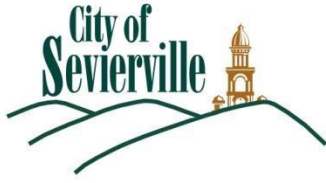


SEVIERVILLE PLANNING COMMISSION

8/1/2024

5:00 P.M. – Civic Center

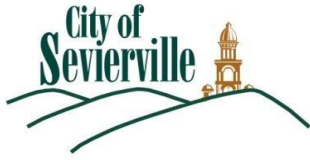


Planning Commission

AGENDA

8/1/2024

- A. Call to Order
- B. Approval of Minutes – 7/11/2024
- C. Public Forum
- D. Old Business
 - 1. Right-of-Way Abandonment – Sevier County Electric System requests ROW abandonment – Creek Avenue between Main Street and Bruce Street (City).
 - 2. Site Plan – Welrocenterprises, LLC requests approval for Morningside – Tax Map 061B, Group A, Parcel 024.01, Bogart Drive (City).
- E. New Business
 - 1. Planned Unit Development – Welrocenterprises, LLC requests conceptual approval for Hardin PUD – Tax Map 061.00, Parcel 012.00, 013.00, 014.00, 014.01, and 015.00, Temple Lane (City).
 - 2. Site Plan – Civil Consultants Inc. requests approval for Express Oil Change – 332 Old Douglas Dam Road (City).
 - 3. Site Plan – Governors Crossing POA Inc requests approval for Wyndham Laundry Building – 308 Collier Drive (City).
 - 4. Site Plan – Robert Campbell and Associates requests approval for Holy Smoky Package Store – Tax Map 027H, Group B, Parcels 050.00 and 051.00 Winfield Dunn Parkway (City).
- F. Staff Report
- G. Adjournment



Planning Commission AGENDA NOTES 8/1/2023

A. Call to Order

B. Approval of Minutes – 7/11/2023

C. Public Forum

D. Old Business

1. Right-of-Way Abandonment – Sevier County Electric System requests ROW abandonment – Creek Avenue between Main Street and Bruce Street (City).

Proposed abandonment of Creek Avenue to facilitate better development for the Sevier County Electric System. Request was deferred at the last Planning Commission meeting with a request to obtain new counts. New counts have been obtained and the proposal remains the same. The count was conducted between 7/12 and 7/18 with an average ADT of approximately 470. Weekday traffic was significantly higher with approximately 600 ADT and only 135. This is partially accounted for by including Sevier County Electric System vehicles.

2. Site Plan – Welrocenterprises, LLC requests approval for Morningside – Tax Map 061B, Group A, Parcel 024.01, Bogart Drive (City).

This is a proposed 25-unit short-term rental development located off Bogart Drive which was deferred at the last Planning Commission meeting. There are outstanding comments regarding landscaping, vehicular movement, driveway grades, stormwater, recreation, and needed improvements to Bogart Drive. Staff is still awaiting corrections.

E. New Business

1. Planned Unit Development – Welrocenterprises, LLC requests conceptual approval for Hardin PUD – Tax Map 061.00, Parcel 012.00, 013.00, 014.00, 014.01, and 015.00, Temple Lane (City).

This is a proposed long-term townhome development located off Temple Lane requesting conceptual approval.

2. Site Plan – Civil Consultants Inc. requests approval for Express Oil Change – 332 Old Douglas Dam Road (City).

This is a proposed Express Oil Change located off Winfield Dunn Parkway near the North Parkway intersection. There are outstanding comments regarding landscaping, fire hydrant, and platting. Staff recommends approval subject to comments and platting.

3. Site Plan – Governors Crossing POA Inc requests approval for Wyndham Laundry Building – 308 Collier Drive (City).

This is a proposed laundry facility located at Wyndham resort off Collier Drive. There is one outstanding comment regarding meter sizes. Staff recommends approval subject to staff comment.

4. Site Plan – Robert Campbell and Associates requests approval for Holy Smoky Package Store – Tax Map 027H, Group B, Parcels 050.00 and 051.00 Winfield Dunn Parkway (City).

The proposed package store is located off Winfield Dunn Parkway. There are outstanding comments regarding vehicular circulation, landscaping, stormwater, platting and TDOT entrance approval. Staff have been working closely with the applicant to resolve these issues and recommend approval subject to staff comments and platting.

F. Staff Report

G. Adjournment



**PLANNING COMMISSION
MINUTES
JULY 11, 2024**

The rescheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, July 11, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

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

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
Doug Tarwater, Public Works Director
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

Shane Patterson
Butch Stott

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 June 6, 2024 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

ELECTION OF OFFICERS

Staff Recommendation

Mr. Divel explained that the Vice Chair position is currently vacant and opened the floor to nominations for all positions.

