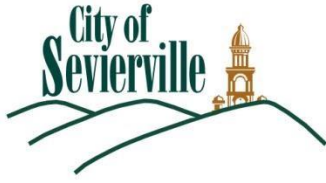


**SEVIERVILLE PLANNING COMMISSION**

**10/3/2024**

**5:00 P.M. – Civic Center**

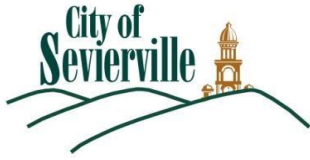


# Planning Commission

## AGENDA

10/3/2024

- A. Call to Order
- B. Approval of Minutes – 9/5/2024
- C. Public Forum
- D. Old Business
  - 1. Planned Unit Development – Welroc Enterprises, LLC requests PUD approval – Tax Map 061, Parcel 012.00, Temple Lane.
- E. New Business
  - 1. Plan of Services – Austin Conner requests adoption of Plan of Services – Tax Map 062, Parcel 025.02, Saint Ives Drive.
  - 2. Annexation – Austin Conner requests annexation – Tax Map 062, Parcel 025.02, Saint Ives Drive.
  - 3. Zoning – Austin Conner requests Medium Density Residential (MDR) zoning – Tax Map 062, Parcel 025.02, Saint Ives Drive.
  - 4. Planned Unit Development – Compass Ventures requests PUD approval for Saint Ives Townhomes – Tax Map 062, Parcels 024.00 & 025.02, Saint Ives Drive (City).
  - 5. Site Plan – Wilderness Resort and Water Parks requests site plan approval for Attraction Addition – Tax Map 37, Parcel 057.05, Gist Creek Road (City).
- F. Staff Report
- G. Adjournment



# Planning Commission AGENDA NOTES

10/3/2024

A. Call to Order

B. Approval of Minutes – 9/5/2024

C. Public Forum

D. Old Business

1. Planned Unit Development – Welroc Enterprises, LLC requests PUD approval – Tax Map 061, Parcel 012.00, Temple Lane.

This is a proposed Planned Unit Development located off Temple Lane with 118 long-term residences. Project was deferred at last month's meeting. There are still many outstanding comments and staff is awaiting corrections.

E. New Business

1. Plan of Services – Austin Conner requests adoption of Plan of Services – Tax Map 062, Parcel 025.02, Saint Ives Drive.

Please see the Plan of Services for full details. Staff can recommend approval.

2. Annexation – Austin Conner requests annexation – Tax Map 062, Parcel 025.02, Saint Ives Drive

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

3. Zoning – Austin Conner requests Medium Density Residential (MDR) zoning – Tax Map 062, Parcel 025.02, Saint Ives Drive.

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

4. Planned Unit Development – Compass Ventures requests PUD approval for Saint Ives Townhomes – Tax Map 062, Parcels 024.00 & 025.02, Saint Ives Drive (City).

This is a proposed 77-unit long-term townhome development located off Saint Ives Drive with a proposed public right-of-way. A portion of the proposed ROW is located within the County's jurisdiction and is poised to be annexed if new business item E2 is approved. There are staff comments regarding Planning and Public Works. Staff recommends approval subject to annexation, platting, and staff corrections.

5. Site Plan – Wilderness Resort and Water Parks requests site plan approval for Attraction Addition – Tax Map 37, Parcel 057.05, Gist Creek Road (City).

This is a proposed addition to Soaky Mountain Water Park located off Gist Creek for a new slide attraction. There are currently minor staff comments, staff recommends approval subject to comment corrections.

F. Staff Report

G. Adjournment



**PLANNING COMMISSION  
MINUTES  
SEPTEMBER 5, 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, September 5, 2024 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**

Vincent Snider, Chairman  
Butch Stott, Vice Chairman  
Douglas Messer, Secretary  
Robbie Fox  
Wayne Helton  
Shane Patterson

**STAFF PRESENT**

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

**MEMBERS ABSENT**

Daryl Roberts

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

**APPROVAL OF MINUTES**

Mr. Helton made a motion to approve the minutes from the August 1, 2024 meeting, which received a second from Mr. Messer. The motion passed with a unanimous vote.

**OLD BUSINESS**

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

This request was withdrawn by the applicant prior to the meeting.

## **NEW BUSINESS**

### **ANNEXATION – UNIVERSAL CONSTRUCTION SERVICES LLC REQUESTS ANNEXATION AND ADOPTION OF PLAN OF SERVICES – TAX MAP 062, PARCEL 38.03, PULLEN ROAD.**

#### **Staff Recommendation**

Mr. Divel explained that this request would include a small piece of property next to Hickory Hills development. The owners have acquired the 0.39 acres to provide a buffer between the development and adjacent parcels. The property has been purchased and combined with the existing lot via subdivision plat. Staff recommended approval.

