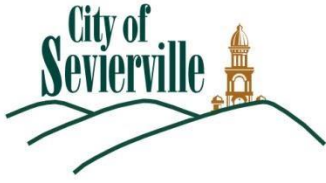


**SEVIERVILLE PLANNING COMMISSION**

**5/2/2024**

**5:00 P.M. – Civic Center**

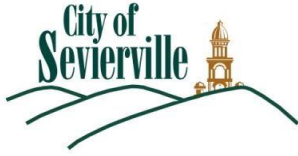


# Planning Commission

## AGENDA

5/2/2024

- A. Call to Order
- B. Approval of Minutes – 4/4/2024
- C. Public Forum
- D. Old Business
- E. New Business
  - 1. Rezoning – Kenneth Spencer requests rezoning from County R-1 Rural Residential to County A-1 Agricultural – 465 Alder Branch Road (Planning Region).
  - 2. Subdivision – The Land Surveyors, Inc requests final approval for Henderson Subdivision – Tax Map 073, Parcel 075.04, Jayell Road (Planning Region).
  - 3. Subdivision – Civil & Environmental Consultants, Inc. requests conceptual subdivision plat approval for Echota Expansion – Tax Map 038, Parcels 032.12, 032.15, 032.16, Tax Map 038J, Group A, Parcels 138.00 – 154.00 and 169.00, Echota Way, Tsali Way, Ravens Ford Way, & Smoky Mtn Way (City).
  - 4. Site Plan – Zarembo Group requests site plan approval for the AutoZone – 2950 Winfield Dunn Parkway (City).
  - 5. Site Plan – Estes and Estes Engineering, Inc. requests site plan approval for Dunkin Donuts – 2865 Winfield Dunn Parkway (City).
- F. Staff Report
- G. Adjournment



# Planning Commission AGENDA NOTES

5/2/2023

- A. Call to Order
- B. Approval of Minutes – 4/4/2023
- C. Public Forum
- D. Old Business
- E. New Business

1. Rezoning – Kenneth Spencer requests rezoning from County R-1 Rural Residential to County A-1 Agricultural – 465 Alder Branch Road (Planning Region).

Please see the staff report for full comments and details.

2. Subdivision – The Land Surveyors, Inc requests final approval for Henderson Subdivision – Tax Map 073, Parcel 075.04, Jayell Road (Planning Region).

This is a proposed three lot subdivision plat located in the Planning Region off Jayell Road. The existing parcel does not have road frontage and is accessed via an existing 50' easement. The proposed new lots would also only have frontage off an extension of the existing easement. This does not meet the City's Subdivision Regulations as 40' of frontage off a right-of-way is required. Article I, Section D of the Sevier County Subdivision Regulations includes a provision for a "family exemption" by which the proposed subdivision would be allowed. The applicant has requested a variance from the City's Subdivision Regulations and to only apply the County standards. Should this variance be granted, staff would recommend approval of the plat subject to staff comments.

3. Subdivision – Civil & Environmental Consultants, Inc. requests preliminary subdivision plat approval for Echota Expansion – Tax Map 038, Parcels 032.12, 032.15, 032.16, Tax Map 038J, Group A, Parcels 138.00 – 154.00 and 169.00, Echota Way, Tsali Way, Ravens Ford Way, & Smoky Mtn Way (City).

This is a proposed expansion of the existing Echota Subdivision including four new sections within the development. Staff is working closely with the applicant to work through a few issues in anticipation of a preliminary plat. At this time, staff recommends conceptual approval.

4. Site Plan – Zaremba Group requests site plan approval for the AutoZone – 2950 Winfield Dunn Parkway (City).

This is a proposed Autozone located off Winfield Dunn Parkway. Previously the site housed the Hallmark Rare Coins store. This plan will demolish the existing structure and replace with Autozone. Plan meets all standards and staff recommends approval subject to TDOT driveway approval.

5. Site Plan – Estes and Estes Engineering, Inc. requests site plan approval for Dunkin Donuts – 2865 Winfield Dunn Parkway (City).