Action Taken

Mr. Roberts made a motion to retain Mr. Snider as chairman. The motion received a second from Mr. Helton and passed unanimously.

Mr. Roberts made a motion to elect Mr. Stott as vice chairman. The motion received a second from Mr. Messer and passed unanimously.

Mr. Snider made a motion to retain Mr. Messer as secretary. The motion received a second from Mr. Roberts and passed unanimously.

SUBDIVISION PLAT – W. C. WHALEY, INC REQUESTS FINAL APPROVAL FOR EAST RIDGE CROSSING SUBDIVISION – TAX MAP 072, PARCEL 158.00, EAST RIDGE ROAD (CITY).

Staff Recommendation

Mr. Divel stated that currently this area is one lot with frontage on Veterans Boulevard, Ridge Road, and Collier Drive. The plat would create two lots with frontage on Veterans Boulevard and a third lot in the back, mostly in the floodway. The subdivision meets city regulations, and 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.

RIGHT-OF-WAY ABANDONMENT – SEVIER COUNTY ELECTRIC SYSTEM REQUESTS ROW ABANDONMENT – CREEK AVENUE BETWEEN MAIN STREET AND BRUCE STREET (CITY).

Staff Recommendation

Mr. Divel explained that the Sevier County Electric System (SCES) received site plan approval for their new campus and facility approximately one year ago. Mr. Tarwater provided traffic count data for the location, as pulled in February 2023.

Jeff Hedrick, representing SCES addressed the commission and explained that they would prefer to eliminate the road, rather than relocate it. He further stated that the proposed new warehouse would conflict with current road placement.

Action Taken

Mr. Roberts made a motion to defer the ROW abandonment, to allow for an updated traffic study. The motion received a second from Mr. Messer and passed unanimously.

RIGHT-OF-WAY ABANDONMENT – ENERGY LAND & INFRASTRUCTURE REQUESTS ROW ABANDONMENT – TAX MAP 027, PARCEL 028.00 AND TAX MAP 018, PARCEL 004.00, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this proposal is an abandonment of unimproved Right-of-Way (ROW) for Kyker Ferry Road. This ROW became unnecessary with the construction of Winfield Dunn Parkway, and portions of this have already been abandoned. Staff recommended approval.

Action Taken

Mr. Messer made a motion to approve the ROW abandonment, which received a second from Mr. Fox. The motion passed unanimously.

SITE PLAN - LKM PROPERTIES, L.P. REQUEST APPROVAL FOR WEIGEL’S STORE #113 – 2053 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that developers submitted this site plan in conjunction with the prior agenda item, which abandons unimproved ROW on the site. Staff awaits landscaping and dumpster details, as well as TDOT approval. Staff recommended approval subject to the resolution of these issues.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to the resolution of staff comments and the subdivision plat going to record. The motion received a second from Mr. Messer and passed unanimously.

PLANNED UNIT DEVELOPMENT – SKYCREST ENGINEERING SERVICES, INC. REQUESTS APPROVAL FOR CHEROKEE OVERLOOK, PHASES 3-5 – 160-198 BASS PRO DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this Planned Unit Development (PUD) proposes 113 townhome units. The first two phases of this development have been previously approved by the commission, with Phase 1 built out and Phase 2 underway. He further explained that these townhomes are being developed for long term stays only. The plan meets regulations and staff recommended approval

Action Taken

Mr. Roberts made a motion to approve the PUD, which received a second from Mr. Messer. The motion passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS APPROVAL FOR HYATT STUDIOS – 1425 HURLEY DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that this site is the former location of the NASCAR Café. The plan proposes a 118-unit hotel. One outstanding staff comment on the driveway entrance remains unaddressed. Staff recommended approval subject to the resolution of this issue.

Action Taken

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

SITE PLAN – KIMLEY-HORN REQUESTS APPROVAL FOR STARBUCKS – 3411 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site is located at the Gateway Boulevard extension, on the opposite side of Winfield Dunn Parkway from the 407 Gateway to Adventure development. Several staff comments remain outstanding, and staff recommended approval subject to resolution of these issues.

Action Taken

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

SITE PLAN – WELROCENTERPRISES, LLC REQUESTS APPROVAL FOR MORNINGSIDE – TAX MAP 061B, GROUP A, PARCEL 024.01, BOGART DRIVE (CITY).

Staff Recommendation

Mr. Divel explained that the applicant has requested a deferral of the plan.

Action Taken

Mr. Fox made a motion to defer the site plan, which received a second from Mr. Roberts. The motion passed unanimously.

5-YEAR PAVING AND 5-YEAR SIDEWALK PLANS

Staff Recommendation

Mr. Divel explained that each year the Public Works Department submits 5-Year Sidewalk Plans in addition to their 5-Year Paving plans. Mr. Tarwater explained that some of the work would focus on the preservation of the existing roadways.