#### **Action Taken**

Mr. Helton made a motion to approve the annexation and adoption of the Plan of Services, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **ZONING – UNIVERSAL CONSTRUCTION SERVICES LLC REQUESTS MEDIUM DENSITY RESIDENTIAL (MDR) ZONING – TAX MAP 062, PARCEL 38.03, PULLEN ROAD.**

#### **Staff Recommendation**

Mr. Divel explained that this zoning request would apply the MDR zone to the property requested for annexation. This is consistent with the existing zoning of the remainder of the parcel, and staff recommended approval.

#### **Action Taken**

Mr. Stott made a motion to approve the MDR zoning, which received a second from Mr. Helton. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **REZONING – COMPASS VENTURES REQUESTS REZONING FROM INTERMEDIATE COMMERCIAL (IC) TO TOWN CENTER (TC) – 120 EAST MAIN STREET (CITY).**

#### **Staff Recommendation**

Mr. Divel explained that this rezoning request is to add 1.79 acres on the corner of North Parkway and Main Street to the TC zone. Both this parcel and the adjoining lots on this side of Main Street lie in the urban core and have smaller lot configuration, similar to those already in the TC zone. The applicant has proposed mixed use development.

Commissioners questioned the value of extending the zone across the street. Mr. Divel stated that the expansion of the zone makes sense given the structure of the lots. He further stated that this rezoning could potentially be the first step to allow for redevelopment opportunities in that area.

### **Action Taken**

Mr. Fox made a motion to approve the requested rezoning, which received a second from Mr. Messer. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **REZONING – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS REZONING FROM ARTERIAL COMMERCIAL (AC) TO HIGH DENSITY RESIDENTIAL (HDR) – 139 SMOKY MOUNTAIN WAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this rezoning request would eliminate the split zoning on the front parcel the Echota development. The front portion is currently zoned AC, and the HDR zoning designation would bring it in line with the rest of the development. The surrounding neighborhood is a mix of Short-Term Rental units and vacant land. Staff recommended approval.

### **Action Taken**

Mr. Patterson made a motion to approve the requested rezoning, which received a second from Mr. Fox. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.

### **REZONING – AMANDA ORTIZ REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO AGRICULTURE RESIDENTIAL (AR) – 1109 WILSON ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that the applicant would like to build several Short-Term Rental (STR) units on this 5.52-acre parcel. The AR zone would allow both the STR use and a residence for the owner. This rezoning would orphan a small piece of land across Wilson Road in the LDR zone. Staff considers this to be a spot zone and cannot recommend approval. Ms. Ortiz addressed the commission to further explain her plans for the property. She stated that she would like the land to remain like a farm, while also adding a personal residence and STR units.

### **Action Taken**

Mr. Helton made a motion to deny the requested rezoning, which received a second from Mr. Stott. The motion passed unanimously.

### **PLANNED UNIT DEVELOPMENT – WELROC ENTERPRISES, LLC REQUESTS APPROVAL FOR HARDIN PUD – TAX MAP 061.00, PARCEL 012.00, 013.00, 014.00, 014.01, AND 015.00, TEMPLE LANE (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this Planned Unit Development (PUD) proposes 119 townhome units, for long term housing. Prior to the Planning Commission meeting, the Board of Zoning appeals denied a request for the PUD to encroach in the 100-year floodway boundary. Changes to the layout will need

to be made to bring the development into compliance with this regulation. Additionally, several staff comments remain outstanding. Staff recommended deferral.

### **Action Taken**

Mr. Patterson made a motion to defer the PUD, which received a second from Mr. Fox. The motion passed unanimously.

**PLANNED UNIT DEVELOPMENT – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUESTS PRELIMINARY PUD 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).**

### **Staff Recommendation**

Mr. Divel explained that the commission previously granted conceptual approval to this PUD, and the preliminary submittal has stayed consistent with the approved concept. The PUD has several minor outstanding comments, and staff recommended approval subject to the resolution of these issues.

### **Action Taken**

Mr. Stott made a motion to grant preliminary approval for the PUD, subject to the resolution of staff comments. The motion received a second from Mr. Messer and passed unanimously.

**SITE PLAN – ROBERT CAMPBELL AND ASSOCIATES REQUESTS SITE PLAN APPROVAL FOR SEVIER LANDING RVs – TAX MAP 062, PARCELS 023.00, 025.00, AND 033.07, MIDDLE CREEK ROAD (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this site plan proposes 190 RV pads, 15 tiny homes, and a common area in the middle of the property. The development will be accessed from Fox Landing Court, rather than Middle Creek Road. The entrance from Middle Creek Road will be limited to emergency access only. Staff recommended approval, subject to the resolution of minor outstanding comments.

