

## MEMORANDUM

**To:** Vonore Board of Zoning Appeals  
**From:** Laura Smith, Planner  
**Date:** March 28, 2023  
**Subject:** April 4, 2023, Vonore Board of Zoning Appeals Agenda

**AGENDA**  
**VONORE BOARD OF ZONING APPEALS**  
**Vonore Community Center**  
**Tuesday, April 4, 2023**  
**6:00 p.m.**

- I. Call to Order and Approval of the minutes of the February 7, 2023, meeting.
- II. Variance Request for gravel interior roads for proposed 62 tent and RV sites, RV park, Chris Brown, Harold Brown Design, LLC, Property owners, Adam and Terri Moore, Hwy. 411, Tax Map 028, Parcel 016 and 016.02, C-3, Highway Business District, approximately 8.76 acres (combined), *on February 7, 2023 BZA agenda;*
- III. Other Business
- IV. Adjournment

# Monroe County - Parcel: 028 016.02



Date: March 28, 2023

County: Monroe  
Owner: MACK KENNETH RAYMOND ETUX  
Address: HWY 411  
Parcel Number: 028 016.02  
Deeded Acreage: 4.38  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021

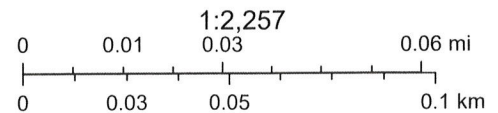
1:9,028  
0 0.05 0.1 0.2 mi  
0 0.1 0.2 0.4 km  
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA  
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Monroe County - Parcel: 028 016.02



Date: March 28, 2023

County: Monroe  
Owner: MACK KENNETH RAYMOND ETUX  
Address: HWY 411  
Parcel Number: 028 016.02  
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State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

The property lines are compiled from information maintained by your local



March 6, 2023

Ms. Laura Smith  
East Tennessee Development District  
216 Corporate Place  
Alcoa, TN 37701

Subject: Paving Variance Request  
Highway 411 RV Park and Campground  
Vonore, TN 37354

Ms. Smith,

On behalf of the Highway 411 RV Park and Campground (Owner), Harold Brown Design (Engineer) is requesting a variance from the Subdivision Regulations for the project. As discussed, the Owner would like to install stone for the interior roads in lieu of asphalt. In general, the entrance will be paved from Highway 411 to the Right-of-Way as required by the Tennessee Department of Transportation (TDOT). Currently, The driveway permit has been verbally approved by TDOT, and written approval will be provided once the bond or letter of credit has been submitted.

The primary concern with asphalt pavement is the temperature it can reach during the summer. In the southeast many areas frequently see average highs of 95 degrees, with asphalt temperatures reaching 140 degrees or higher. As you know, stone will not produce the same amount of heat as asphalt and will cool much quicker in the evenings. Additionally, stone will be simpler for the Owners to maintain rather than hiring a paving subcontractor.

We look forward to discussing this with the planning commission in April. If you have any questions or need any additional information, please don't hesitate to reach out.

Sincerely,

A handwritten signature in blue ink that reads 'Chris R. Brown'.

Chris R. Brown, P.E.