This is a proposed Dunkin Donuts located off Winfield Dunn just south of Weigel's. There are currently minor outstanding staff comments. Staff recommends approval subject to correction of comments and TDOT driveway approval.

- F. Staff Report
- G. Adjournment



## **PLANNING COMMISSION MINUTES APRIL 4, 2024**

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, April 4, 2024 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

### **STAFF PRESENT**

Dustin Smith, Deputy City Administrator  
Corey Divel, Development Director  
Kristina Rodreick, Senior Planner  
Charles Valentine, Building Official  
JC Green, Fire Marshal  
Brooke Fradd, Recording Secretary

### **MEMBERS ABSENT**

Shane Patterson

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 March 7, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

### **PUBLIC HEARING**

Mark Williford gave a presentation on amusements relating to a new development proposed for SkyLand Ranch. Following discussion from staff and Planning Commission members, Mr. Roberts made a motion to add the TCL amendment changes to the agenda under old business. The motion received a second from Mr. Helton. The motion passed with all voting in favor, except Mr. Stott, who voted against.

## **OLD BUSINESS**

### **ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS IN THE TOURIST COMMERCIAL (TCL) ZONE.**

#### **Staff Recommendation**

Mr. Smith reminded the commission that the proposed changes add in viewshed protections in addition to increasing the height limits in the TCL zone. He explained that there are limited areas that hold this zoning designation, most of which are already developed. The commissioners discussed the potential impact these changes would have, both on city residents and future development.

#### **Action Taken**

Mr. Roberts made a motion to approve the zoning ordinance amendment, which received a second from Mr. Messer. The motion passed with all voting in favor except Mr. Stott, who voted against.

## **NEW BUSINESS**

### **SEVIER COUNTY ZONING ORDINANCE AMENDMENT.**

#### **Staff Recommendation**

James Temple with the Sevier County Planning Department addressed the commission, explaining the proposed changes included in this amendment. He stated that some of the updates include requirements regarding driveway widths and materials, critical slope, and sign regulations regarding billboards. Definitions and updated parking requirements have also been included. Staff requested an approval recommendation.

#### **Action Taken**

Mr. Fox made a motion recommend approval to the Sevier County Zoning Ordinance Amendment, which received a second from Mr. Roberts. The motion passed unanimously and is certified to the County Commission.

### **REZONING – LYNN JANUTOLO REQUESTS REZONING FROM LDR TO NC – 1415 MIDDLE CREEK ROAD (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this rezoning request includes 0.35 acres, with a Middle Creek mailing address and frontage on Veterans Boulevard. The parcel has an existing sign, but is otherwise vacant, and adjoins property zoned NC to the north and east. Staff recommended approval.

Mr. Stott asked if the adjacent LDR property could be included in the rezoning. Mrs. Rodreick explained that this rezoning would clean up an existing spot zone. She further stated that staff has

made attempts to reach out to the adjacent property owner but has been unable to make contact at this time.

#### **Action Taken**

Mr. Stott made a motion to approve the rezoning request, with staff's best effort to include the church in the rezoning. The motion received a second from Mr. Roberts, passed unanimously, and is certified to the Board of Mayor and Aldermen.

#### **SUBDIVISION PLAT – W.C. WHALEY, INC REQUESTS FINAL APPROVAL FOR A.T. UMBARGER FARM SUBDIVISION – TAX MAP 063, PARCEL 013.00, HARRISBURG ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Divel stated that this eight-lot subdivision is in the City's planning region and is contiguous to the city limits on the back side of the parcel. The subdivision meets city requirements and staff recommends approval.

#### **Action Taken**

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

#### **SUBDIVISION PLAT – THE LAND SURVEYORS, INC REQUESTS FINAL APPROVAL FOR LLOYD MYERS SUBDIVISION – TAX MAP 073, PARCEL 032.03, MYERS ROAD (PLANNING REGION).**

#### **Staff Recommendation**

Mr. Divel stated that this proposed 4-lot subdivision, located in the planning region, is not contiguous to the city. The proposed plat includes flag lot access and meets regulations. Staff recommended approval.

#### **Action Taken**

Mr. Roberts made a motion to approve the subdivision plat. The motion received a second from Mr. Helton and passed with a unanimous vote.

