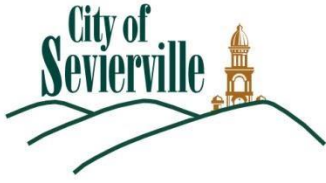


**SEVIERVILLE PLANNING COMMISSION**

**7/11/2023**

**5:00 P.M. – Civic Center**

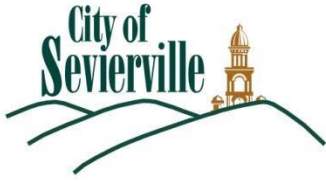


# Planning Commission

## AGENDA

7/11/2023

- A. Call to Order
- B. Approval of Minutes – 6/6/2023
- C. Public Forum
- D. Old Business
- E. New Business
  - 1. Rezoning – Temple Enterprises requests rezoning from AC - Arterial Commercial to MDR - Medium Density Residential – Tax Map 061, Parcels 012.00 & 013.00, Temple Lane (City).
  - 2. Right-of-Way Abandonment – Lynch Surveys LLC requests ROW abandonment – Tax Map 008, Portion of Parcel 026.00, Bass Pro Drive (City).
  - 3. Subdivision Plat – W.C. Whaley, Inc requests concept approval for A.T. Umbarger Farm – Tax Map 063, Parcel 013.00, Harrisburg Road (Planning Region).
  - 4. Subdivision Plat – W.C. Whaley, Inc requests final approval for Oak Haven Phase 6 – Tax Map 038, Parcel 001.23, Red Cedar Ridge Road (City).
  - 5. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Charles Seaton subdivision – Tax Map 073, Parcels 053.00, 054.00, 054.04, and 054.05, Pullen Road (Planning Region).
  - 6. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).
  - 7. Site Plan – Civil & Environmental Consultants, Inc. requests site plan approval for Middle Creek Retail – 1240 Middle Creek Road (City).
  - 8. Site Plan – ProE Engineering Services requests site plan approval for Workout Anytime – 1004 Blue Ribbon Drive (City).
  - 9. Mural – Artsie Fartsy by Beth requests mural approval for Wyndham Welcome Center – 825 Parkway (City).
- F. Staff Report
  - 1. Annual Report
  - 2. Non-State Route TODS
- G. Adjournment



# Planning Commission

## AGENDA NOTES

7/11/2023

- A. Call to Order
- B. Approval of Minutes – 6/6/2023
- C. Old Business
- D. New Business

1. Rezoning – Temple Enterprises requests rezoning from AC - Arterial Commercial to MDR - Medium Density Residential – Tax Map 061, Parcels 012.00 & 013.00, Temple Lane (City).

Please see the staff report for full comments and details. Staff can recommend approval.

2. Right-of-Way Abandonment – Lynch Surveys LLC requests ROW abandonment – Tax Map 008, Portion of Parcel 026.00, Bass Pro Drive (City).

This is a proposed right-of-way abandonment located on the south side of Bass Pro Drive. The existing right-of-way is not named, not improved, and there are no plans for it to be improved. The southern portion of the right-of-way has not been proposed for dedication to either adjoining property owners thus creating an isolated landlocked section of right-of-way. Staff is awaiting a revision and confirmation that the remaining portion is to be included in the abandonment. If that item is resolved, staff can recommend approval.

3. Subdivision Plat – W.C. Whaley, Inc requests concept approval for A.T. Umbarger Farm – Tax Map 063, Parcel 013.00, Harrisburg Road (Planning Region).

This is a proposed eight lot subdivision with public right-of-way located in the Planning Region located off Harrisburg Road. Plan meets all standards for concept approval therefore staff can recommend approval.

4. Subdivision Plat – W.C. Whaley, Inc requests final approval for Oak Haven Phase 6 – Tax Map 038, Parcel 001.23, Red Cedar Ridge Road (City).

This is a proposed 18 lot subdivision in the existing Oak Haven Resort located off Red Cedar Ridge Road. There is an outstanding comment related to water pressure for fire life safety protection. If this comment is resolved staff can recommend approval.

5. Subdivision Plat – The Land Surveyors, Inc. requests final approval for Charles Seaton subdivision – Tax Map 073, Parcels 053.00, 054.00, 054.04, and 054.05, Pullen Road (Planning Region).

This is a proposed subdivision plat located at the corner of Jayell Road and Pullen Road in the Planning Region. The plat will affect three lots by combining portions together and two lots remaining the same. While there is a landlocked parcel, it is an existing condition. Plan meets all standards and staff recommends approval.

7. Subdivision Plat – W C Whaley, Inc requests final subdivision plat approval for Ogle Property – Tax Map 061, Parcel 148.00, Ridge Road (City).

This is a returning proposed subdivision and public right-of-way known as Britlynn Blvd which was previously granted preliminary approval at the June Planning Commission meeting. The new plan provides property to be dedicated to a roundabout at the intersection of Ridge Road, East Ridge Road and the proposed Britlynn Blvd. The new plan also creates five (5) lots. Staff is awaiting road profiles and details. If received staff can recommend approval.

8. Site Plan – Civil & Environmental Consultants, Inc. requests site plan approval for Middle Creek Retail – 1240 Middle Creek Road (City).

This is a proposed strip shopping center located off Middle Creek Road to the east of The Ridge RV Resort. There are several outstanding comments regarding landscaping, parking, driveway location, water and sewer details, and erosion control plan. If corrections are received staff could recommend approval.

9. Site Plan – ProE Engineering Services requests site plan approval for Workout Anytime – 1004 Blue Ribbon Drive (City).

This is a proposed Workout Anytime gym and retail space located at the corner of Middle Creek Road and Blue Ribbon Drive. There are a few outstanding comments regarding landscaping, dumpster detail, and water specifications. If corrections are received staff could recommend approval.