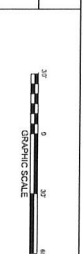
Principal

Cc: Nikki Moore

Adam Moore

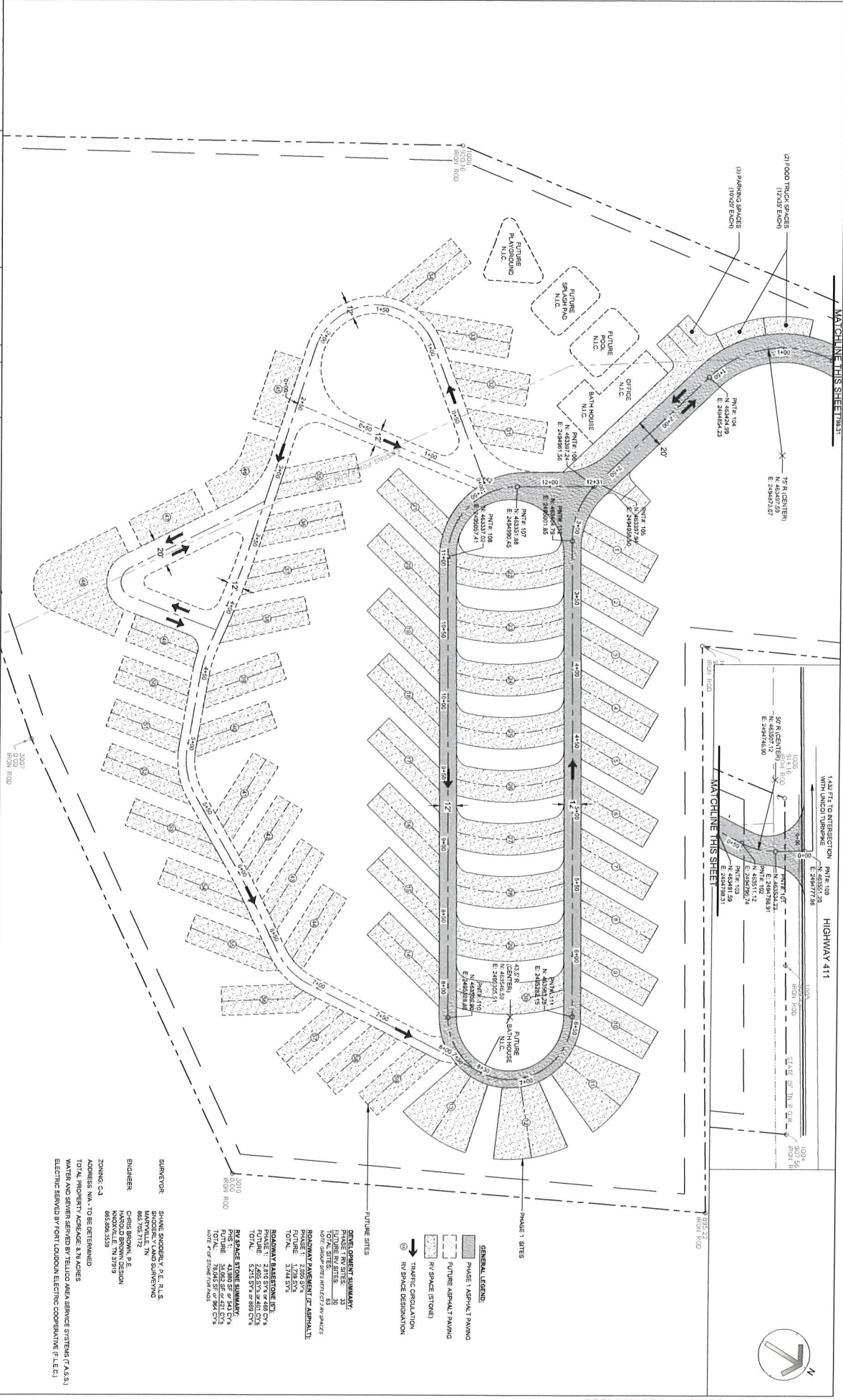
NO.	DATE	REVISION

APPR.	SCALE	DATE
	1" = 30'	DECEMBER, 2022



**HIGHWAY 411 RV PARK**  
VONORE, TN

PROJECT #	22021.00	SITE PLAN
		(SHEET 1 of 3)
C1.0		



**DEVELOPER SUMMARY:**  
 PHASE 1 RV SITES: 23  
 TOTAL SITES: 23  
 TOTAL AREA: 183,183 SQ. FT.  
 TOTAL ACRES: 4.21  
 TOTAL TRAVELWAY AREA: 1,728 SQ. YD.  
 TOTAL TRAVELWAY AREA: 1,728 SQ. YD.  
 TOTAL TRAVELWAY AREA: 1,728 SQ. YD.

**ROADWAY BARRIERS (E.C.):**  
 PHASE 1: 2,400 SQ. YD. OF 48" C/T'S  
 FUTURE: 2,400 SQ. YD. OF 48" C/T'S  
 TOTAL: 4,800 SQ. YD. OF 48" C/T'S

**RV SPACE STONE SUMMARY:**  
 PHASE 1: 78,000 SQ. YD. OF 3/4" C/T'S  
 FUTURE: 78,000 SQ. YD. OF 3/4" C/T'S  
 TOTAL: 156,000 SQ. YD. OF 3/4" C/T'S

