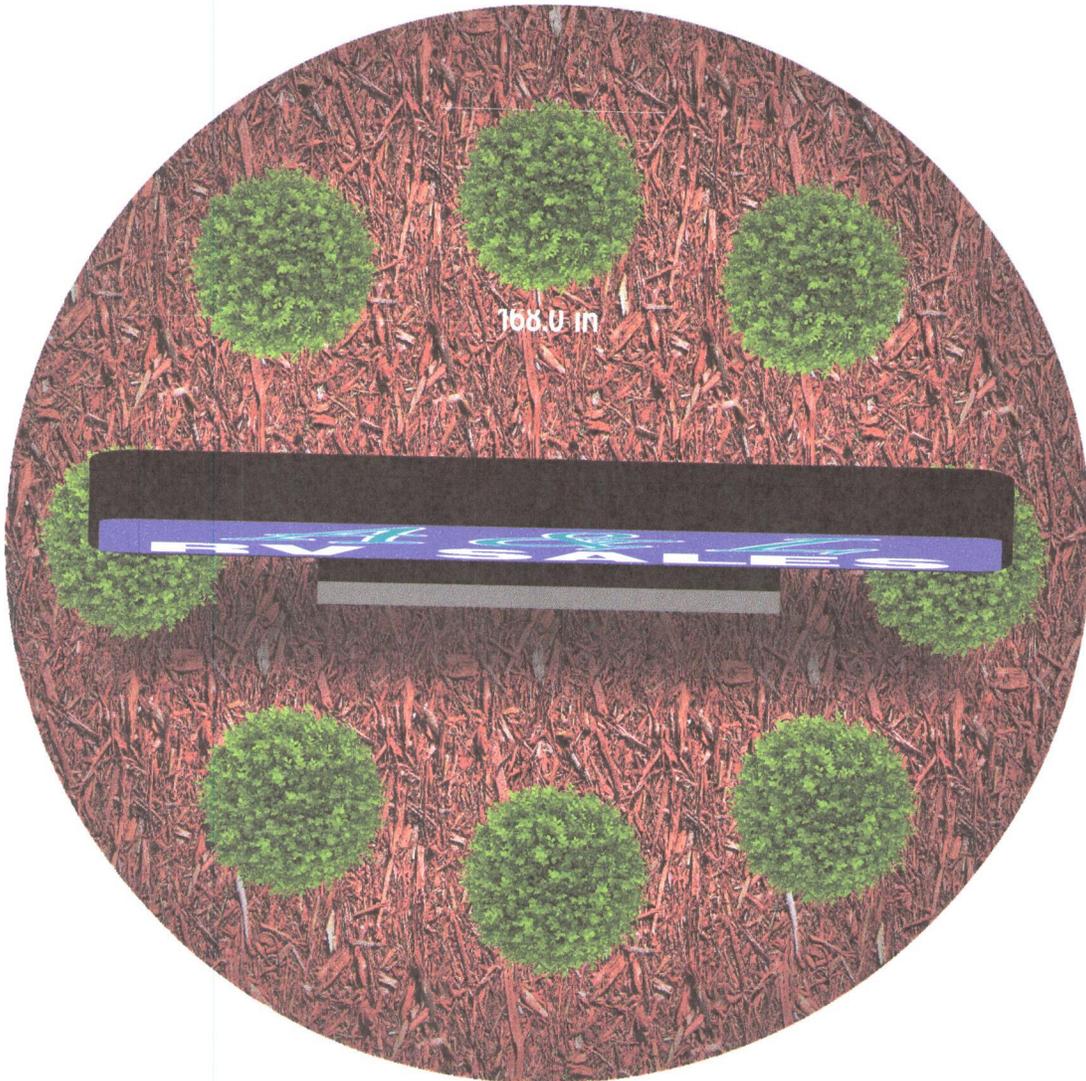


Start Date: 11/17/16
 Last Revision: 11/17/16
 Drawing#: A&L/11/16/v02

- Client Approval _____
- Landlord Approval _____

Sales Rep:
Adam Miller
 Designer:
Chelsea B.





Overview

Stone
sign &
landscape



423-753-6585 fostersigns.com

Start Date: 11/17/16
Last Revision: 11/17/16
Drawing#: A&L/11/16/V01

• Client Approval

• Landlord Approval

Sales Rep:
Adam Miller
Designer:
Chelsea B.