### **Action Taken**

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

**SITE PLAN – MCSPADEN INC REQUESTS SITE PLAN APPROVAL FOR HEALTHSTAR – 2928 WINFIELD DUNN PARKWAY (CITY).**

### **Staff Recommendation**

Mr. Divel explained that this plan proposes a medical clinic on Winfield Dunn Parkway. The site is located in front of the Kodak Global Methodist Church. There are several outstanding staff comments on the site plan, including landscaping, drainage, and the recording of the associated subdivision plat. Staff recommended approval subject to the resolution of the comments and platting.

**Action Taken**

Mr. Stott made a motion to approve the site plan, subject to the resolution of the comments and recording of the subdivision plat. The motion received a second from Mr. Patterson and passed unanimously.

**SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC. REQUEST SITE PLAN APPROVAL FOR CATE ROAD CABINS – TAX MAP 072, PARCEL 006.00, CATE ROAD (CITY).**

**Staff Recommendation**

Mr. Divel explained that this site plan proposes 19 short-term rental units, near Lewelling Road. The site includes a private drive around the perimeter. Staff is still awaiting site distance confirmation in addition to the resolution of other minor outstanding comments. Staff recommended approval, subject to resolution of these issues.

**Action Taken**

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

**STAFF REPORTS**

None

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:46 PM.

\_\_\_\_\_  
Vincent Snider, Chairman

\_\_\_\_\_  
Douglas Messer, Secretary

\_\_\_\_\_  
Brooke Fradd, Recording Secretary







Development Department

Staff Report

Annexation

Property located on Saint Ives Drive

**Petitioners:** Austin Conner

**Staff:** Corey Divel and Kristina Rodreick

**Tax ID Number(s):** Map 062  
Parcel 25.02

**Area and Number of**

**Parcels:** .27 acres +/-; One  
Parcel

**Current Use:** Vacant Land

**Notification:** Notification of the City's intention to annex the referenced properties will be provided in accordance with applicable provisions of 6-51-101-123, Tennessee Code Annotated (TCA)

**Exhibits:** Map, Petition, and Plan of Services attached

**Request**

To annex +/- .27 acres of Map 062, Parcel 25.02 to MDR - Medium Density Residential

**Background**

A petition requesting annexation of Map 62, Parcel 25.02 has been submitted by the property owner.

**Staff Comments**

The subject property is 70' in width and 172' in length. The subject area is proposed to provide an access point for a development on the adjoining property to the south. No other improvements are expected on this property.

**Public Comments**

None received to date.

**Staff Recommendation**

Given that the parties subject to this annexation have requested and agreed to it, that City services and facilities can be made available to this property in accordance with the adopted policies and fees for such services, that the adjoining parcels are inside the City limits, and that this portion of the property is provided access along a current City street, staff recommend approval.

**RESOLUTION NO. R-2024-XXX**

**RESOLUTION FOR A PLAN OF SERVICES  
REGARDING THE ANNEXATION OF PROPERTY ON SAINT IVES DR  
(SEVIER COUNTY OF TAX MAP 062 PARCEL 025.02)**

**WHEREAS**, 6-51-102, Tennessee Code Annotated, as amended requires the passage of a plan of services for any annexation resolution adopted, and

**WHEREAS**, the City of Sevierville contemplates annexation of the area displayed on the attached map;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:**

**Section 1.** Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as identified above, the following plan of services:

**A. Police**

1. Patrolling, radio responses to calls and other routine police services will be provided on the effective date of annexation.
2. The street upon which the property will be accessed is a public street, and no additional traffic signals, traffic signs, street markings, or other traffic control devices are presently needed. Consideration of additional traffic control markings or items in the future would be considered as the need is established by appropriate study and in accordance with applicable traffic standards.

**B. Fire**

1. Fire protection by the City of Sevierville Fire Department will begin on the effective date of annexation using existing personnel and equipment. The City of Sevierville has a Class 3 rating. Upon development, adequate water supply for fire flows will need to be provided at cost to the developer in conjunction with the water requirements below.

**C. Water**

1. The City of Sevierville Department of Water and Sewer is the service provider for public water service in the annexation area. A 12" waterline lays along Saint Ives Dr.
2. Any future connection to or upgrade of the City of Sevierville system would be the responsibility of the person(s) requesting the extension of such service in order to adequately provide for domestic use and fire protection purposes, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

**D. Wastewater Disposal and Sanitary Sewer**

1. The City of Sevierville Department of Water and Sewer is the service provider for sanitary service in the annexation area. An 8” gravity sewer line lays along Saint Ives Dr
2. Any future connection to, or upgrade of, the City’s sanitary sewer system would be the responsibility of the person(s) requesting such service, in accordance with established fees and policies of the City of Sevierville Department of Water and Sewer.