10. Mural – Artsie Fartsy by Beth requests mural approval for Wyndham Welcome Center – 825 Parkway (City).

This is a proposed 7' X 8' mural located on the north facing side of the Wyndham Welcome Center off the Parkway. The mural will be butterfly wings with a mountain scene painted inside the wings. The mural will be maintained via the use of high-quality paint resistant to fading and other weather-related failures along with varnish to allow regular cleanings with soap and water. Artist has agreed to touchups as needed and the Welcome Center will conduct light cleaning periodically. The proposal meets all standards and staff recommends approval.

E. Staff Report

1. Annual Report – to be presented at the meeting.
2. Non-State Route TODS - This was discussed at the last meeting and staff will present some ideas.

F. Adjournment



## **PLANNING COMMISSION MINUTES JUNE 6, 2023**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, June 6, 2023, at 5:00 PM.

There were present and participating:

### **MEMBERS PRESENT**

Vincent Snider, Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Daryl Roberts  
Butch Stott

### **MEMBERS ABSENT**

Austin Williams, Vice Chairman

### **STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Kristina Rodreick, Senior Planner  
David Black, Building Official  
JC Green, Fire Marshal  
Charles Valentine, Chief Building Inspector

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

### **APPROVAL OF MINUTES**

Mr. Messer made a motion to approve the minutes from the May 9, 2023, meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

## **OLD BUSINESS**

### **SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL – TAX MAP 050, PARCELS 029.00, 029.01, & 029.02 WITT HOLLOW ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Smith reminded the commission that this proposed plat located off Witt Hollow Road in the Planning Region, was previously deferred due to outstanding concerns. A portion of Witt Hollow Road is deemed right-of-way however the plat does not describe it as such. The County Road Superintendent has stated this should be a public right of way, and therefore staff could not recommend approval.

#### **Action Taken**

Mr. Stott made a motion to deny the subdivision plat, which received a second from Mr. Roberts. The motion passed with a unanimous vote.

## **NEW BUSINESS**

### **SUBDIVISION PLAT – W C WHALEY, INC REQUESTS FINAL SUBDIVISION PLAT APPROVAL FOR OGLE PROPERTY – TAX MAP 061, PARCEL 148.00, RIDGE ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this proposed subdivision plat affecting four lots is located off Ridge Road. The plat would also create a fifty-foot public right-of-way named Britlynnne Boulevard. Questions were raised about several of the unresolved issues, and commissioners expressed concern that there were too many outstanding items to grant final approval.

#### **Action Taken**

Mr. Stott made a motion to grant preliminary approval of the subdivision plat. The motion received a second from Mr. Roberts and passed unanimously.

### **SITE PLAN – COMPASS VENTURES REQUESTS SITE PLAN APPROVAL FOR WEST DUMPLIN VALLEY SELF STORAGE – TAX MAP 0080, GROUP A, PARCEL 037.00, WEST DUMPLIN VALLEY ROAD (CITY).**

#### **Staff Recommendation**

Mr. Smith stated that this plan is for a proposed self-storage facility. The site is located on West Dumplin Valley Road, west of Parker Boulevard. Parking and landscaping corrections have been received and staff recommended approval.

### **Action Taken**

Mr. Helton made a motion to approve the site plan. The motion received a second from Mr. Fox and passed unanimously.

### **SITE PLAN – W C WHALEY, INC REQUEST SITE PLAN APPROVAL FOR OGLE WORLEY VACATION RENTALS – TAX MAP 072, PARCEL 044.00, NEW ERA ROAD (CITY).**

### **Staff Recommendation**

Mr. Smith explained that this plan has proposed a four-unit short-term rental development located off New Era Road. The plan meets city regulations and staff recommended approval.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan. The motion received a second from Mr. Messer and passed unanimously.

### **SITE PLAN – VOGUE TOWERS REQUESTS SITE PLAN APPROVAL – 1414 PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Smith reminded the commission of the approved concept plan associated with this proposed communication tower located off the Parkway behind Walmart. Commissioners questioned the height of the tower, given their conceptual recommendation to reduce the size as much as possible. Mr. Smith explained that the size has been reduced, and given its location, the tower should not infringe on the view shed. The current site plan would reduce the height of the tower from the original proposal to one-hundred forty (140) foot tall. Staff recommended approval.

### **Action Taken**

Mr. Stott made a motion to approve the site plan, which received a second from Mr. Roberts. The motion passed with all voting in favor, except Mr. Fox, who voted against.

### **5 YEAR PAVING AND 5 YEAR SIDEWALK PLANS**

### **Staff Recommendation**

Mr. Smith reminded the commission that the 5 Year Paving and 5 Year Sidewalk Plans are submitted by the Public Works Department annually. Staff recommended approval.

### **Action Taken**

Mr. Stott made a motion to approve the 5-year plans. The motion received a second from Mr. Messer and passed unanimously.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:21 PM.

---

Vincent Snider, Chairman

---

Douglas Messer, Secretary

---

Brooke Fradd, Recording Secretary





Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
109 Temple Lane – Parcels 061 012.00 & 061  
013.00

**Applicant:** Temple Enterprises

**Owners:** Temple Enterprises

**Staff:** Dustin Smith and Kristina  
Rodreick

**Tax ID Number:** Tax Map  
061, Parcels 12 & 13

**Current Zone:** Arterial  
Commercial (AC)

**Requested Zone:** Medium  
Density Residential (MDR)

**Number of Lots:** 2

**Current Use:** Commercial

**Proposed Use:** Townhomes

**Notification:** City will provide  
notice in accordance with City of  
Sevierville Planning Department  
policies and procedures.

**Exhibits:** Application and Map

**Request**

Rezoning a portion of 2 parcels totaling 14.8 acres +/- from Arterial  
Commercial (AC) to Medium Density Residential (MDR).

**Background**

Property is located within the City Limits

The properties abutting the proposed rezoning area are as follows:

North & West – Medium Density Residential (MDR) used for  
residential townhomes

South & East – Arterial Commercial (AC)) used for commercial

**Staff Comments**

The immediate surrounding area is used for commercial and  
residential townhomes

**Public Comments**

None to date.

**Staff Recommendation**

The property is located off Temple Lane and is currently zoned  
Arterial Commercial (AC). The request is to rezone to Medium  
Density Residential (MDR) to construct townhomes. As the property  
abuts existing MDR zoning, staff recommends approval.