**NOTE: 1" = 30' UNLESS OTHERWISE NOTED.**

**ENGINEER:**  
 HAROLD BROWN DESIGN  
 4000 W. WOODLAND BLVD.  
 KNOXVILLE, TN 37919

**DATE:**  
 DECEMBER, 2022

**PROJECT #:**  
 22021.00

**SHEET #:**  
 1 of 3

NO.	DATE	REVISION

APPR.	SCALE
	1" = 20'
DATE	
DECEMBER, 2022	

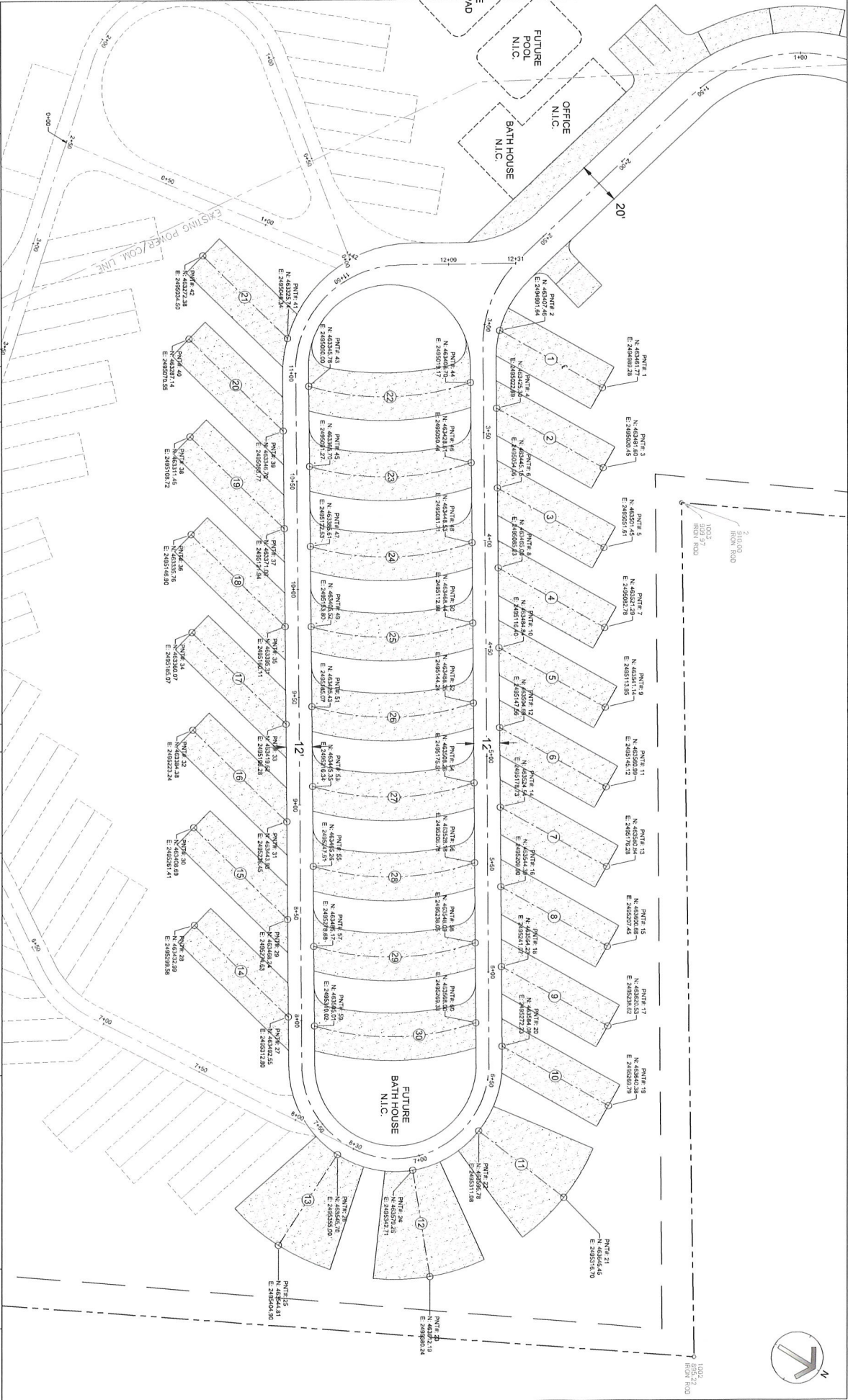


HIGHWAY 411 RV PARK  
VANDORE, TN

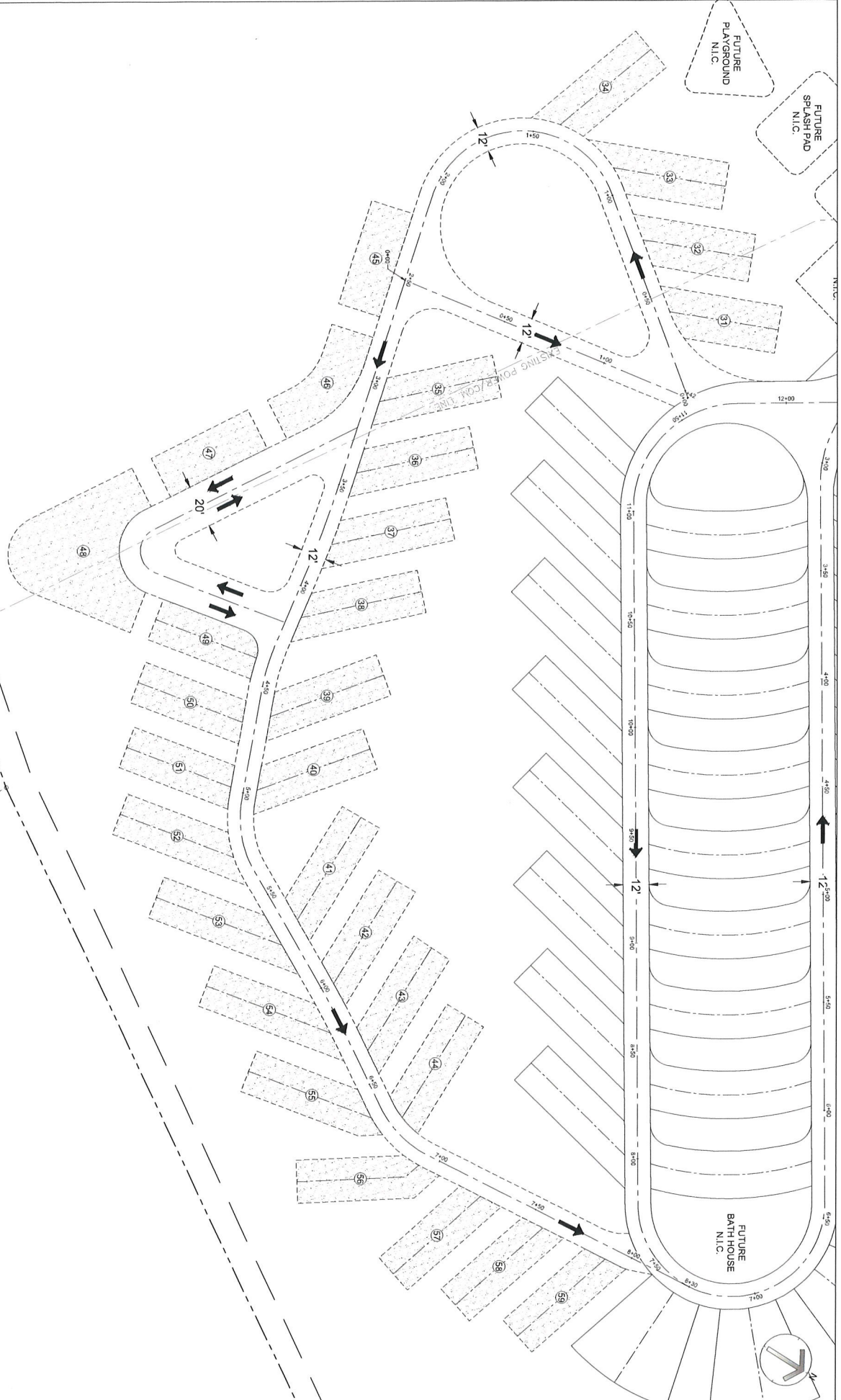
PROJECT #:  
22021.00

SITE PLAN  
(SHEET 2 of 3)