#### **SUBDIVISION PLAT – ROBERT CAMPBELL AND ASSOCIATES REQUESTS FINAL APPROVAL FOR FOXWOOD SUBDIVISION– TAX MAP 062H, GROUP B, PARCELS 026.00, 027.00, & 028.00 (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this subdivision plat is made up of three parcels each with an existing structure. Two of the parcels have access off Ernest McMahan Road and the other is accessed from Foxwood Drive. The proposed plat adjusts rear lot lines and meets City regulations. Staff recommended approval.

### **Action Taken**

Mr. Messer made a motion to grant final approval of the subdivision plat. The motion received a second from Mr. Helton and passed unanimously.

### **SITE PLAN – SITE, INC REQUESTS FINAL APPROVAL FOR SMOKY MOUNTAIN FLATS – TWO RIVERS BOULEVARD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes eight buildings containing 110 units, proposed for long-term residence. The condominium complex would be located off Two Rivers Boulevard. Mr. Stott questioned City regulations regarding floodway buffering requirements, and if this plat meets those regulations.

### **Action Taken**

Mr. Roberts made a motion to approve the site plan, subject to confirmation that the site meets any floodway buffering requirements. The motion received a second from Mr. Stott and passed unanimously.

### **SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR EDMOND’S QUAD – 1515 RIDGE ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes a quadplex to be used for short-term rental. The existing structure would be removed to facilitate this project. The plan has an outstanding comment from the Fire Department, and staff recommended approval subject to resolution.

### **Action Taken**

Mr. Stott made a motion to approve the site plan, subject to resolution of outstanding staff comments. The motion received a second from Mr. Roberts and passed unanimously.

### **SITE PLAN – WILL ROBINSON & ASSOCIATES REQUESTS FINAL APPROVAL FOR BJ’S WHOLESALE – ALLENSVILLE ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan is proposed for a parcel on Allensville Road, which is adjacent to The Home Depot. The plan has outstanding staff comments regarding landscaping and utilities. The applicant submitted a revision, but staff did not have adequate time for review prior to the meeting. Staff recommended approval, subject to the resolution of all comments.

**Action Taken**

Mr. Helton made a motion to approve the site plan, subject to the resolution of staff comments. The motion received a second from Mr. Messer. The motion passed with all voting in favor, except Mr. Roberts, who abstained.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:12 PM.

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Vincent Snider, Chairman

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Douglas Messer, Secretary

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Brooke Fradd, Recording Secretary





Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
465 Alder Branch Road– Parcel 027 030.02

<p><b><u>Applicant:</u></b> Kenneth Spencer</p> <p><b><u>Owners:</u></b> Kenneth Spencer</p> <p><b><u>Staff:</u></b> Corey Divel and Kristina Rodreick</p> <p><b><u>Tax ID Number:</u></b> Tax Map 027, Parcel 030.02</p> <p><b><u>Current Zone:</u></b> R-1</p> <p><b><u>Requested Zone:</u></b> A-1</p> <p><b><u>Number of Lots:</u></b> 1</p> <p><b><u>Current Use:</u></b> Residential</p> <p><b><u>Proposed Use:</u></b> Rural Business</p> <p><b><u>Notification:</u></b> County will provide notice in accordance with Sevier County Planning Department policies and procedures.</p> <p><b><u>Exhibits:</u></b> Application and Map</p>	<p><b><u>Request</u></b> Rezoning 1 parcel totaling 1.39 acres +/- from R-1 to A-1 (county)</p> <p><b><u>Background</u></b> Property is located within the Planning Region.  The properties abutting the proposed rezoning area are as follows:  North, South, East, and West: R-1</p> <p><b><u>Staff Comments</u></b> The immediate surrounding area is zoned for residential use.</p> <p><b><u>Public Comments</u></b> None to date.</p> <p><b><u>Staff Recommendation</u></b> The property is located off Alder Branch Road in the Planning Region. As the proposed rezoning is for 1.39 acres surrounded by R-1 zoning, staff does not recommend approval as it would constitute a spot zone. If applicant is able to obtain permission from other land owners to rezone at least 10 acres of land, then staff would recommend approval.</p>
---	--