Action Taken

Mr. Roberts made a motion to approve the 5-year plans, which received a second from Mr. Messer. The motion passed unanimously.

STAFF REPORTS

Mr. Divel presented the FY 2024 Annual Report, including staffing changes, budget revenues, major projects, permit numbers and revenue, and outstanding bonds.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:56 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary

Proposed Right-of-Way Abandonment Creek Avenue






1 inch = 80 feet

0 40 80 160 Feet

© 2024 Microsoft Corporation
DS

Legend

-  Proposed Abandonment
-  Parcels
-  Road Centerlines



Weekly Volumes

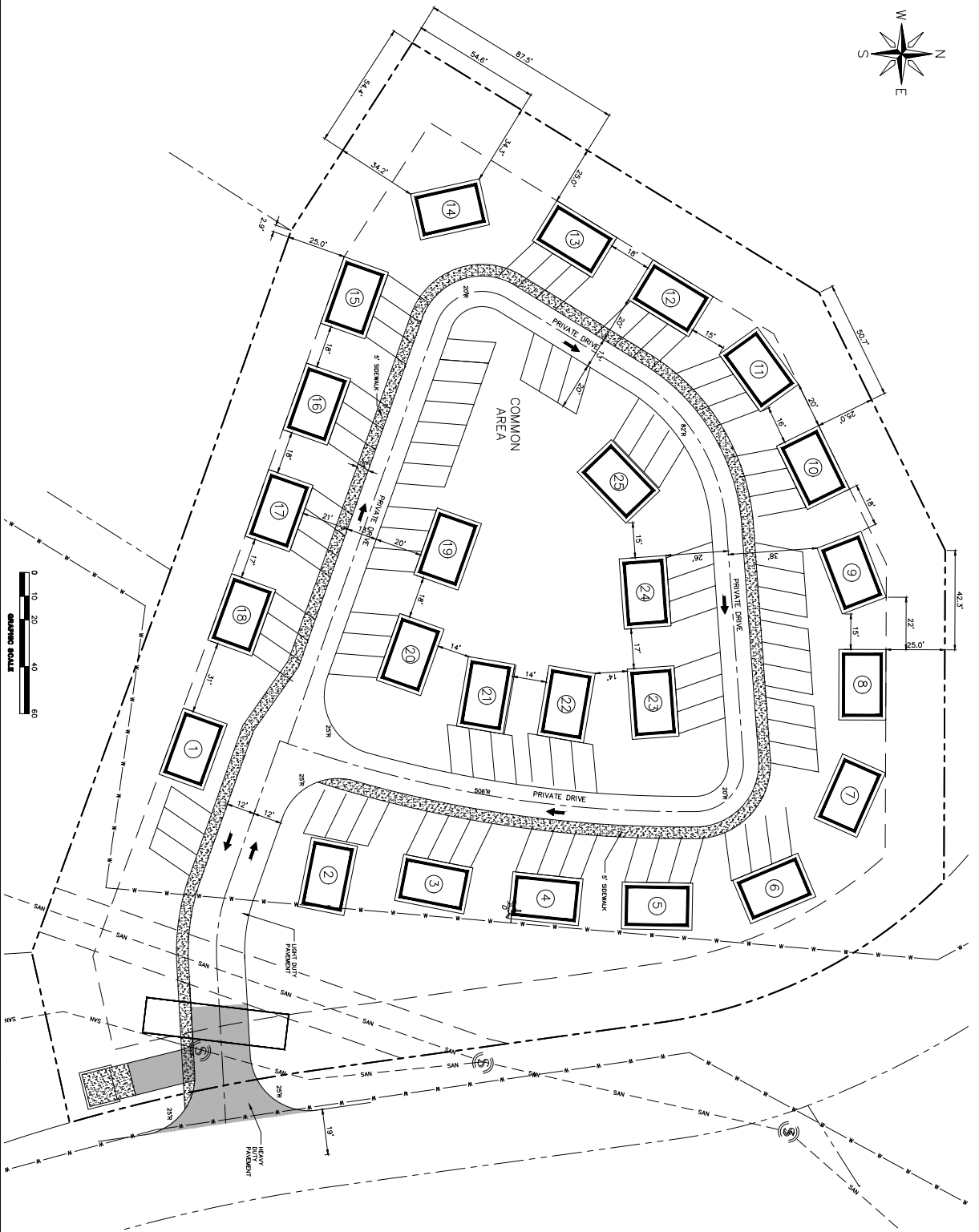
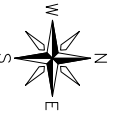
Unit ID:

Location: Creek Avenue

Week of 07/12/2024

Start Time	07/12	07/13	07/14	07/15	07/16	07/17	07/18	Average
	Fri	Sat	Sun	Mon	Tue	Wed	Thu	
	NB	NB	NB	NB	NB	NB	NB	NB
00:00	-	0	0	2	2	0	-	1
01:00	-	2	0	0	0	0	-	0
02:00	-	0	0	0	0	0	-	0
03:00	-	0	2	0	2	0	-	1
04:00	-	0	0	26	14	13	-	11
05:00	-	0	0	19	7	16	-	8
06:00	-	4	3	45	22	30	-	21
07:00	-	5	7	38	35	35	-	24
08:00	-	4	2	33	49	32	-	24
09:00	3	11	12	48	43	26	-	24
10:00	40	10	16	40	48	-	-	31
11:00	44	12	16	27	39	-	-	28
12:00	44	9	18	84	45	-	-	40
13:00	62	10	10	93	113	-	-	58
14:00	49	17	6	58	47	-	-	35
15:00	111	13	10	63	57	-	-	51
16:00	39	10	4	45	37	-	-	27
17:00	10	10	15	15	13	-	-	13
18:00	12	5	6	10	14	-	-	9
19:00	7	6	3	12	4	-	-	6
20:00	3	3	3	9	2	-	-	4
21:00	1	2	2	1	1	-	-	1
22:00	6	0	1	4	3	-	-	3
23:00	3	0	1	0	3	-	-	1
Lane Total	434	133	137	672	600	152	-	421
Day Total	434	133	137	672	600	152	-	421
AM Peak	10:39	09:25	10:20	09:12	08:37	07:12	-	10:00
AM Count	49	17	25	53	61	40	-	31
PM Peak	14:57	14:21	12:00	12:34	12:57	-	-	13:00
PM Count	112	24	18	110	113	-	-	58

ADT: 354



PARKING CALCULATIONS FOR CABINS
 EACH UNIT HAS 3 BERKHOOKS PER UNIT
 REQUIRED 25 BUILDINGS X 3 SPACES/BUILDINGS = 75 SPACES
 PROVIDED PARKING = 82 SPACES