C1.1

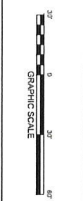


NO.	DATE	REVISION



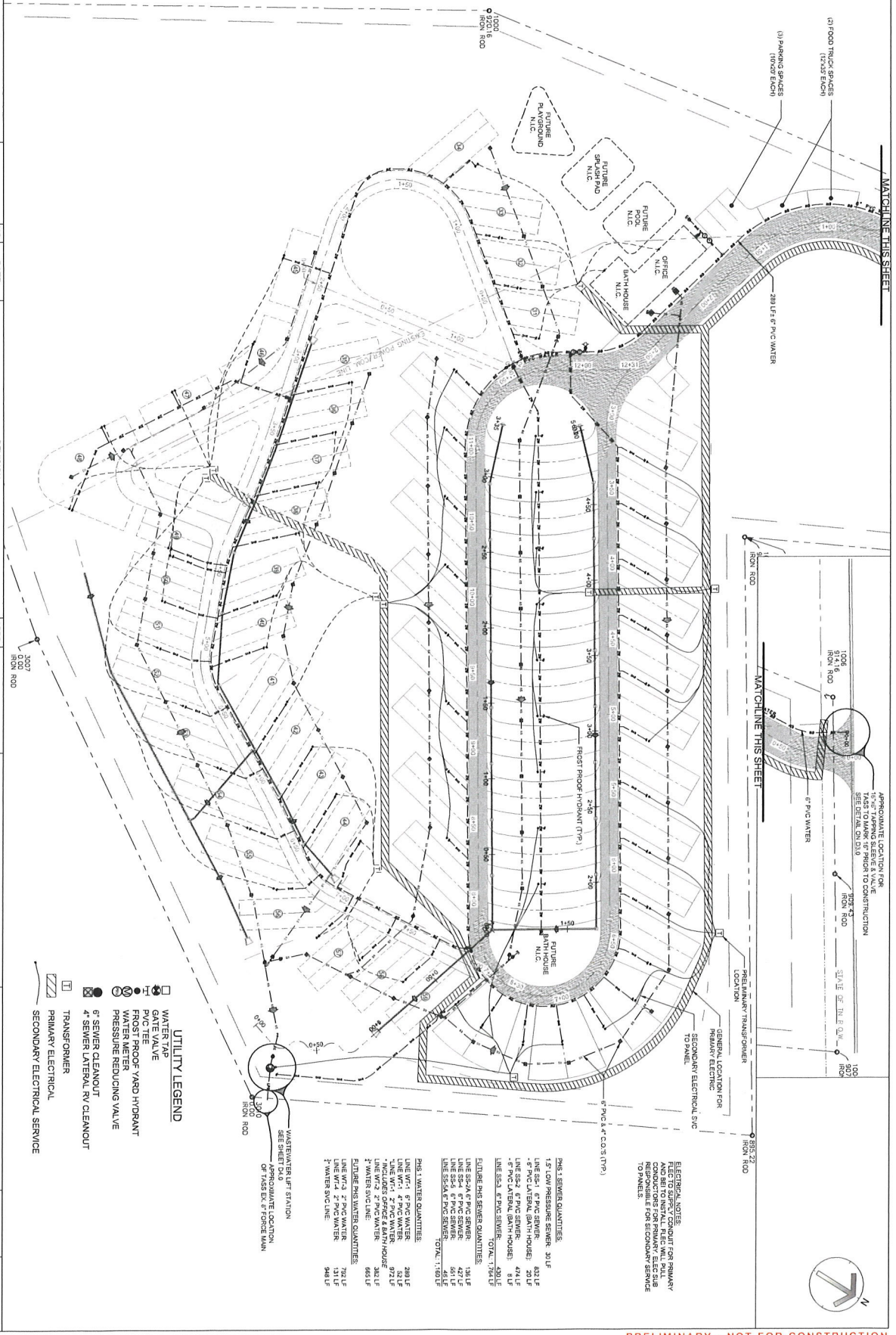
NO.	DATE	REVISION

APPR. SCALE  
1" = 30'  
DATE  
DECEMBER 2022



**HIGHWAY 411 RV PARK**  
YONORE, TN

PROJECT #:  
22021.00  
OVERALL  
UTILITY PLAN  
C4.0



- UTILITY LEGEND**
- WATER TAP
  - GATE VALVE
  - PVC Tee
  - ROOF-YARD HYDRANT
  - WATER METER
  - PRESSURE REDUCING VALVE
  - SEWER CLEANOUT
  - SEWER LATERAL RV CLEANOUT
  - TRANSFORMER
  - PRIMARY ELECTRICAL
  - SECONDARY ELECTRICAL SERVICE