# Proposed Rezoning from Arterial Commercial (AC) to Medium Density Residential (MDR)



## Legend

- Parcels
- Proposed Rezoning
- City Zoning
- RoadCenterlines









## ZONING\BUILDING SETBACKS

**CERTIFICATE OF APPROVAL FOR RECORDING**

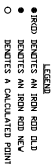
## GENERALIZATION OF OTHER VALUES

# CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FILED HAZARD ZONING MAP AND THE DISCLOSED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA.

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY REFLECTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION THAT IT MEETS THE AGENCY REQUIREMENTS FOR A FLOOD INSURANCE RATE DETERMINATION. THE RESULTS HAVE BEEN RECORDED IN THE RECORDS OF THE DIVISION OF PLANNING AND ZONING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE AIDED OR PRECISION OF THE UNAIDED SURVEY IS 10.000 OR GREATER AS SUCH INDICATE.

DATE: \_\_\_\_\_



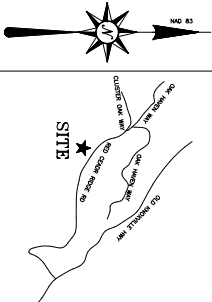
NOTE:  
1. THIS PROPERTY WAS GRANTED APPROVAL FOR A WATER LINE EXTENSION BY SEVIERVILLE BOARD OF MAYOR AND ALDERMAN ON APRIL 3, 2023.  
2. A JUDICIAL IS TO BE A PUBLIC ROAD.

PRELIMINARY  
LOTS 1-8  
RESUBDIVISION OF  
PART OF TRACTS 2 & 3  
AT UMBARGER FARM  
INSTRUMENT BOOK 6256 PAGE 466  
PLAT BOOK 4 PAGE 74  
MAP BOOK 45 PAGE 292  
FOURTH CIVIL DISTRICT  
SEVIER COUNTY, TENNESSEE  
JUNE 28, 2023



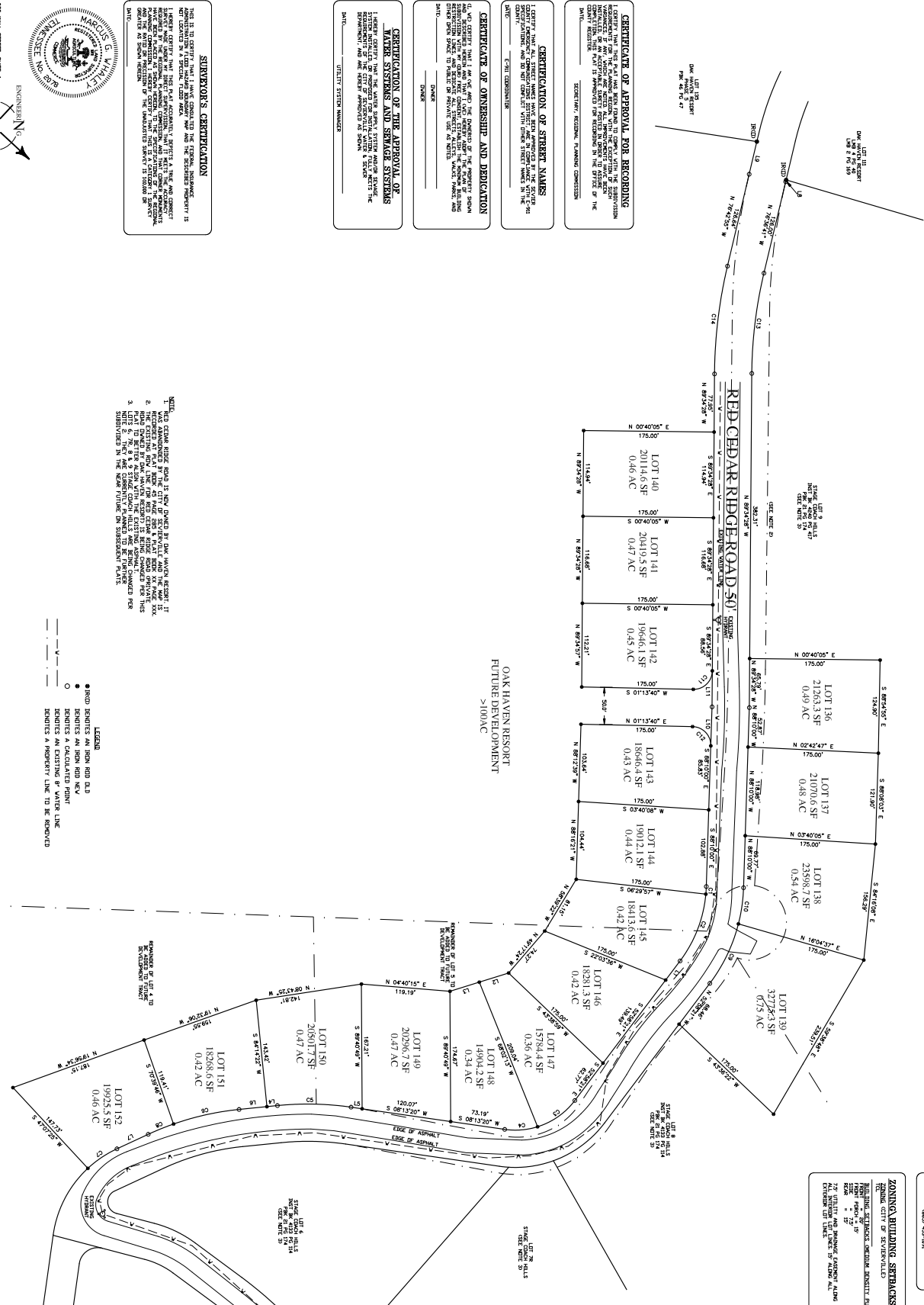
**OWNER**  
DAN ROBERTS  
1000 W. 10TH ST  
SEVIERVILLE, TN 37864  
423-429-3901