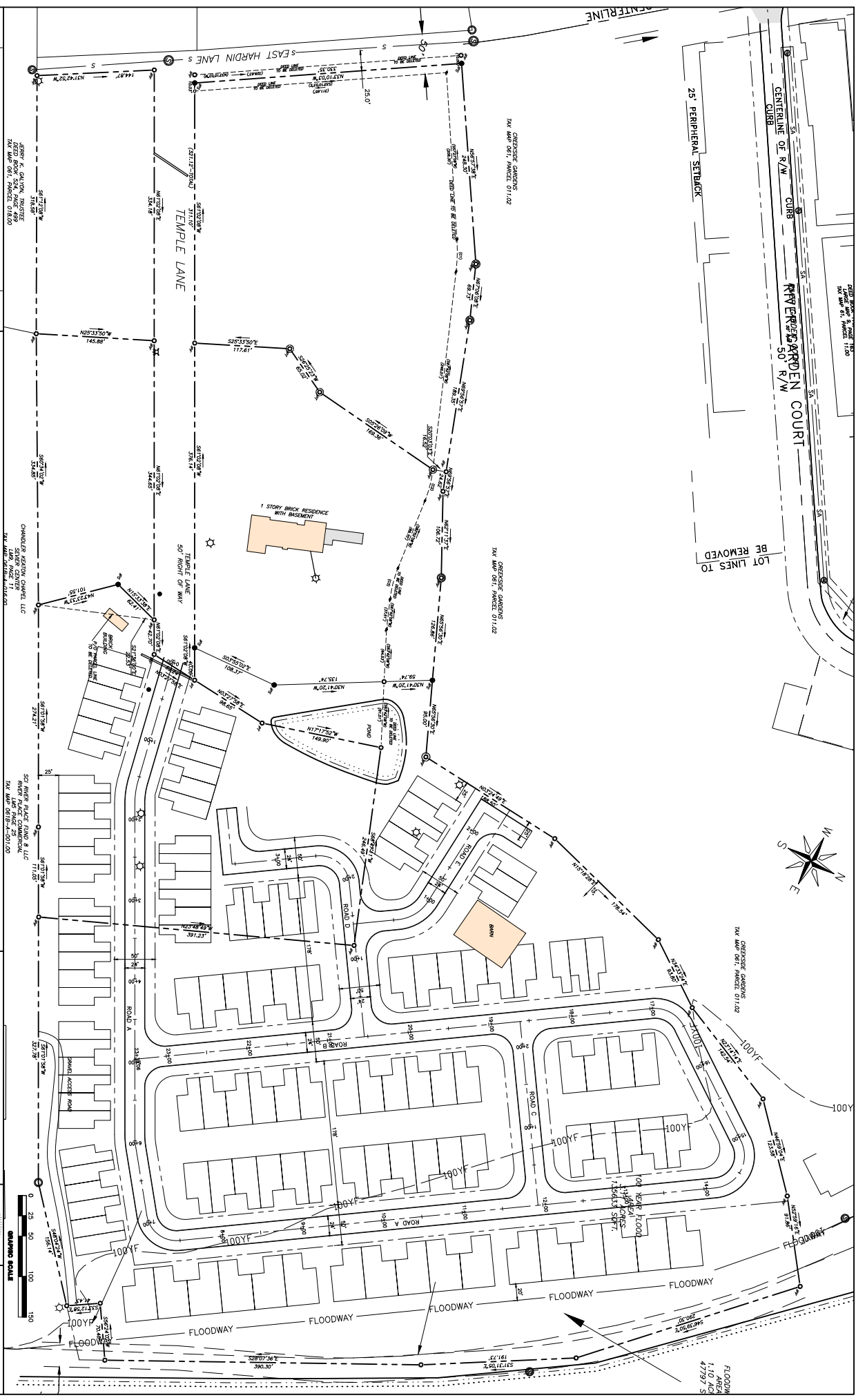
NUMBER	
DESCRIPTION OF REVISION	
DATE	

WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

SITE LAYOUT
MORNINGSIDE COMMUNITY
 SEVIER COUNTY, TENNESSEE



SCALE: 1" = 20'
 DATE: 6/10/24
 DRAWN BY: SCH
 CHECKED BY: ORC
 SHEET: 1 OF 6



GEORGE GARDENS
 TAX MAP 061, PARCEL 01102

GEORGE GARDENS
 TAX MAP 061, PARCEL 01102

GEORGE GARDENS
 TAX MAP 061, PARCEL 01102

FLOOD
 1.1% ANNUAL
 47797 S

JERRY K. GAYTON, REGISTERED
 CIVIL ENGINEER
 TAX MAP 061, PARCEL 01800

CHARLES GARDEN, REGISTERED
 CIVIL ENGINEER
 TAX MAP 061, PARCEL 01800

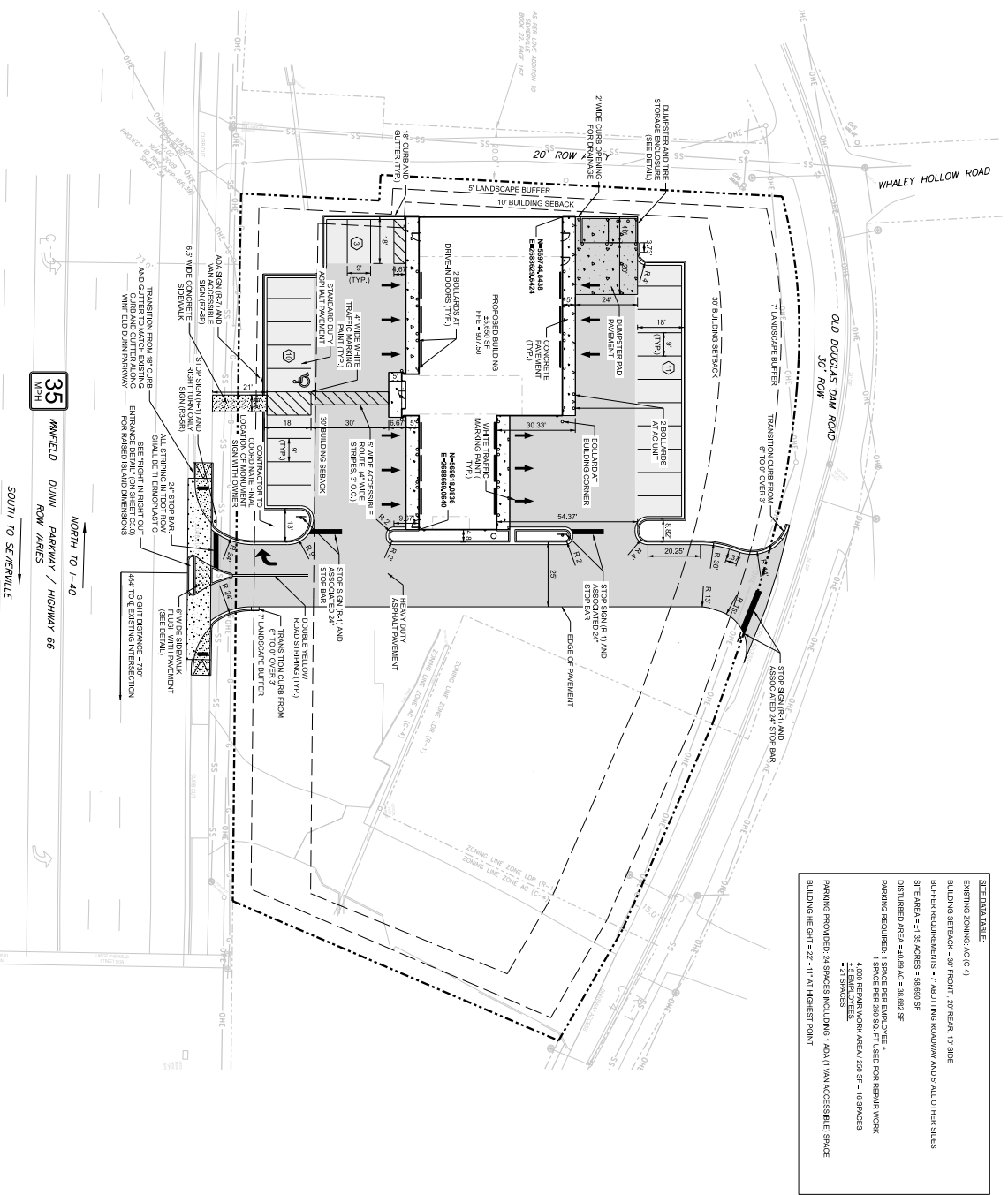
SC RIVER PLACE FUND, L.L.C.
 RIVER PLACE COMMERCIAL
 TAX MAP 061B, PARCEL 40100

SITE LAYOUT

SCALE: 1" = 50'
 DATE: 7/16/24
 DRAWN BY: JSG
 CHECKED BY: JSG
 SHEET: 1 OF 1

WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

NUMBER	DESCRIPTION OF REVISION	DATE



SITE DATA TABLE

EXISTING ZONING: AC (C-4)

BUILDING SETBACK: 30' FRONT, 20' REAR, 10' SIDE

BUFFER REQUIREMENTS: 5' ADJUTING ROADWAY AND 5' ALL OTHER SIDES

5ITE AREA = 1.55 ACRES = 66,999 SF

DISTURBED AREA = 44,889 AC = 38,892 SF

PARKING REQUIRED: 1 SPACE PER 400 SF OF FLOOR AREA (SEE TABLE 1.1.1)

1,400 REPAIR WORK AREA / 298 SF = 18 SPACES

= 21 SPACES

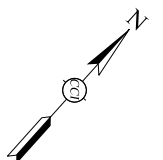
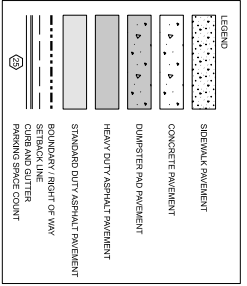
BUILDING HEIGHT = 22' ± 1" AT HIGHEST POINT

LAYOUT NOTES:

1. SET GENERAL NOTES (THIS SHEET)
2. CONCEPT NOTES SHOWN IN THESE PLANS ARE BASED ON GRID NORTH (10N MGRS).
3. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND DIMENSIONS TO THE CENTERLINE OF CURB, EXCEPT WHERE SHOWN OTHERWISE, ARE TO THE CENTERLINE OF CURB.
5. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EXACT LOCATIONS OF ALL UTILITIES, STREETS, PAVES, ETC.
6. ALL PAVES SHOWN IN PARKING AREAS ARE 4" UNLESS OTHERWISE NOTED.