**E. Electrical Service**

1. Electrical service can be provided to the area proposed for annexation, in accordance with established fees and policies of the Sevier County Electric System.

**F. Refuse Collection**

1. Upon request, solid waste collection service can be made available, in accordance with established policies and fees of the City of Sevierville Department of Public Works.

**G. Streets**

- 1 The street upon which property will be accessed is currently within the City limits, located along the existing Saint Ives Dr.

**H. Inspection Services**

1. All City inspection services will begin following the effective date of annexation.

**I. Planning and Zoning**

1. Planning services will be extended on the effective date annexation. The adjoining properties inside the corporate limits are zoned Low Density Residential to the west and Medium Density Residential to the south. The Medium Density Residential classification is proposed for the annexation area and will become effective upon the effective day of the ordinance establishing the zoning district for the property.

**J. Street Lighting**

1. Any future request for streetlighting would be reviewed in accordance with City policies and standards in place at that time.

**K. Recreation**

1. Any existing or future residents in the annexation area will be entitled to use all existing municipal recreational facilities and will be eligible for City resident discounts on recreational charges, where applicable, and subject to compliance with guidelines established by the City of Sevierville Department of Parks and Recreation.

**Section 2.** This resolution is hereby adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Approved: \_\_\_\_\_  
Robbie Fox, Mayor

Attest: \_\_\_\_\_  
Lynn K. McClurg, City Recorder

**RESOLUTION NO. R-2024-XXX**

**A RESOLUTION TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE  
SAME WITHIN THE BOUNDARIES OF THE CITY OF SEVIERVILLE, TENNESSEE  
(LOCATED OFF OF SAINT IVES DR,  
SEVIER COUNTY TAX MAP 62 PARCEL 025.02)**

WHEREAS, the annexation of territory, as identified in this resolution is deemed reasonably necessary for the welfare of the residents and property owners of the affected area of annexation and of the City of Sevierville, Tennessee as a whole; and

WHEREAS, the owners of all the property in the affected area of annexation have petitioned the City requesting that their property be annexed.

NOW, THEREFORE, be it resolved by the Board of Mayor and Aldermen of the City of Sevierville, Tennessee, that:

**Section 1.** The foregoing is hereby the finding of the Board of Mayor and Aldermen, and thus adopted.

**Section 2.** All proceedings as to public hearing and adoption of plan of services, as required by 6-51-101, et seq., Tennessee Code Annotated, have been or will be conducted prior to this resolution's adoption, as evidenced by official minutes of this body which are incorporated herein by reference as if set forth verbatim. The plan of services is attached hereto and incorporated by reference herein.

**Section 3.** In accordance with 6-51-101, et seq., Tennessee Code Annotated, there is hereby annexed into the City of Sevierville, Tennessee, and incorporated within the corporate boundaries thereof, effective thirty (30) days from the date of adoption of this Resolution, Sevier County Tax Map 062 Parcel 025.02, territory adjoining the present corporate boundaries, which territory is shown on the map attached hereto and incorporated herein by reference.

**Section 4.** This resolution is hereby adopted on the \_\_\_ day of \_\_\_\_\_ 2024.

APPROVED:

\_\_\_\_\_

Robbie Fox, Mayor

ATTEST:

\_\_\_\_\_  
Lynn K. McClurg, City Recorder

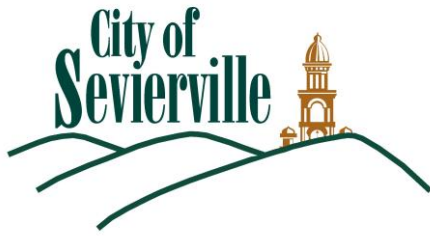
# PROPOSED ANNEXATION AREA



## Legend

 City Limits

 Proposed Annexation Area



## Development Department

### Staff Report

### Zoning

Property located on Saint Ives Drive

**Petitioners:** Austin Conner

**Staff:** Corey Divel and Kristina Rodreick

**Tax ID Number(s):** Map 062  
Parcel 25.02

#### **Area and Number of**

**Parcels:** .27 acres +/-; One  
Parcel

**Current Use:** Vacant Land

**Notification:** Notification of the City's intention to annex the referenced properties will be provided in accordance with applicable provisions of 6-51-101-123, Tennessee Code Annotated (TCA)

**Exhibits:** Map, Ordinance

#### **Request**

To zone +/- .27 acres of Map 062, Parcel 25.02 to MDR - Medium Density Residential

#### **Background**

A petition requesting annexation of Map 62, Parcel 25.02 has been submitted by the property owner. This is the correlating zoning request for the property.