**ZONING, BUILDING, SETBACKS**  
ZONING: CITY OF SEVIERVILLE  
BUILDING: STANDARD, ONE-STOREY RESIDENTIAL  
SETBACK: FRONT 10' SIDE 5' REAR 5'  
FLOOD: 1% FLOOD, 100-YEAR FLOOD, 100-YEAR FLOOD, 100-YEAR FLOOD  
CITY OF SEVIERVILLE



**VICINITY MAP**

100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'
100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'



- LEGEND**
- ROAD DENOTES AN IRON ROAD OLD
  - DENOTES AN IRON ROAD NEW
  - DENOTES A CALCULATED POINT
  - DENOTES A CALCULATED WHITE LINE
  - DENOTES A PROPERTY LINE TO BE REMOVED

**CERTIFICATE OF APPROVAL FOR RECORDING**

I, COUNTY CLERK, HAVE REVIEWED THE RECORDING OF THE ABOVE PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT OF THE STATE OF TENNESSEE. I HAVE THEREFORE APPROVED THE RECORDING OF THE ABOVE PLAT FOR RECORDING IN THE PUBLIC RECORDS.

**CERTIFICATION OF STREET NAMES**

I, COUNTY CLERK, HAVE REVIEWED THE RECORDING OF THE ABOVE PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT OF THE STATE OF TENNESSEE. I HAVE THEREFORE APPROVED THE RECORDING OF THE ABOVE PLAT FOR RECORDING IN THE PUBLIC RECORDS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, COUNTY CLERK, HAVE REVIEWED THE RECORDING OF THE ABOVE PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT OF THE STATE OF TENNESSEE. I HAVE THEREFORE APPROVED THE RECORDING OF THE ABOVE PLAT FOR RECORDING IN THE PUBLIC RECORDS.

**CERTIFICATION OF THE APPROVAL OF FUTURE SYSTEMS AND SERVICE SYSTEMS**

I, COUNTY CLERK, HAVE REVIEWED THE RECORDING OF THE ABOVE PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT OF THE STATE OF TENNESSEE. I HAVE THEREFORE APPROVED THE RECORDING OF THE ABOVE PLAT FOR RECORDING IN THE PUBLIC RECORDS.

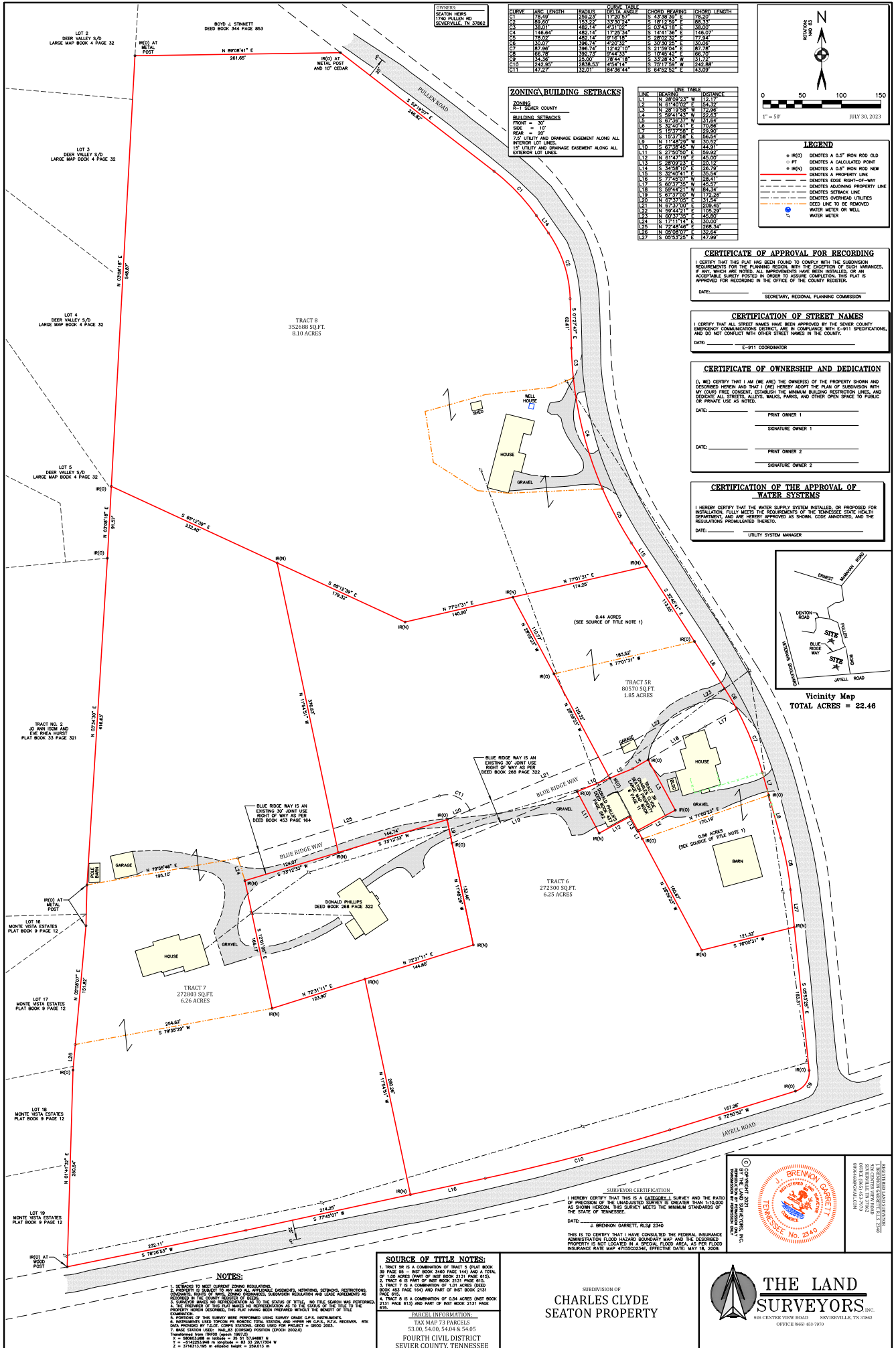
**SEVERVILLE'S CERTIFICATION**

I, COUNTY CLERK, HAVE REVIEWED THE RECORDING OF THE ABOVE PLAT AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE RECORDING ACT AND THE RECORDING ACT OF THE STATE OF TENNESSEE. I HAVE THEREFORE APPROVED THE RECORDING OF THE ABOVE PLAT FOR RECORDING IN THE PUBLIC RECORDS.