7. TRAFFIC MARKING PAINT FOR MARKING STRIPES SHALL BE LATEX WATERBORNE EMULSION LEAD AND STOP SIGNS AND CROSSWALKS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH GOVERNING MUNICIPALITY'S SPECIFICATIONS.

GENERAL NOTES:

1. ALL WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THE PROJECT AND ANY CHANGES TO THE PLANS SHALL BE MADE BY A CORRECTIVE ACTION SHEET (CAS) AND APPROVED BY THE PROJECT MANAGER AND THE CITY ENGINEER.
2. THE WORKER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
4. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
5. CONTRACTOR SHALL VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK.
6. CONTRACTOR SHALL CORRECTIVE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UTILITIES TO THE LOCATION AND DEPTH SHOWN ON THE PLANS.
7. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY ARCHER & SUTTLIFF, P.C. ON FEBRUARY 2, 2024. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
8. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DIMENSIONS AND CONDITIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
10. REGIONAL CONTROL DEVICES SHALL BE INSTALLED PRIOR TO AND PREPARING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES AND FOR THE PROPER AND SAFE OPERATION OF ALL EQUIPMENT AND MACHINERY ON THE SITE.
12. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION TO EXISTING CONSTRUCTION. ALL NEW CONSTRUCTION SHALL BE FINISHED TO THE SAME QUALITY AND STANDARDS AS EXISTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING. CONTACT ENGINEER FOR SPECIFIC DIMENSIONS.
15. IN THE EVENT THAT A CONFLICT EXISTS BETWEEN THE SITE CONSTRUCTION DRAWINGS OR SPECIFICATIONS AND EXISTING UTILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OBTAIN A CORRECTIVE ACTION SHEET (CAS) BEFORE PROCEEDING WITH ANY WORK.
17. CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING PUBLIC INFRASTRUCTURE TO THE SATISFACTION OF THE CITY OF SEVIERVILLE.