Request Date \_\_\_\_\_



## Rezoning Request Application

Sevier County Planning and Zoning Department  
227 Cedar Street ~ Sevierville, TN. 37862  
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name: Kenneth Spencer Phone No: 937 638 0801

Address: 465 Alder Branch Rd Sevierville TN 37876

Applicant/Owner: \_\_\_\_\_  
Street City State Zip  
JCspencers@40L.com  
(Email for contact person concerning this application)

### -----Owner Information-----

Property Owner: Kenneth Spencer Phone No: 937 638 0801

Address: 465 Alder Branch Rd Sevierville TN 37876  
Street City State Zip

### -----Property Information-----

Civil District: \_\_\_\_\_ Tax ID: 027 030.02  
Map Group Parcel

Property Address: 465 Alder Branch Rd Sevierville TN 37876  
Street City State Zip

### -----Rezoning Request-----

Current Zoning District: R-1 Current Use: Resident

#### Proposed Zoning District:

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

Proposed Use Rural Business

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.

\_\_\_\_\_  
Property Owner Kenneth Spencer 3-20-24  
Date

For Office Use Only			
PC _____	CC _____	Zoning Map # _____	RR# _____ Fee Pd. _____ (\$100.00)
Reviewed by the _____		Planning Commission	
Recommended: For _____		Against _____	
County Commission Action: Approved _____		Denied _____	





**SEVIER COUNTY BOARD OF COMMISSIONERS  
RESOLUTION**

No. 20xx-xx-xx

**A RESOLUTION BY THE SEVIER COUNTY BOARD OF COMMISSIONERS TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING OF TAX MAP 27 PARCEL 30.02 FROM R-1 TO A-1.**

**WHEREAS,** the Sevier County Board of Commissioners may amend the Zoning Resolution for Sevier County, Tennessee from time to time per Tennessee Code Annotated 13-7-105; and,

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE SEVIER COUNTY, TENNESSEE BOARD OF COMMISSIONERS THAT:**

The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning of Tax Map 27 Parcel 30.02 from R-1 to A-1. The said territory being more clearly defined by the attached map that is made a part of this resolution. This resolution is effective once passed per the rules as set forth in Tennessee Code Annotated 13-7-105.

Sevierville Planning Commission

For:

Against:

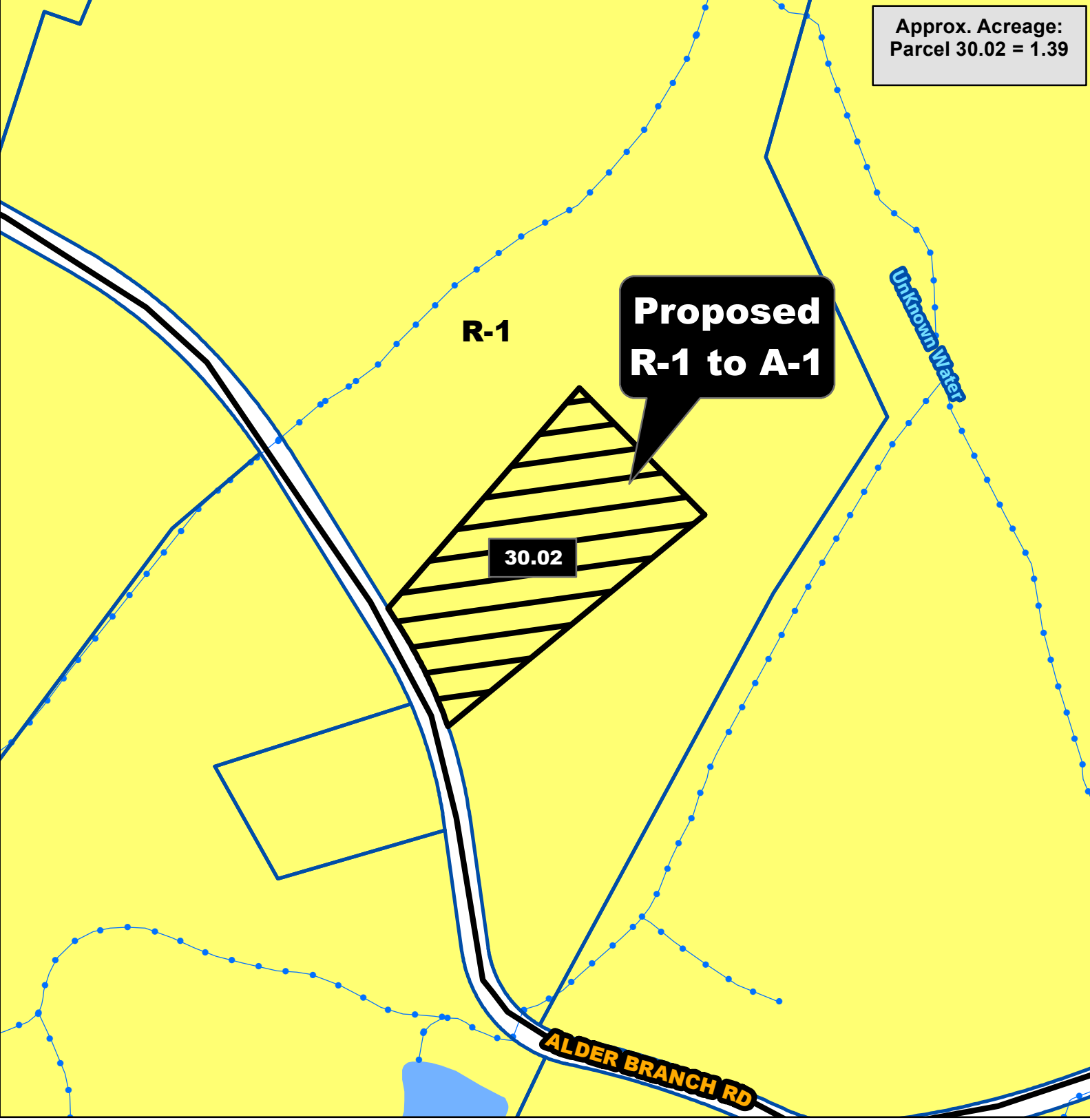
Public Hearing Held:

**BE IT FURTHERED RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

Done this \_\_\_ day of \_\_\_\_ 2024, in Sevier County, Tennessee.

\_\_\_\_\_  
Honorable Mayor Waters  
County Mayor

Attest: \_\_\_\_\_  
Adra Rowland  
County Clerk



Approx. Acreage:  
Parcel 30.02 = 1.39

**Proposed  
R-1 to A-1**

**R-1**

**30.02**

Unknown Water

**ALDER BRANCH RD**

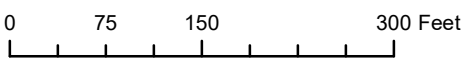


# REZONING REQUEST

**Alder Branch Rd**

**Map 27  
Parcel 30.02**

1 inch = 150 feet



- Legend**
- Map 27 parcel 30.02
  - Parcels
  - Road
  - Stream
  - Rivers, Lakes & Ponds

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



**2024**

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### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47150C0223A, EFFECTIVE DATE, MAY 18, 2009.

I HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION, AND THAT CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION, I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OR PRECISION OF THIS SURVEY IS 1:110,000 OR GREATER AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

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



BULK AREA REQUIREMENTS

LOCATION: 2950 WINFIELD DUNN PKWY, KODAK, TN 37764		
PARCEL ID: 012 183.02		
ZONE: AC (C-4) ARTERIAL COMMERCIAL		
USE: RETAIL - AUTO PARTS SALES		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	1.14 AC (49,644 S.F.)
MAXIMUM LOT COVERAGE	--	41,681 S.F. (84.1%)
MINIMUM LOT FRONTAGE	149 FT.	220.3 FT.
MINIMUM FRONT SETBACK (BUILDING)	30 FT.	92.1 FT.
MINIMUM SIDE SETBACK (BUILDING)	10 FT.	35.2 FT.
MINIMUM REAR SETBACK (BUILDING)	20 FT.	81.7 FT.
MAXIMUM BUILDING HEIGHT	44 FT.	20 FT.

PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	---	6,815 SF
PARKING REQUIRED OF GROSS FLOOR AREA	1 SP PER 260 SF = 27 SPACES	33 SPACES
MINIMUM		
MIN. PARKING DIM.	9 FT. X 18 FT.	9 FT. X 18 FT.
MIN. DRIVEWAY WIDTH	24 FT.	24 FT. (MIN.)
ACCESSIBLE SPACES	2 SPACES	2 SPACES

GENERAL NOTES

- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATION AND BE RECORDED WITH THE PLAT.
- PROOF ROLL BUILDING AND ALL PARKING AREAS, MOBILE AUTOZONE OF ANY UNACCEPTABLE AREAS.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR STRUCTURAL PURPOSES ONLY. THE ARCHITECTURAL AND MECHANICAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF ALL SIDEWALKS, CURBS AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY SPECIFICATIONS AND REQUIREMENTS.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CITY OR STATE AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE DERIVED BY A LAND SURVEYOR LICENSED IN THE STATE OF TENNESSEE.

PAVEMENT LEGEND	
1. HEAVY DUTY CONCRETE PAVING - SEE DETAIL 3/C1.A	
2. STANDARD DUTY CONCRETE PAVING - SEE DETAIL 3/C1.A	
3. ASPHALT PAVING - SEE DETAIL 4/C1.A	

SIGN LEGEND	
1. LEGEND	2. SIGN
3. SIGN	4. SIGN

LEGEND

FLOOD NOTE (PER SURVEY)

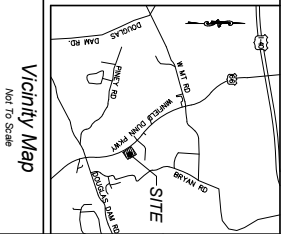
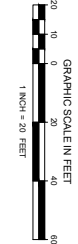
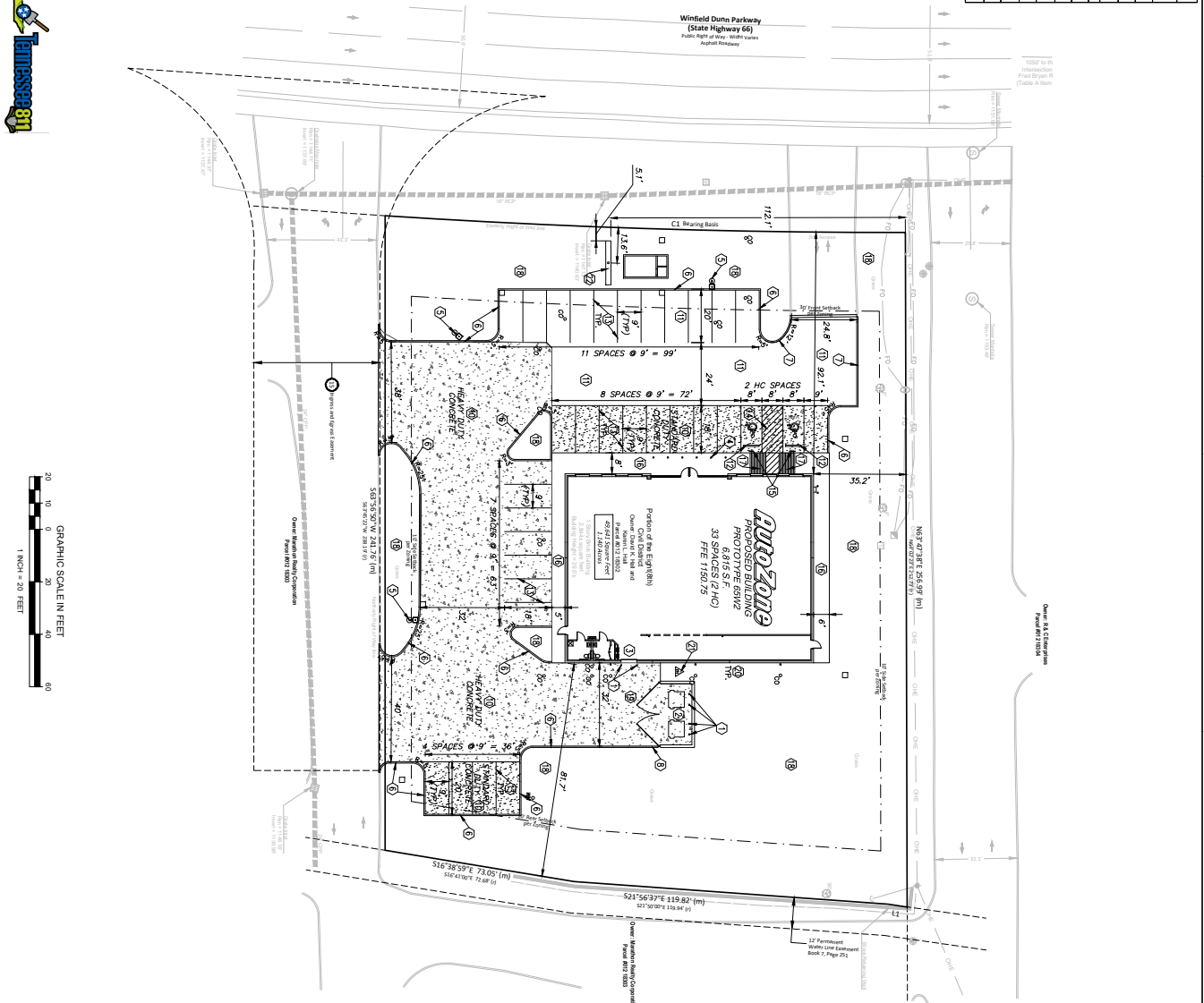
BY GRAPHIC PLATTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" NUMBER 47028070050 WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE CURRENTLY PARTICIPATING IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL FLOOD FLOODPLAIN.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN AIRPHOTOS LAND UTILITIES SURVEY PREPARED BY SPONDER REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY OR LOCAL AGENCY IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF LINES, GAS, AND WATERLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