WC WHALEY, INC.  
SURVEYING

LOTS 136-152  
OAK HAVEN  
PHASE 6  
PLANNED UNIT DEVELOPMENT  
INSTRUMENT BOOK 5319 PAGE 723  
PLAT BOOK 43 PAGE 255  
SEVENTH CIVIL DISTRICT  
SEVIER COUNTY, TENNESSEE  
JUNE 9, 2023

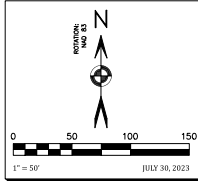


OWNERS:  
HEATH REBEL  
1540 PULLEN RD  
SEVENHILLS, TN 37083

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	178.20'	182.53'	N 89°08'41" E	182.53'
C2	182.53'	182.53'	S 89°08'41" E	182.53'
C3	182.53'	182.53'	S 89°08'41" E	182.53'
C4	182.53'	182.53'	S 89°08'41" E	182.53'
C5	182.53'	182.53'	S 89°08'41" E	182.53'
C6	182.53'	182.53'	S 89°08'41" E	182.53'
C7	182.53'	182.53'	S 89°08'41" E	182.53'
C8	182.53'	182.53'	S 89°08'41" E	182.53'
C9	182.53'	182.53'	S 89°08'41" E	182.53'
C10	182.53'	182.53'	S 89°08'41" E	182.53'
C11	182.53'	182.53'	S 89°08'41" E	182.53'

**ZONING BUILDING SETBACKS**  
ZONING: E-1 SEVER COUNTY  
BUILDING SETBACKS:  
FRONT = 30'  
SIDE = 10'  
REAR = 30'  
7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.  
10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXTERIOR LOT LINES.

LINE	BEARING	DISTANCE
L1	N 89°08'41" E	182.53'
L2	S 89°08'41" E	182.53'
L3	S 89°08'41" E	182.53'
L4	S 89°08'41" E	182.53'
L5	S 89°08'41" E	182.53'
L6	S 89°08'41" E	182.53'
L7	S 89°08'41" E	182.53'
L8	S 89°08'41" E	182.53'
L9	S 89°08'41" E	182.53'
L10	S 89°08'41" E	182.53'
L11	S 89°08'41" E	182.53'
L12	S 89°08'41" E	182.53'
L13	S 89°08'41" E	182.53'
L14	S 89°08'41" E	182.53'
L15	S 89°08'41" E	182.53'
L16	S 89°08'41" E	182.53'
L17	S 89°08'41" E	182.53'
L18	S 89°08'41" E	182.53'
L19	S 89°08'41" E	182.53'
L20	S 89°08'41" E	182.53'
L21	S 89°08'41" E	182.53'
L22	S 89°08'41" E	182.53'
L23	S 89°08'41" E	182.53'
L24	S 89°08'41" E	182.53'
L25	S 89°08'41" E	182.53'
L26	S 89°08'41" E	182.53'
L27	S 89°08'41" E	182.53'



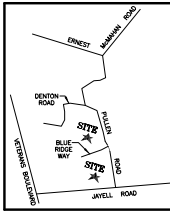
- LEGEND**
- (R/O) DENOTES A 0.5" HIGH ROD OLD
  - (R/N) DENOTES A 0.5" HIGH ROD NEW
  - DENOTES A PROPERTY LINE
  - - - DENOTES EDGE RIGHT-OF-WAY
  - - - DENOTES ADJOINING PROPERTY LINE
  - - - DENOTES SETBACK LINE
  - - - DENOTES OVERHEAD UTILITIES
  - - - DENOTES DEED LINE TO BE REMOVED
  - DENOTES WATER METER OR WELL
  - DENOTES WATER METER

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN REVIEWED OR AN ACCEPTABLE SURVEY POSTED IN ORDER TO AVOID CONFLICT. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.  
DATE: \_\_\_\_\_ SECRETARY, REGIONAL PLANNING COMMISSION

**CERTIFICATION OF STREET NAMES**  
I CERTIFY THAT ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVIER COUNTY EMERGENCY COMMUNICATIONS DISTRICT, ARE IN COMPLIANCE WITH E-911 SPECIFICATIONS, AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.  
DATE: \_\_\_\_\_ E-911 COORDINATOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, WE CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALIENS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.  
DATE: \_\_\_\_\_ PRINT OWNER 1  
SIGNATURE OWNER 1  
DATE: \_\_\_\_\_ PRINT OWNER 2  
SIGNATURE OWNER 2

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND HAVE BEEN APPROVED AS SHOWN, CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREOF.  
DATE: \_\_\_\_\_ UTILITY SYSTEM MANAGER