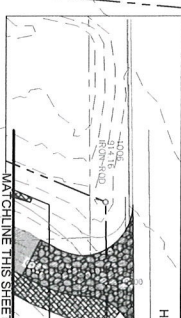
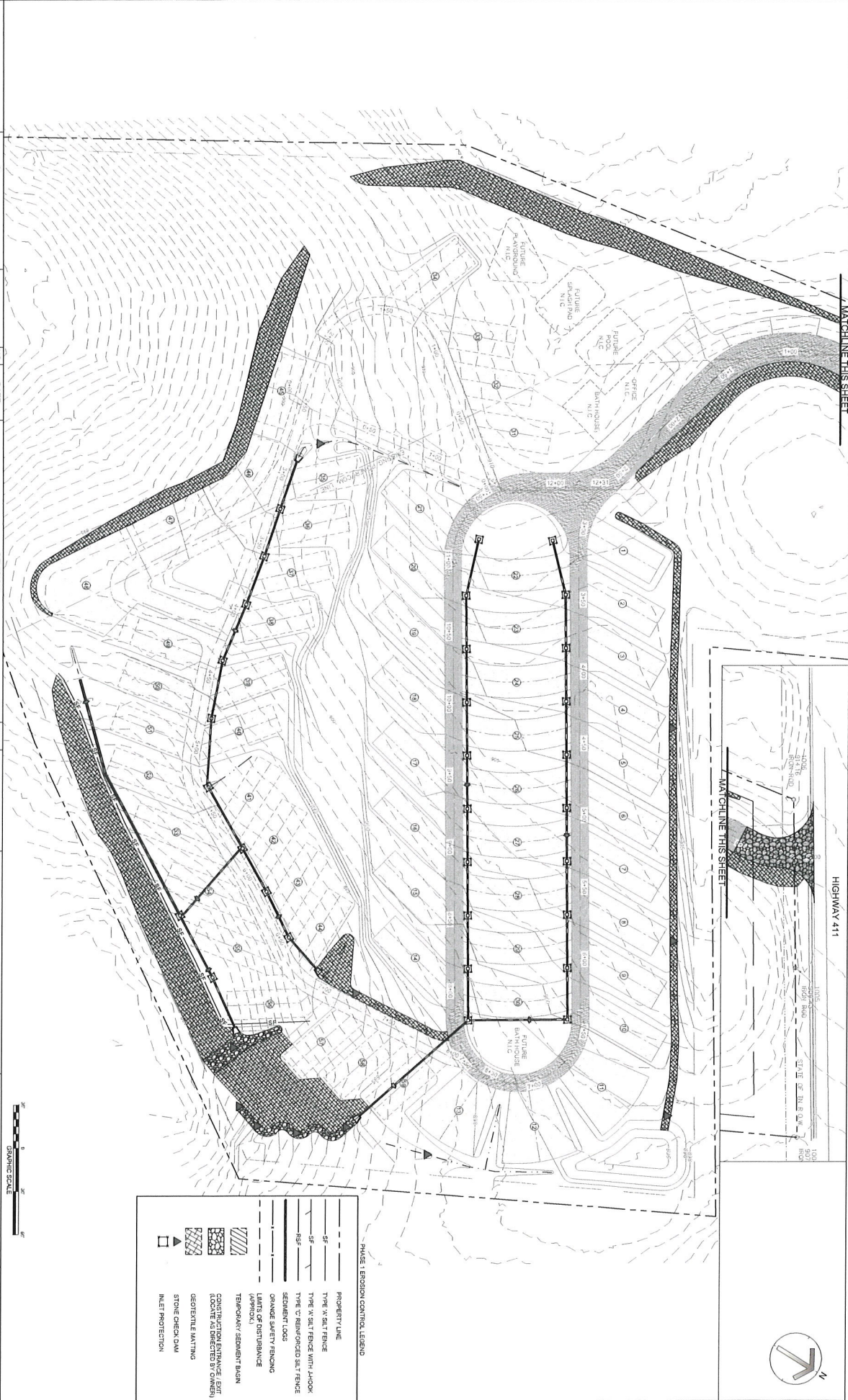
WASTEWATER LIFT STATION  
SEE SHEET FOR APPROXIMATE LOCATION  
OF TANK EX. F. FORCE MAIN

**ONE (1) SEWER QUANTITIES:**  
LINE WS-1 6" PVC SEWER 289 LF  
LINE WS-2 6" PVC SEWER 321 LF  
LINE WS-3 6" PVC SEWER 421 LF  
LINE WS-4 6" PVC SEWER 421 LF  
LINE WS-5 6" PVC SEWER 421 LF  
LINE WS-6 6" PVC SEWER 421 LF  
LINE WS-7 6" PVC SEWER 421 LF  
LINE WS-8 6" PVC SEWER 421 LF  
LINE WS-9 6" PVC SEWER 421 LF  
LINE WS-10 6" PVC SEWER 421 LF  
LINE WS-11 6" PVC SEWER 421 LF  
LINE WS-12 6" PVC SEWER 421 LF  
LINE WS-13 6" PVC SEWER 421 LF  
LINE WS-14 6" PVC SEWER 421 LF  
LINE WS-15 6" PVC SEWER 421 LF  
LINE WS-16 6" PVC SEWER 421 LF  
LINE WS-17 6" PVC SEWER 421 LF  
LINE WS-18 6" PVC SEWER 421 LF  
LINE WS-19 6" PVC SEWER 421 LF  
LINE WS-20 6" PVC SEWER 421 LF  
LINE WS-21 6" PVC SEWER 421 LF  
LINE WS-22 6" PVC SEWER 421 LF  
LINE WS-23 6" PVC SEWER 421 LF  
LINE WS-24 6" PVC SEWER 421 LF  
LINE WS-25 6" PVC SEWER 421 LF  
LINE WS-26 6" PVC SEWER 421 LF  
LINE WS-27 6" PVC SEWER 421 LF  
LINE WS-28 6" PVC SEWER 421 LF  
LINE WS-29 6" PVC SEWER 421 LF  
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LINE WS-31 6" PVC SEWER 421 LF  
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LINE WS-41 6" PVC SEWER 421 LF  
LINE WS-42 6" PVC SEWER 421 LF  
LINE WS-43 6" PVC SEWER 421 LF  
LINE WS-44 6" PVC SEWER 421 LF  
LINE WS-45 6" PVC SEWER 421 LF  
LINE WS-46 6" PVC SEWER 421 LF  
LINE WS-47 6" PVC SEWER 421 LF  
LINE WS-48 6" PVC SEWER 421 LF  
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LINE WS-75 6" PVC SEWER 421 LF  
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LINE WS-97 6" PVC SEWER 421 LF  
LINE WS-98 6" PVC SEWER 421 LF  
LINE WS-99 6" PVC SEWER 421 LF  
LINE WS-100 6" PVC SEWER 421 LF

**ELECTRICAL NOTES:**  
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
3. ALL ELECTRICAL WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.  
5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
7. ALL ELECTRICAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
9. ALL ELECTRICAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