Know what's below.
Call before you dig.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE PLANS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE CITY OF SEVIERVILLE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES, STREETS, PAVES, ETC. PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN THE PROJECT.

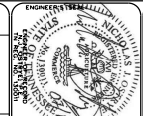
C1.0

NO.	DESCRIPTION	DATE	BY	CHKD BY	REV. DATE
0	ISSUE FOR PERMIT	07/19/2024	BSS	NJO/MTJ	

DATE: 07/19/2024 PROJECT: EXP00005 DRAWN BY: BSS CHECKED BY: NJO SCALE: 1" = 20'

LAYOUT PLAN

A NEW EXPRESS OIL CHANGE
SEVIERVILLE, TN
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS



CCI PLANNING & ENGINEERING

3528 Vann Road
Suite 105
Birmingham, AL 35205
Phone: (205) 655-1991
www.ccp.com

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	29.72'	434.39'	N34°51'16"E	29.71'
C2	116.40'	541.13'	N26°44'02"E	116.17'
C3	109.07'	357.09'	S29°19'09"W	108.65'
C4	88.70'	517.10'	S42°59'03"W	88.59'
C5	61.36'	318.45'	S53°25'05"W	61.27'
C6	77.25'	211.48'	S69°24'09"W	76.82'
C7	50.75'	292.19'	S84°50'36"W	50.69'



II. CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD DRAWINGS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.

SITE LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE

GENERAL NOTES

- CONSTRUCTION SHALL PROTECT AND NOT DESTROY THE PROPERTY OWNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SCHEDULE FOR WORK.

APPROVAL PENDING

NO SUBMITTALS TO BE MADE TO ANY AGENCIES AT THIS TIME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.