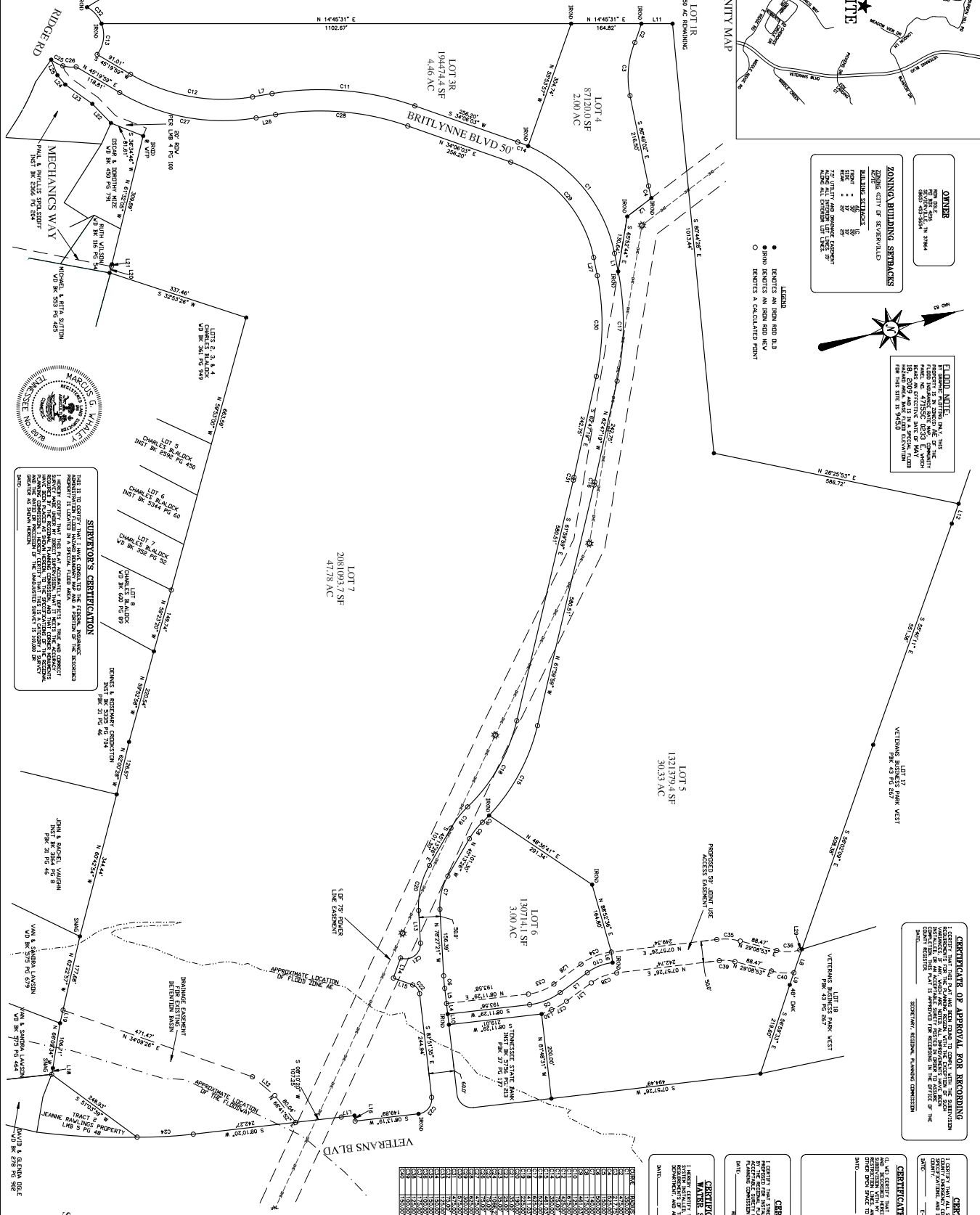


**SOURCE OF TITLE NOTES:**  
1. TRACT 5R IS A COMBINATION OF TRACT 3 (PLAT BOOK 38 PAGE 95 - INST BOOK 2465 PAGE 145) AND A TOTAL OF 1.02 ACRES PART OF INST BOOK 3171 PAGE 410.  
2. TRACT 6 IS PART OF INST BOOK 3171 PAGE 415.  
3. TRACT 7 IS A COMBINATION OF 1.01 ACRES (INST BOOK 403 PAGE 164) AND PART OF INST BOOK 2131 PAGE 415.  
4. TRACT 8 IS A COMBINATION OF 0.54 ACRES (INST BOOK 2131 PAGE 413) AND PART OF INST BOOK 2131 PAGE 415.  
**PARCEL INFORMATION:**  
TAX MAP 73 PARCELS  
53.00, 54.00, 54.08 & 54.05  
FOURTH CIVIL DISTRICT  
SEVIER COUNTY, TENNESSEE

**SURVEYOR CERTIFICATION**  
I HEREBY CERTIFY THAT THIS IS A CORRECT SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/10,000 AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.  
DATE: \_\_\_\_\_ J. BRENNON GARRETT, RLS# 2340



**THE LAND SURVEYORS, INC.**  
806 CENTER VIEW ROAD SEVENHILLS, TN 37082  
OFFICE (660) 451-7970



**OWNER**  
RON DOLE  
PO BOX 4216  
SEVIERVILLE, TN 37864  
60623-5654

**ZONING BUILDING SEPARATION**  
**ZONING (CITY OF SEVIERVILLE)**  
**AC/TC**

**BUILDING SETTINGS:**

FRONT	6'6"	10'
SIDE	30'	20'
REAR	10'	20'
	20'	20'

7.5' UTILITY AND DRAINAGE EASEMENT  
ALONG ALL INTERIOR LOT LINES, 10'  
ALONG ALL EXTERIOR LOT LINES.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS  
PROPERTY IS IN ZONCES AE OF THE  
FLOOD INSURANCE RATE MAP. COMMUNITY  
PANEL NO. 47155C 0233 E. UNCHUCK  
BEARS AN EFFECTIVE DATE OF MAY  
18, 2009 AND IS IN A SPECIAL FLOOD  
HAZARD AREA. BASE FLOOD ELEVATION  
FOR THIS SITE IS 945.0

**CERTIFICATE OF APPROVAL FOR RECORDING**

I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBSISTENCE REQUIREMENTS FOR THE PLANNING REGION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLARITY REGISTRAR.