**PRELIMINARY - NOT FOR CONSTRUCTION**





PHASE 1 EROSION CONTROL LEGEND

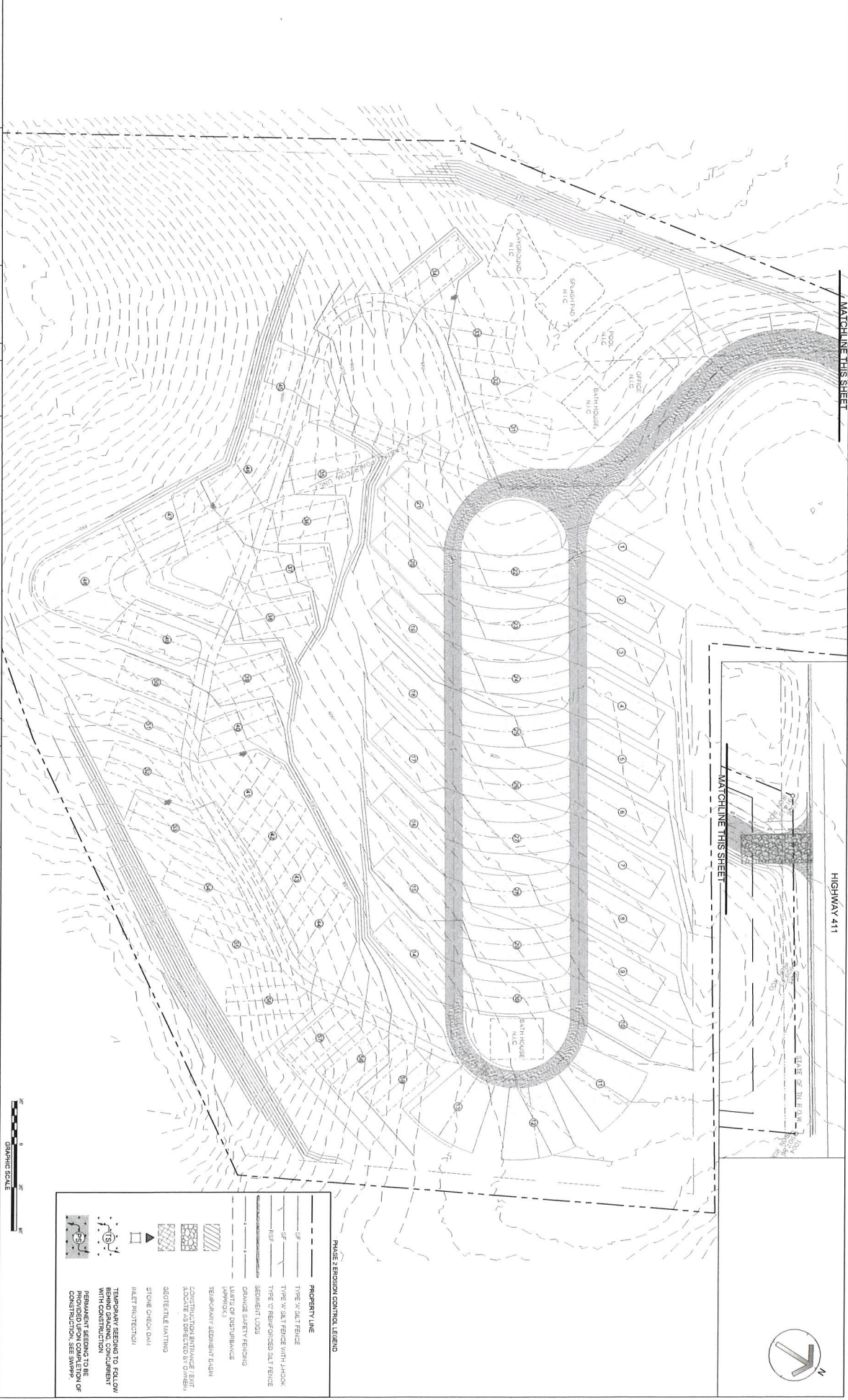
	PROPERTY LINE
	TYPE 'X' SILT FENCE
	TYPE 'X' SILT FENCE WITH J-HOOK
	TYPE 'C' REINFORCED SILT FENCE
	SEDIMENT LOSS
	ORANGE SAFETY FENCING
	LIMITS OF DISTURBANCE (APPROX)
	TEMPORARY SEDIMENT BASIN
	CONSTRUCTION ENTRANCE, EXIT, OR DRIVEWAY SUBJECT TO STABILIZATION
	GEOTECHNICAL MATTING
	STONE CHECK DAM
	INLET PROTECTION