#### **Staff Comments**

The area within the existing city limits to the west and along St Ives Dr is zoned LDR - Low Density Residential. The subject property would serve as an access point for a development on the adjoining property to the south, also currently within the city limits, which is zoned Medium Density Residential. The portion of the property proposed for annexation is presently zoned County R-1 Rural Residential Zoning District.

#### **Public Comments**

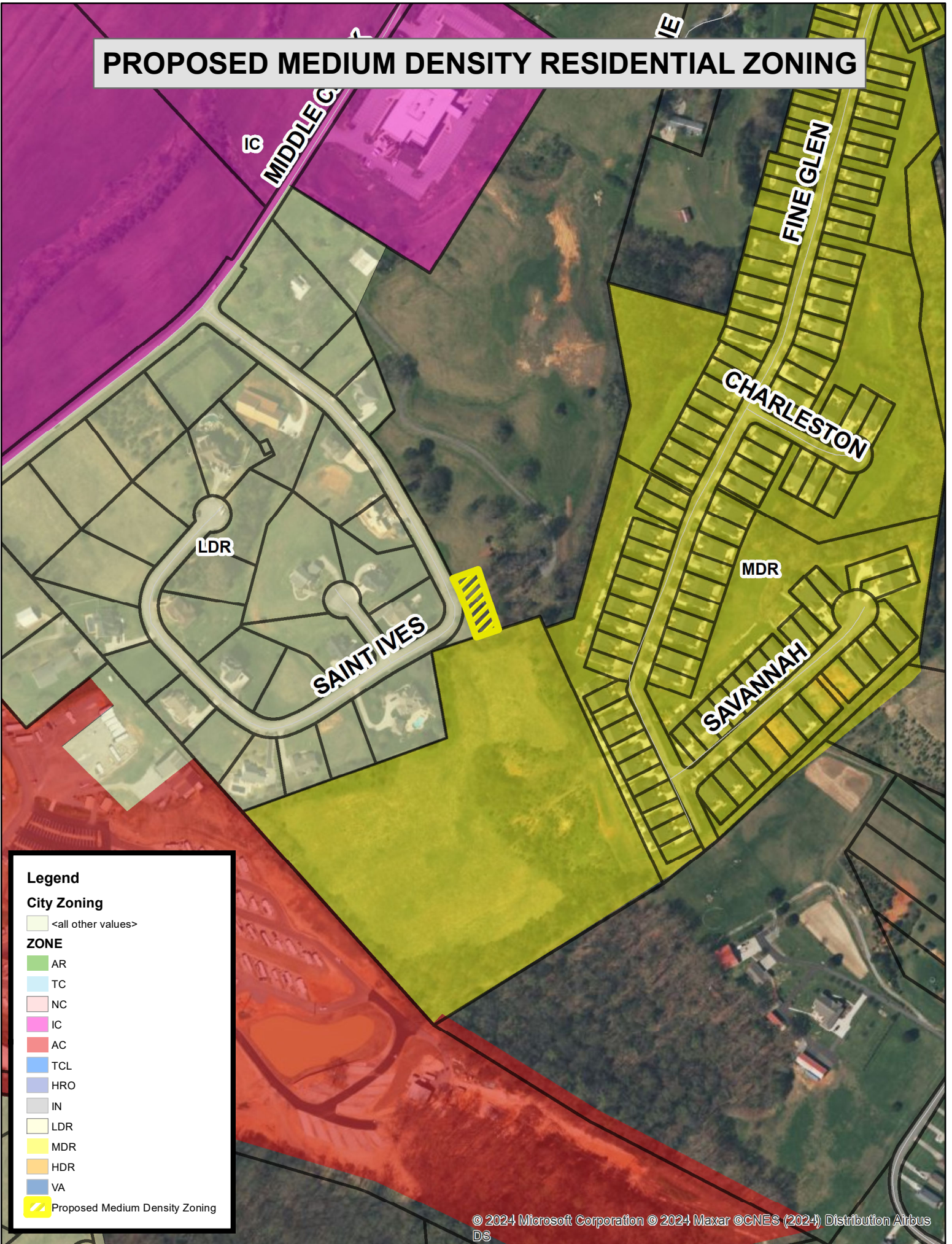
None received to date.

#### **Staff Recommendation**

The existing and proposed uses for the property are consistent with Medium Density Zoning. So long as the annexation resolution passes, staff can recommend approval.