DATE: \_\_\_\_\_

SECRETARY, RECORDAL PLANNING COMMISSION

**CERTIFICATION OF STREET NAMES**  
ALL STREET NAMES HAVE BEEN APPROVED BY THE SEVER  
NATL COMMUNICATIONS DISTRICT ARE IN COMPLIANCE WITH E-911  
AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE

E-911 COORDINATION

## SCALE OF OWNERSHIP AND DEDICATION

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

OWNER  
OWNER  
OWNER  
OWNER

## CERTIFICATION OF STUDIES

DATE \_\_\_\_\_

STITY THAT THE WATER SUPPLY SYSTEM AND/OR SEWAGE

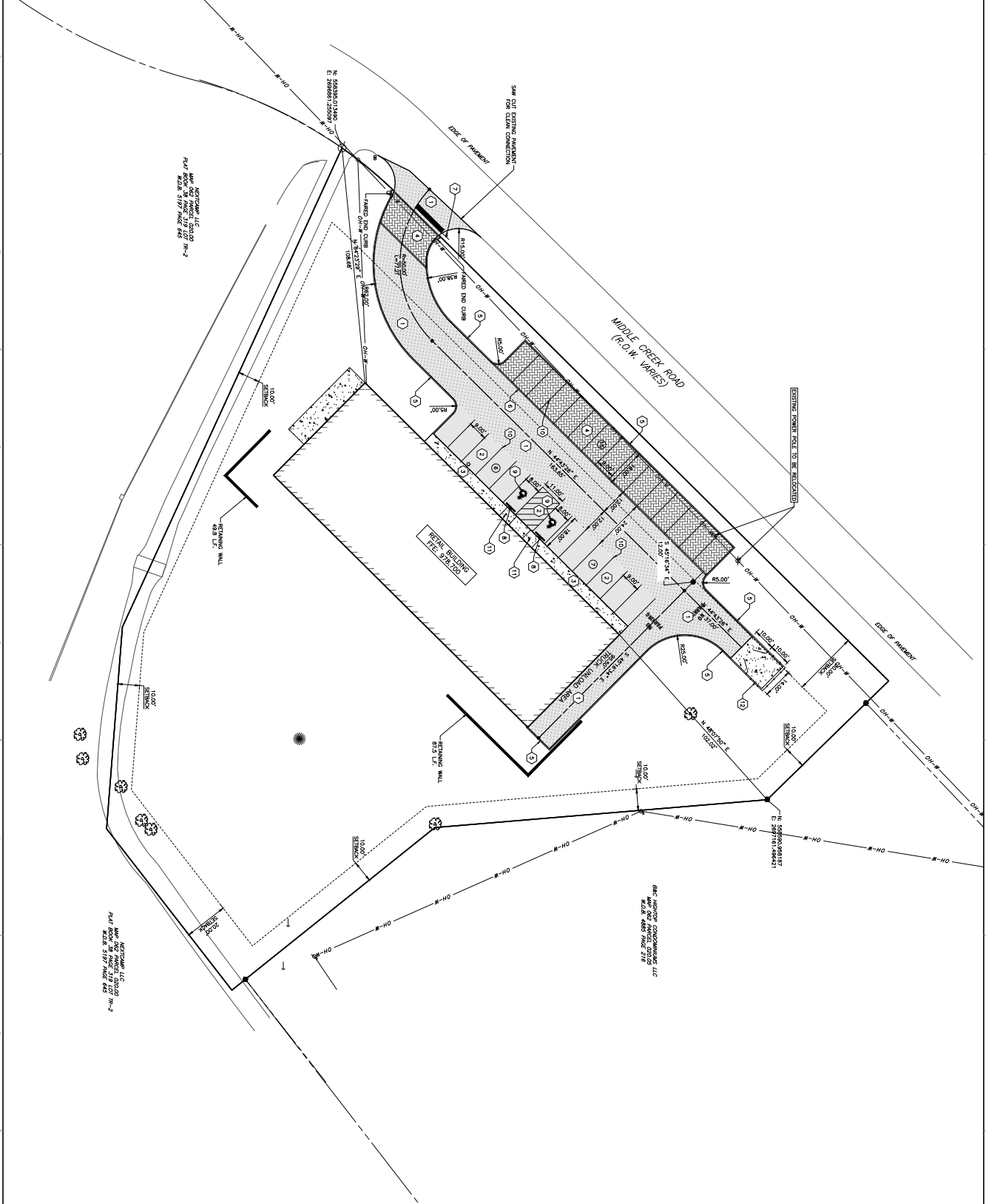
DATE \_\_\_\_\_ UTILITY SYSTEM MANAGER \_\_\_\_\_

UTILITY SYSTEM MAINTENANCE

[illegible]

Diagram illustrating a grid structure, likely representing a cipher or code. The grid is labeled with letters A through J on both the top and left sides. The grid contains various symbols, including numbers, letters, and special characters, arranged in a pattern that suggests a cipher or code.

LOTS 1 & 3  
 OGLE PROPERTY  
 INSTRUMENT BOOK 6164 PAGE 112  
 INSTRUMENT BOOK 6068 PAGE 363  
 INSTRUMENT BOOK 6005 PAGE 569  
 PLAT BOOK 46 PAGE 216  
 FIFTH CIVIL DISTRICT  
 SEVIER COUNTY, TENNESSEE  
 JUNE 29, 2023



NOTES

- SEE SHEET C001 FOR CIVIL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER RELEVANT INFORMATION. IT IS NOT PLAIN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

SURVEY NOTES

- COMPARATIVE REFERENCE: TENNESSEE STATE SURVEY MAP NO. 471502041E
- PROPERTY BOUNDARY SHOWN FOR INFORMATIONAL PURPOSES ONLY.

REFERENCE

- TOPOGRAPHIC SURVEY WAS PREPARED BY G.C.C.
- REFER TO TOPOGRAPHIC SURVEY FOR FLOOD ZONE INFORMATION.