**CLUB WYNDHAM
SMOKY MOUNTAINS**

**LAUNDRY FACILITY
ADDITION**

308 COLLIER DRIVE
SEVERVILLE,
TENNESSEE 37862

CERTIFIED BY

ISSUANCE INDEX

DATE

PROJECT PHASE

REVISION SCHEDULE

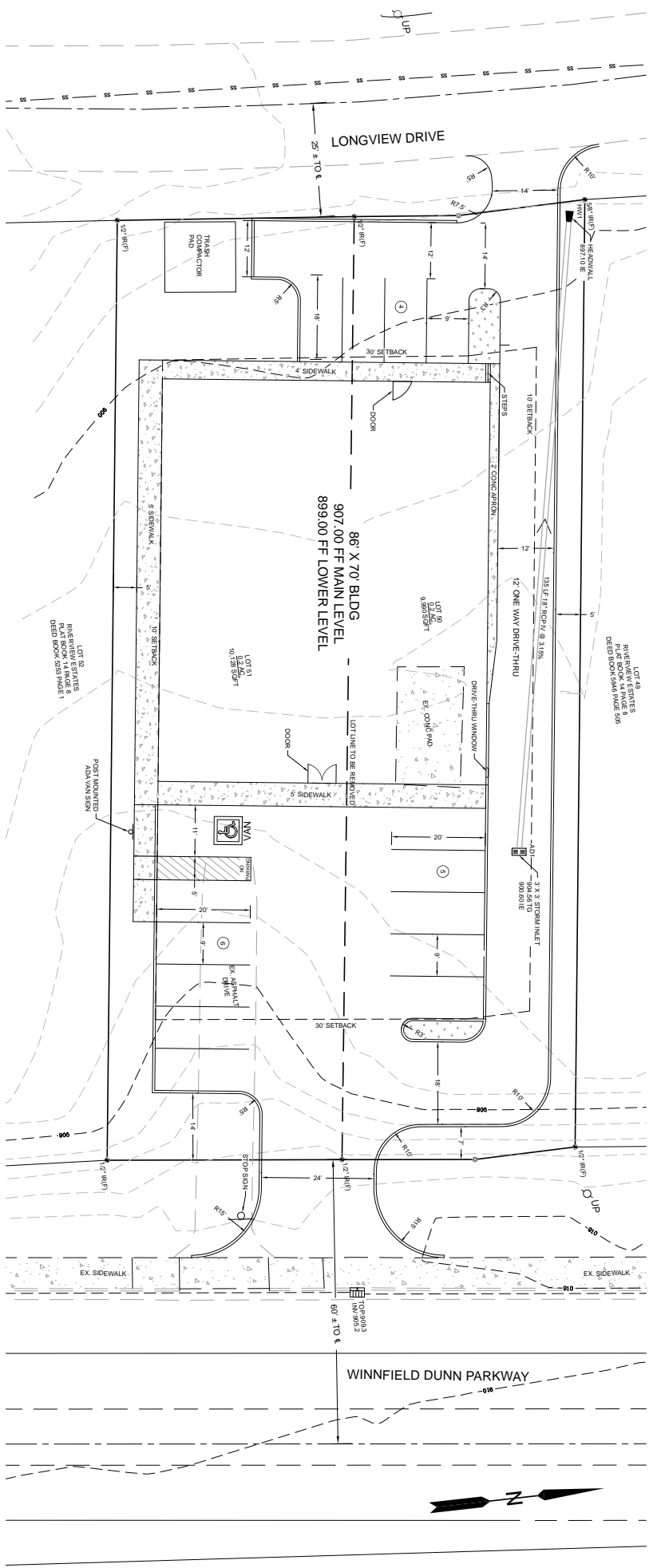
NO.	DESCRIPTION	DATE

Project Number: 2023-02781

SITE PLAN

C4.0

1820 North Road, Suite 2011 Henderson, Tennessee 37056
 TEL: 317.277.0000 FAX: 317.226.2229
 WWW.STRAIGHTFORWARD.COM



LEGEND

- EIP EXISTING IMPROVEMENT
- RIP REPROPOSED IMPROVEMENT
- CONSTRUCTION BY:
 - SF - SF - SF - SF SIDE FINISH
 - CONCRETE
 - STORM DRAIN/LEAK PROTECTION
 - STORM DRAIN/OUTLET PROTECTION
 - OVERLAND/SWALDE PROTECTION
 - W.V. WATER MAIN
 - POWERTERMINE
 - OV-VE OVER VINE
 - WATER MAIN
 - SMART CONTROL TRANSDUCER MARKER
 - PLUM MARKER
- 3" - 3" - 3" - 3" ROCK ON CHOW
- 1" - 1" - 1" - 1" ROCK ON CHOW
- 1" - 1" - 1" - 1" ROCK ON CHOW
- 1" - 1" - 1" - 1" ROCK ON CHOW
- 1" - 1" - 1" - 1" ROCK ON CHOW



NOTE: THESE PLANS ARE FOR THE LOCATION OF THE PROPOSED CONSTRUCTION AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



NOTES

1. EXISTING CONTOURS BASED ON BOUNDARY SURVEY DONE BY DAVID WRIGHT.
2. EXISTING REMAINING STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION AND USE AS SETBACK BASIN DURING CONSTRUCTION. THE CONSTRUCTION OF THE POND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY AND FOR ALL MEANS, METHODS AND SEQUENCES ARISING THEREOF.
4. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE POWER SERVICE, AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO CAUSE THE LEAST AMOUNT OF INTERFERENCE WITH NORMAL OPERATIONS.
5. WATER AND SEWER PROVIDERS: CITY OF SEVIERVILLE.
6. BUILDING SETBACK FOR A.C. ZONING ARE AS FOLLOWS:
 - FRONT: 30'
 - REAR: 30'
 - SIDE: 10'
7. THE EXISTING VEGETATION COUNT TOWARD THE PLANTING REQUIREMENT, BUT ADDITIONAL PLANTING MAY BE REQUIRED TO SUPPLEMENT THE EXISTING.
8. LANDSCAPE BUFFER TO BE PROVIDED IN SOME AREAS TO ADJACENT UNDISTURBED PLANTINGS OR NATURAL GRASS UNDISTURBED PLANTING OR VEGETATION WILL BE PART OF THE LANDSCAPE.
9. TOTAL BUILDING AREA: 6,020 SF. TOTAL RETAIL AREA: 3,796 SF.
10. TOTAL PARKING PROVIDED: 15 SPACES.

TOTAL AREA: 0.44 ACRES
 NUMBER OF LOTS: 13
 GROUP: B
 CLT MAP: 027H
 PLAN REFERENCE: PLAT BK 14 PLAT PG 8
 ZONING: AC / APARTMENT COMMERCIAL

NO.	DATE	DESCRIPTION	BY	CHKD
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE - SEVIERVILLE

RIVER VIEW ESTATES (LOT 50 & 51)
 WINFIELD DUNN PARKWAY, SEVIERVILLE, TN

SITE PLAN
 CITY OF SEVIERVILLE

DESIGNED BY	CHECKED BY	SCALE
SMB	SSC	1/4" = 1'-0"
DWG: 020	07/12/2024	24851

SHEET NO. **3**
 OF 6 SHEETS