# PROPOSED MEDIUM DENSITY RESIDENTIAL ZONING



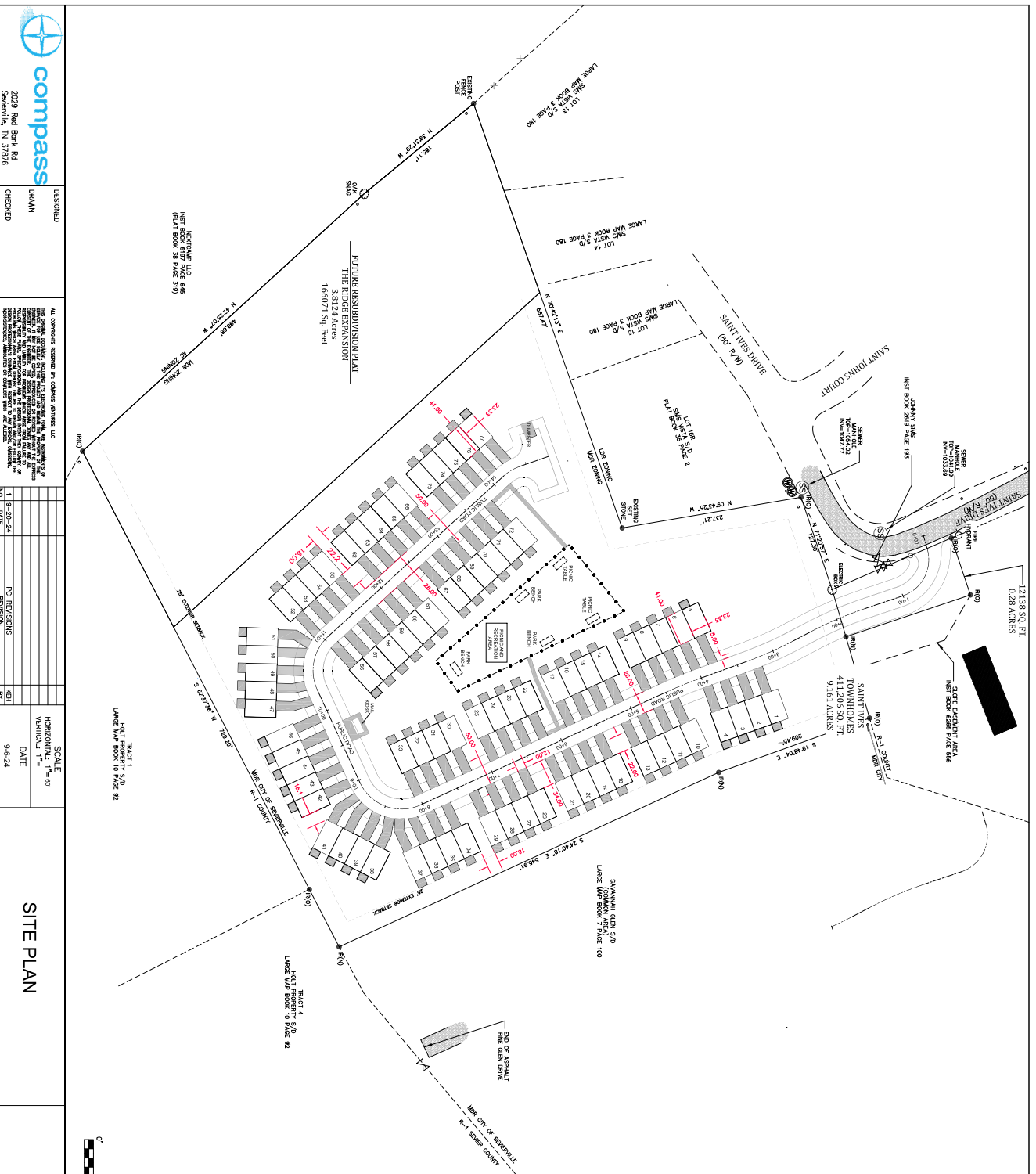
## Legend

### City Zoning

<all other values>

### ZONE

- AR
- TC
- NC
- IC
- AC
- TCL
- HRO
- IN
- LDR
- MDR
- HDR
- VA
- Proposed Medium Density Zoning