PROPERTY FLOOD INFORMATION

MAP NUMBER: 471502041E  
EFFECTIVE DATE: MAY 18, 2009  
THIS PROPERTY IS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPERTY INFORMATION

OWNER: SEVIERRITE, LLC  
ZONING: C-2 COMMERCIAL, LOT 7B-1  
PLAT BOOK: 1447 PAGE 83  
SITE AREA: 108,000 SQ. FT.  
ADDRESS: 1540 MIDDLE CREEK ROAD  
SEVIERRITE, TN 37862

OWNER INFORMATION

SEVIERRITE, LLC  
1271 FAYWOOD ROAD SUITE 100  
SEVIERRITE, TN 37862

DRAFT

FOR PLANNING  
APPROVAL  
PURPOSES ONLY

SITE LAYOUT

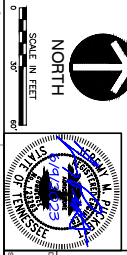
DATE: JUNE 2023 DRAWN BY: BJE  
DWG SCALE: 1"=30' CHECKED BY: RJM  
PROJECT NO: 327-767  
APPROVED BY: JMF

MIDDLECREEK RETAIL SHOPS  
CITY OF SEVIERRITE  
SEVIER COUNTY, TENNESSEE

**C&E**  
Civil & Environmental Consultants, Inc.  
100 East Main Street, Suite 500 · Sevierville, TN 37862  
Ph: 865.774.7771 · Fax: 865.774.7767  
www.cetn.com

REVISION RECORD

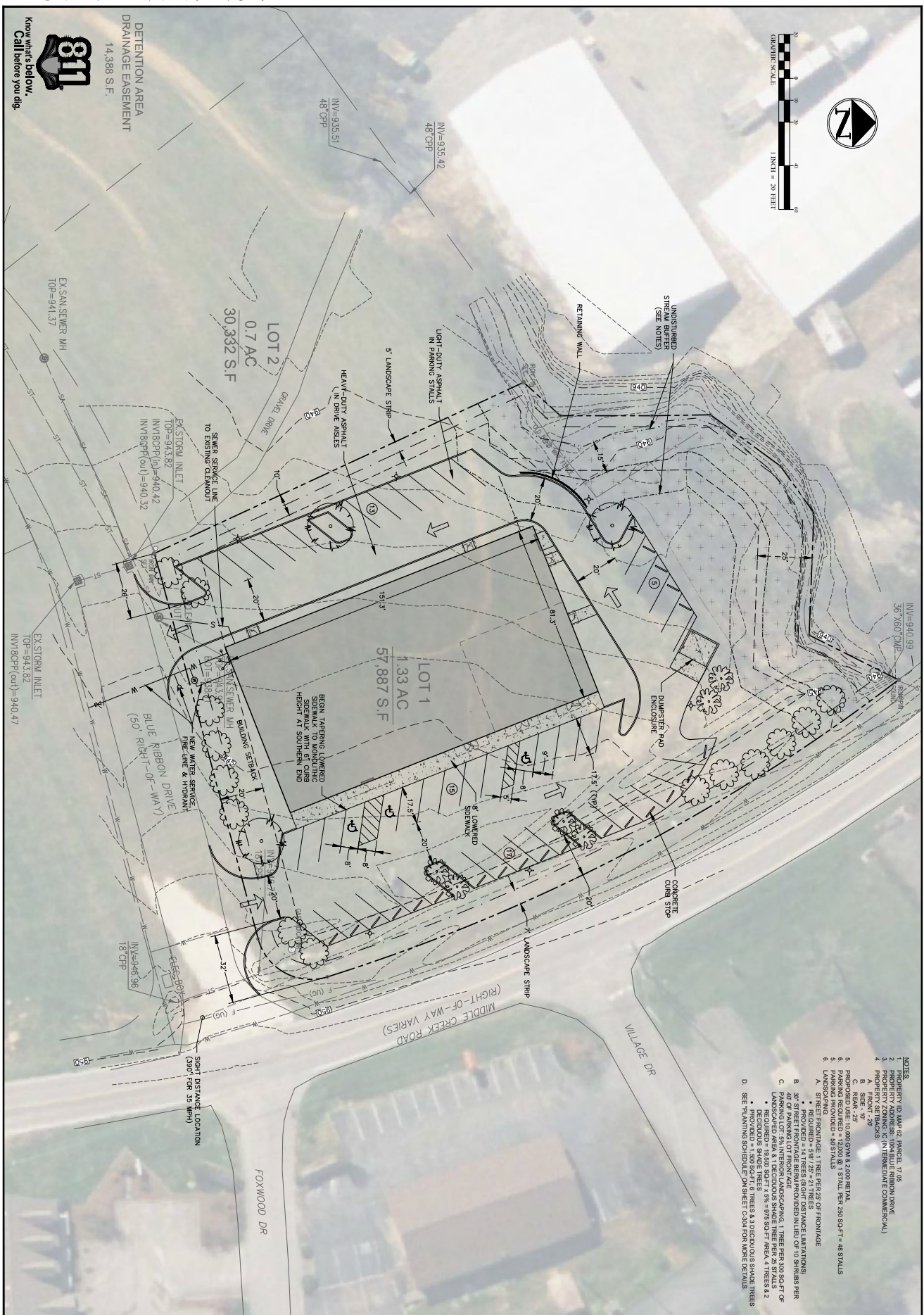
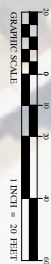
NO.	DATE	DESCRIPTION



C200



## DETENTION AREA DRAINAGE EASEMENT



- [illegible]

REVISIONS		
NO.	DATE	DESC.



BLUE RIBBON DRIVE  
**WORKOUT ANYTIME**  
SEVIERVILLE, TENNESSEE

JOB NO.: 22-26  
DATE: DECEMBER 2022  
DESIGNED BY: JG  
CADD BY: JG  
DESIGN REVIEW: \_\_\_\_\_  
CONST. REVIEW: \_\_\_\_\_  
FILE NAME:  
Workout Anytime\_Rev3.dwg

## SITE LAYOUT & LANDSCAPING PLAN

SHEET  
C-101

### Interactive Mountain Themed Butterfly Wing Mural

The mural is intended to be 7ft tall and 8 ft wide with 6 inches of open space above and below the mural. The wall it is going on is 8ft tall and 14ft wide. The design is in the outline of butterfly wings with a colorful mountain scene as the color within the wings.

The wall will be pressure washed before application to ensure maximum paint adhesion. I will be using high quality exterior paints designed to resist fading and weather related failures. The varnish that I will apply on top will allow regular cleanings with mild soap and water without affecting the mural. Artist agrees to be available to do touchups to the mural should it be needed. Welcome Center agrees to do regular light cleaning of mural or call artist to do cleaning and maintenance to mural before environmental debris is allowed to build up on the varnish.