KEYNOTES

1. PEE GUARD - SEE DETAILS 15 & 16/C1.A
2. DUMPSITE LAYOUT - DUMPSITE LAYOUT PER CITY OF KODAK, TENNESSEE. SEE DETAIL 15/C1.A
3. SERVICE DOOR PLAN - SEE DETAIL 14/C1.A
4. BOLLARD PLAN - SEE DETAIL 14/C1.A
5. CONCRETE LIGHT POLE BASE - SEE DETAIL 14/C1.A
6. CURB & GUTTER @ CONCRETE PAVING - SEE DETAIL 1/C1.A
7. CURB & GUTTER @ ASPHALT PAVING - SEE DETAIL 2/C1.A
8. 5' X 5' CONCRETE LANDING
9. CONCRETE PAVING - SEE DETAIL 3/C1.A
10. CONCRETE JOINTS - SEE DETAIL 21 & 22/C1.A
11. ASPHALT PAVING - SEE DETAIL 4/C1.A
12. 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. TO PROVIDE ONE WAY ACCESSIBLE SIGN
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TDI NOTE

BENCHMARK  
TYPE & LOCATION  
ELEV. = 7'

PRISM  
ENGINEERING

2200 WATKINS TRAIL, SUITE 200  
LOUISVILLE, KENTUCKY 40229  
PH: (502) 261-1888  
WWW.PRISMENG.COM

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03/27/2024 65W2 C1.0	NOT FOR CONSTRUCTION FOR REVIEW ONLY	Owner / Developer: ZAREMBA GROUP, LLC 14600 Detroit Avenue, Suite 1500 38103 Lakewood, OH 44107 ATTN: Mary Ann Wervey, Principal Senior Vice President of Retail Development TELEPHONE: (216) 226-2140	AutoZone Store No. 9337 2950 WINFIELD DUNN PKWY KODAK TN 37764 SITE PLAN	REVISIONS 1 04/19/2024 2 REVISED FOR AGENCY REVIEW 3	4 5 6