**GENERAL NOTES**  
 BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE LAND SURVEYOR DATED: MAY 29, 2024.  
 ALL CONSTRUCTION SHALL BE STATED RESPECTIVE TO THE SITE SAFETY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HOLD THE ENGINEER, THE OWNER/DEVELOPER ETC. HARMLESS FROM ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.  
 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER/DEVELOPER AMOUNT OF INTERFERENCE OF NORMAL OPERATIONS.  
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING ALL PHASES OF THE CONSTRUCTION PROCESS. HE SHALL COORDINATE ALL TRAFFIC TOOLS AND CITY OF SEVENHILL FOR TRAFFIC CONTROL ALONG US 411, THE CLOSING OR BLOCKING OF PUBLIC STREETS AND PRIVATE DRIVERS WILL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.  
 THE CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED AND UNRESERVED SET OF PLANS OF ALL WORK CONSTRUCTED. ALL NEW WORK SHALL BE FULLY DIMENSIONED HORIZONTALLY AND VERTICALLY. THE LOCATION, DEPTH, AND OF ALL MANHOLES, VALVES, BOOSTER STATIONS AND PUMPS SHALL ALSO BE COMPLETELY SET OF RECORD. IT IS TO BE TURNED OVER TO THE ENGINEER UPON COMPLETION.  
 THE CONTRACTOR SHALL RESTORE AS SOON AS POSSIBLE. ALL AREAS OUTSIDE THE PROJECT SITE DAMAGED BY THE CONSTRUCTION PROCESS TO AS NEAR ORIGINAL CONDITION AS POSSIBLE.  
 RAILING/FENCING AND/OR GUARDRAILS TO BE INSTALLED AS PER CODE AT ALL HEIGHTS SHOWN AND APPROXIMATELY 10' TO BE DETERMINED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER.  
 RETAINING WALL AND RAILING TO BE DISCUSSED PRIOR TO START WORK.  
 LOCATIONS OF BUILDINGS ARE TO BE DISCUSSED PRIOR TO START WORK.  
 ALL CONSTRUCTION SHALL BE FULLY INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO START WORK.  
 PUMP IN THE SITE OF A SINGLE FAMILY TOWNHOMES WITH 2-3 BEDROOM UNITS PER RES. USED AS SHORT TERM RENTALS. WITH 3-STORY STRUCTURES WILL NOT HAVE ELEVATORS. EACH TWO STORY UNIT WILL HAVE A SINGLE CAR GARAGE.  
**EROSION AND SEDIMENT CONTROL.**  
 ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED. IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE LAND DISTURBANCE PERMIT AND THE EROSION CONTROL PLAN. THE CONSTRUCTION PHASE AND UNIT PERMANENT VEGETATION IS ESTABLISHED ON CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION TO COMPLY WITH THIS REQUIREMENT.

**ZONING:**  
 MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 REAR PORCH - 20'  
 FRONT PORCH - 15'  
 REAR - 10'  
 PLANNED UNIT DEVELOPMENT EXTERIOR SETBACK-25'  
 DENSITY- 10 UNITS PER ACRE FOR ATTACHED UNITS  
 ALLOWED DENSITY = 9.44 ACRES X 10 UNITS/ACRE = 94 UNITS  
 PROVIDED DENSITY = 77 UNITS

**77-3 BEDROOM UNITS**  
 164 PARKING SPACES  
 ROADS ARE HEAVY-DUTY ASPHALT WITH DRIVEWAYS BEING CONCRETE.

**GREEN SPACE CALCULATION**  
 SITE = 9.44 AC = 411,206 SF X 0.05 = 20,560 SF  
 PROVIDED  
 1,700 SF (SN) + 18,900 SF (RN) = 20,600 SF

**SCALE**  
 HORIZONTAL - 1" = 60'  
 VERTICAL - 1" = 10'  
 DATE: 9-6-24

**DESIGNED**  
 DRAWN  
 CHECKED

**COMPASS**  
 2029 Red Bank Rd  
 Sevenhills, TN 37876

**COMPASS**  
 2029 Red Bank Rd  
 Sevenhills, TN 37876

**DESIGNED**  
 DRAWN  
 CHECKED

**ALL COMPASS DRAWINGS ARE THE PROPERTY OF COMPASS SURVEYING, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMPASS SURVEYING, LLC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PUNISHED AS A VIOLATION OF FEDERAL AND STATE LAWS. COMPASS SURVEYING, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HOLDING THE ENGINEER, THE OWNER/DEVELOPER ETC. HARMLESS FROM ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.**