NO.	DATE	REVISION

APPR.	SCALE
	1" = 30'
DATE	
OCTOBER, 2022	

HIGHWAY 411 RV PARK  
VONORE, TN

PROJECT # PHS 2 EROSION CONTROL PLAN  
2202.100  
CS.1

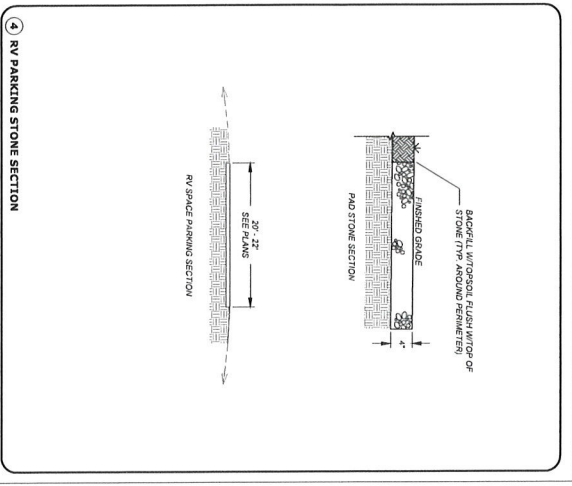
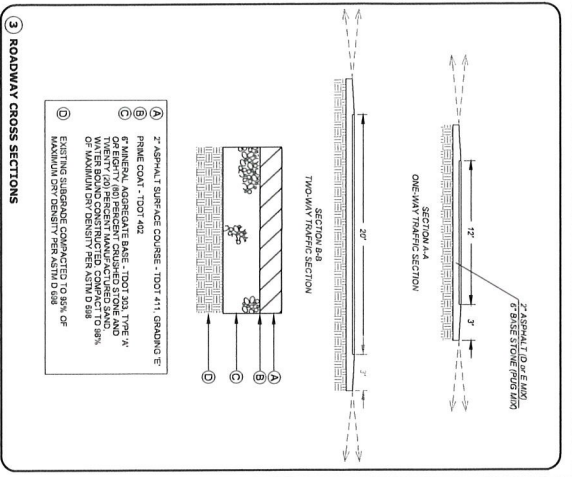
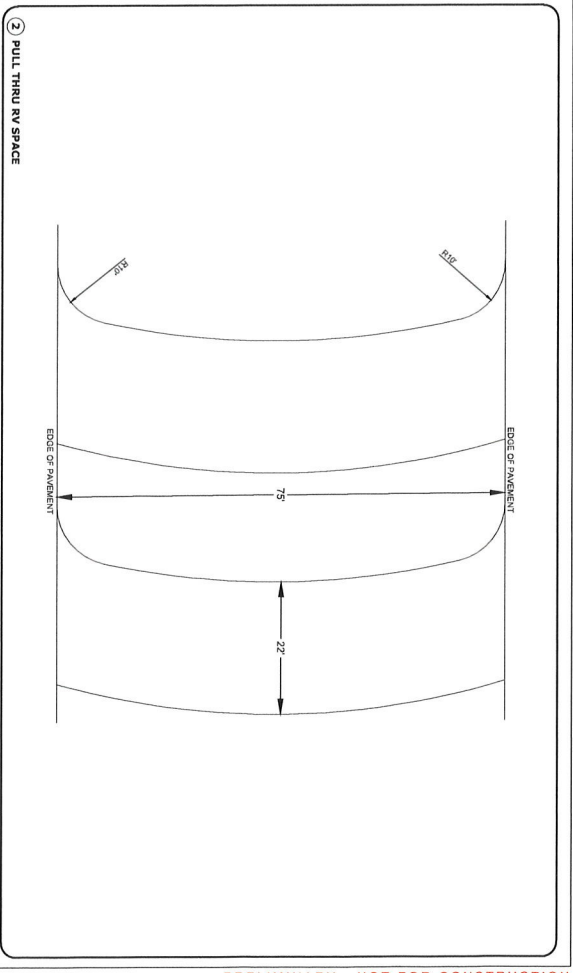
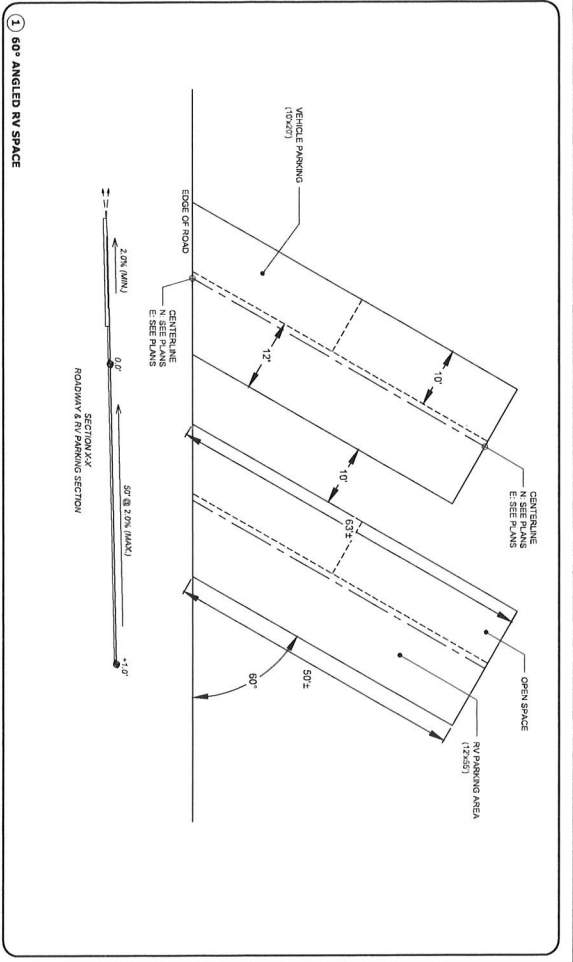


**PHASE 2 EROSION CONTROL LEGEND**

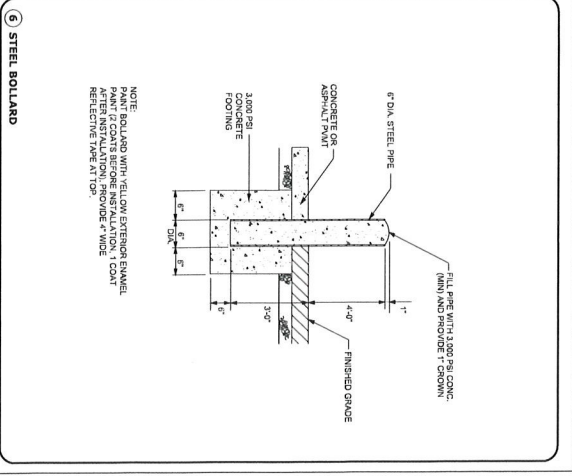
	PROPERTY LINE
	TYPE 'W' SILT FENCE
	TYPE 'W' SILT FENCE WITH HOOK
	TYPE 'C' REINFORCED SILT FENCE
	SEDIMENT LOSS
	ORANGE SAFETY FENCING
	TEMPORARY SEDIMENT BASIN
	CONSTRUCTION BERMS (EXT. LOCATIONS AS DIRECTED BY OMBM)
	GEOTEXTILE MATTING
	STONE CHECK DAM
	INLET PROTECTION

TEMPORARY FENCING TO FOLLOW PERMITS SHALL BE REMOVED UPON COMPLETION OF PERMANENT FENCING TO BE PROVIDED UPON COMPLETION OF CONSTRUCTION. SEE SWPPP.