NO.	DATE	REVISIONS
1	9-20-24	PC REVISIONS
2		
3		
4		

**SCALE**  
 HORIZONTAL - 1" = 60'  
 VERTICAL - 1" = 10'  
 DATE: 9-6-24

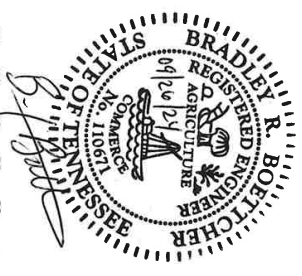
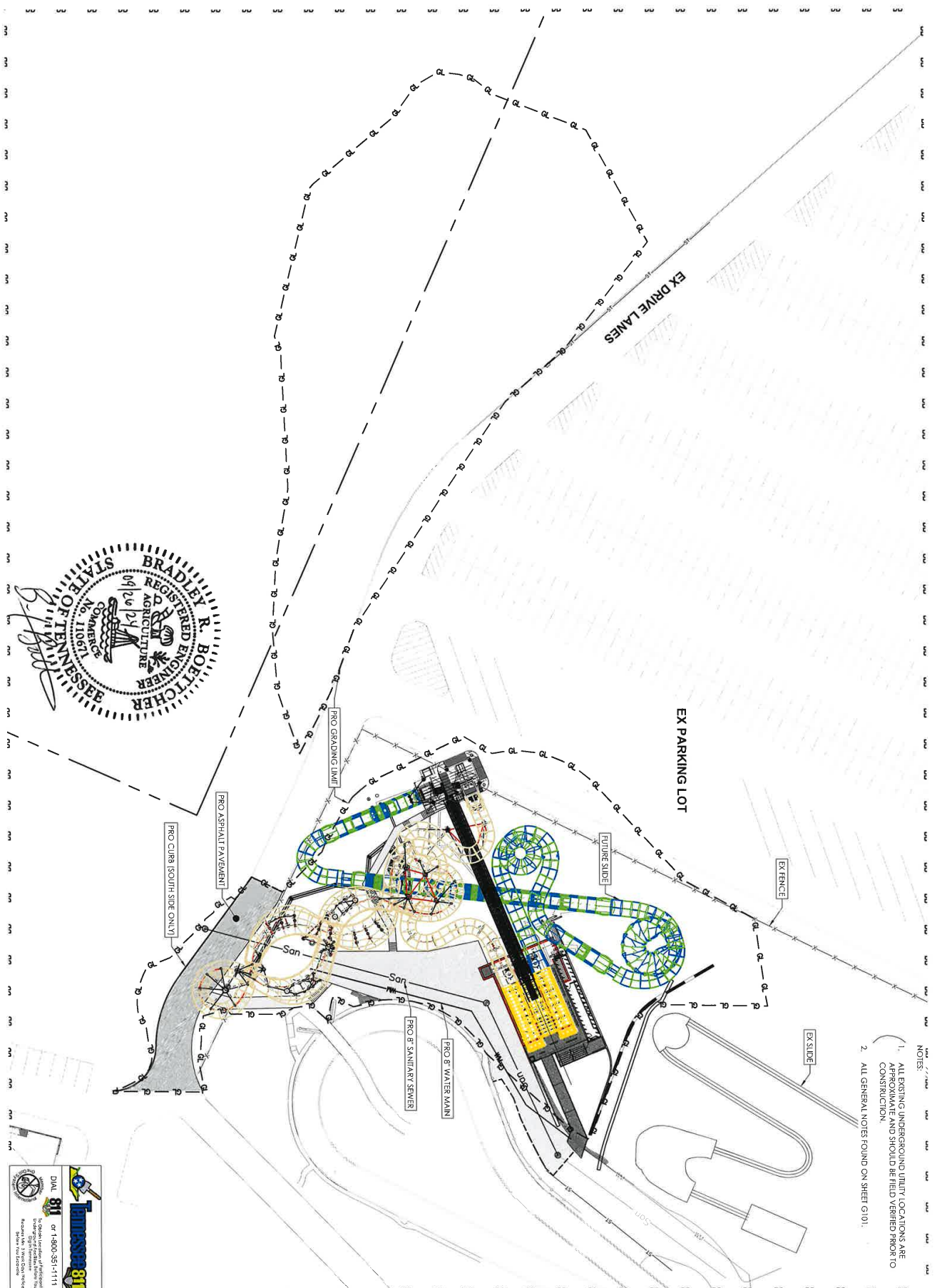
**SITE PLAN**

**SAINT IVES TOWNHOMES**  
 PLANNED UNIT DEVELOPMENT  
 SAINT IVES DRIVE  
 4th DISTRICT SEVENHILL COUNTY, TENNESSEE

**LAYOUT NAME**  
 24-0820

**SHEET**  
 C-3





- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  2. ALL GENERAL NOTES FOUND ON SHEET G101.

**Imagines 811**  
 or 1-800-351-1111  
 The Quality of Local Information  
 Matters. Dig Smart. Dig Right.  
 SEVIER COUNTY, TENNESSEE

**C2.0**

DRAWN BY: GEP  
 REVIEWED BY: BRH  
 ISSUE DATE: 09/26/24  
 GEP FILE NO.: 240518-275AK  
 SHEET NO.:



REVISIONS	NO.	BY	DATE

**PROPOSED SITE PLAN  
 SOAKY MOUNTAIN SLIDE ADDITION  
 WILDERNESS DEVELOPMENT CORPORATION**

CITY OF SEVIERVILLE  
 SEVIER COUNTY, TN

**General Engineering Company**

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901  
 608-742-2169 (Office) • 608-742-2592 (Fax)  
 www.generalengineering.net

This document contains confidential or proprietary information of General Engineering Company. Unless the document has the information herein to be reproduced, distributed, used or otherwise relied on in whole or in part except as specifically authorized by General Engineering Company.