⑤ NOT USED



**HB**  
HAROLD BROWN DESIGN

**Tennessee**  
know your history  
Call before you dig.

DESIGNED: CRB  
DRAWN: CRB  
CHECKED: SDV

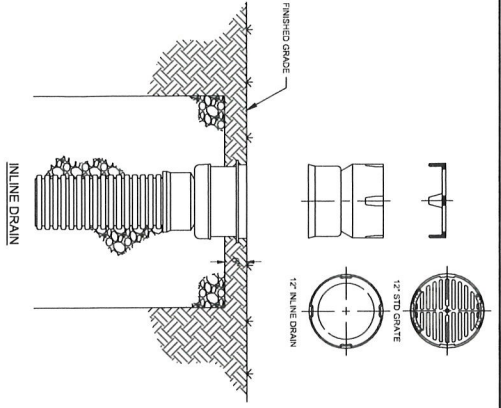
NO.	DATE	REVISION

SCALE	DATE	APPR.
NOT TO SCALE	DECEMBER, 2022	

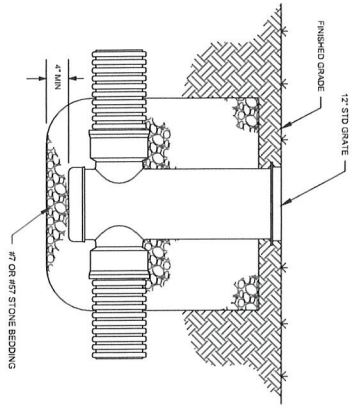
HIGHWAY 411 RV PARK  
VONORE, TN

PROJECT #: 22021.00  
CONSTRUCTION DETAILS

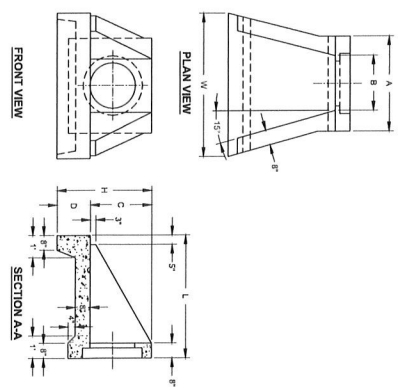
D1.0



1 IN-LINE DRAIN (NON-TRAFFIC AREAS)

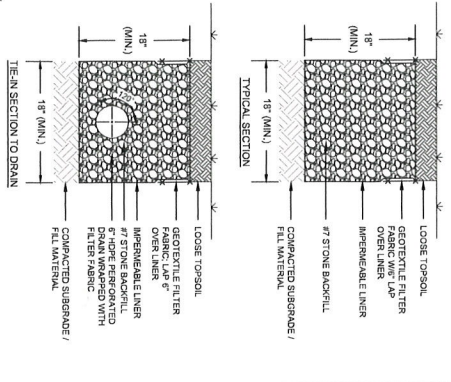


2 NYLOPLAST DRAIN BASIN



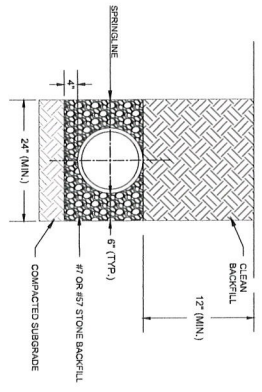
3 PRECAST HEADWALL

4 NOT USED

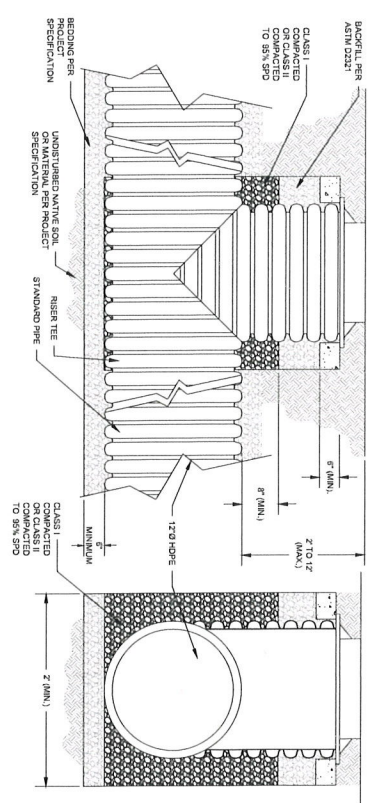


4 TYPICAL FRENCH DRAIN SECTION

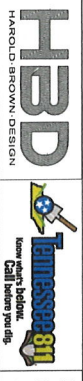
NOTE:  
 1. INSTALL 1/2" HOLE PERFORATED DRAIN PIPE (SINGLE WALL) WITH 1/4" x 3/8" HOLES (MIN.)  
 2. WRAP PIPE WITH A LIGHT WEIGHT (3 OZ. TO 5 OZ.) NONWOVEN POLYPROPYLENE  
 3. USE 1/2" HOLE PERFORATED DRAIN PIPE TO MATCH WITH 1/2" HOLE PERFORATED FRENCH DRAIN PLAN.



5 STORM SEWER BACKFILL DETAIL



6 HOOP RISER TEE DETAIL



DESIGNED: CRB  
 DRAWN: CRB  
 CHECKED: SDV

NO.	DATE	REVISION

SCALE	DATE
NOT TO SCALE	DECEMBER, 2022

HIGHWAY 411 RV PARK  
 VONORE, TN

PROJECT #  
 Z2021100  
 CONSTRUCTION  
 DETAILS  
 D2.0

NO.	DATE	REVISION	APPR.

SCALE	DATE
N.T.S.	DECEMBER, 2022

PROJECT #	UTILITY
Z2021100	DETAILS
HIGHWAY 411 RV PARK	
VONORE, TN	
D3.0	

