

MEMORANDUM

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** November 29, 2023  
**Subject:** December 5, 2023, Vonore Planning Commission Agenda

**AGENDA**  
**Vonore Municipal/Regional**  
**PLANNING COMMISSION**  
**Vonore Community Center**  
**Tuesday, December 5, 2023**  
***6:00 P.M.***

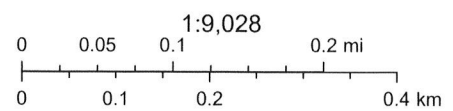
- I. Call to Order and Approval of the minutes of the November 7, 2023, meeting.
- II. Planned Agenda Items
  - A. Annual Meeting (November) Election of Officers;
  - B. Site Plan, Cherokee Outdoor Resort and Marina, RV park including cabins and glamping, Applicant, Ken Notturmo, Property Owner, Sequoyah Properties, Hwy. 411, Tax Map 028, Parcel 019.03, C-3, Highway Business District, approximately 46 acres;
  - C. Review small cell telecommunication cabinet and antennae placement within the TDOT right-of-way within the Vonore city limits (US Cellular, Applicant);
  - D. Updates to commission
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 028 019.02



Date: November 29, 2023

County: Monroe  
 Owner: UNITED STATES OF AMERICA  
 Address: HWY 411  
 Parcel Number: 028 019.02  
 Deeded Acreage: 44.8  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



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, State of Tennessee, Comptroller of the Treasury

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.

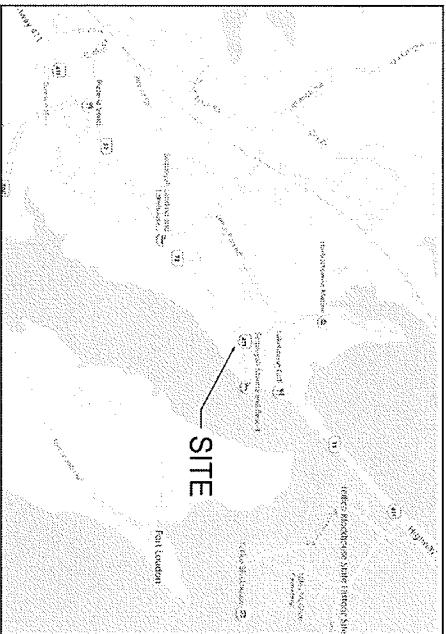
**GRADING AND DRAINAGE PLAN 10/01/2023**  
**CHEROKEE OUTDOOR RESORT AND MARINA**  
**VONORE, TENNESSEE**

**INDEX OF SHEETS:**

TITLE SHEET FOR FUTURE USE.....	1
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UTILITY DETAILS.....	16A-E

**SITE ELECTRICAL DRAWINGS:**

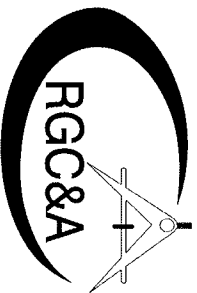
SITE PLAN - PART 1 - LIGHTING.....	E1-E2, E3
SITE PLAN - PART 1 - ELECTRICAL.....	E4-E5, E6
SITE PLAN - PART 1 - WIRING.....	E7-E8, E9
SCHEDS.....	E10
ELECTRICAL DETAILS.....	E11



LOCATION MAP

**PROPERTY ADDRESS:**  
 721 US-411, VONORE, TN 37885  
 PARCEL NUMBER: 028 019 02  
 ZONING: C3 HIGHWAY BUSINESS DISTRICT

**ENGINEER:**  
 ROBERT G. CAMPBELL & ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 CONTACT: JASON SIVERLING  
 PHONE: (865) 947-5996  
 EMAIL: JASONS@RGC-A.COM

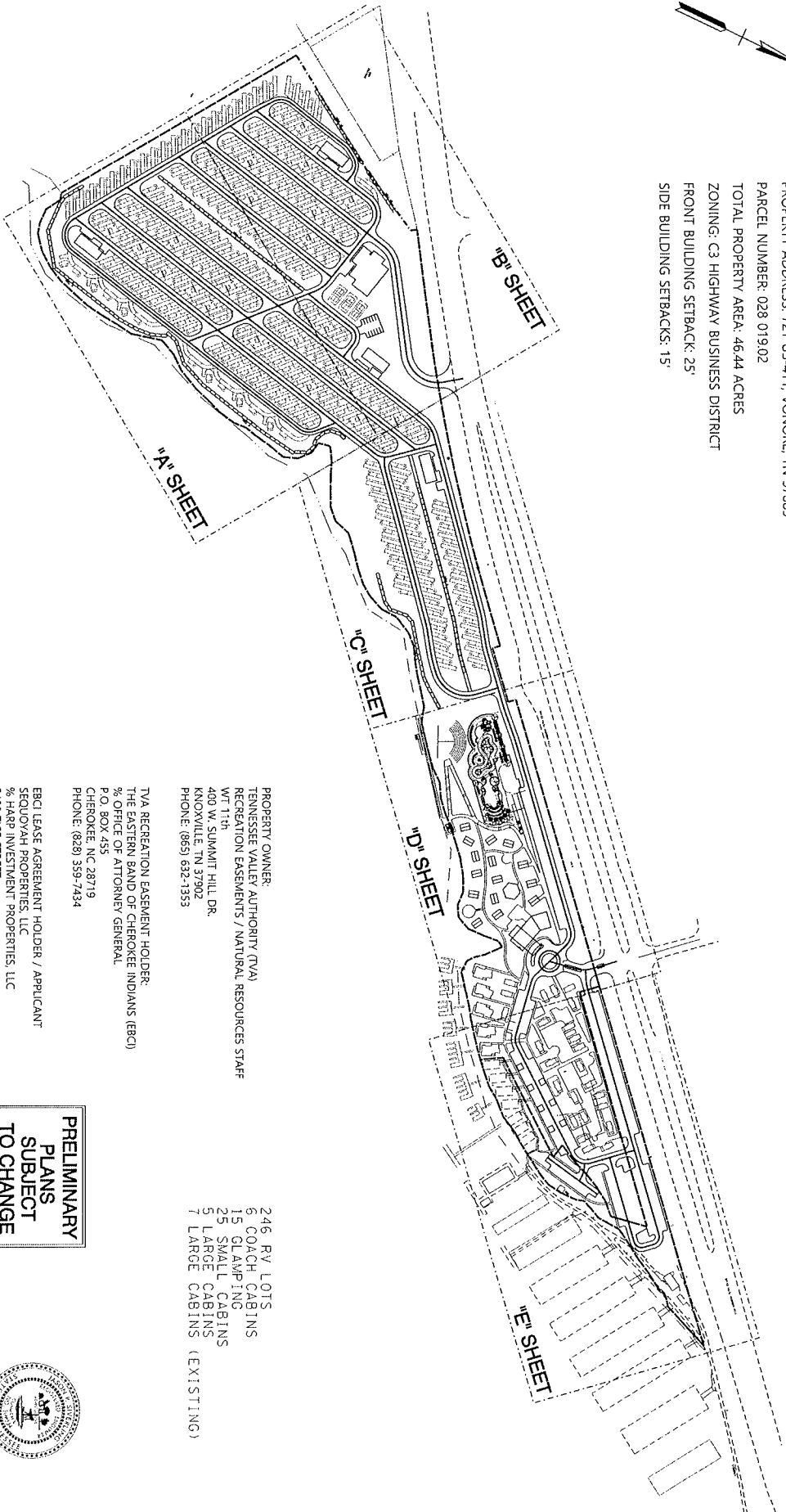
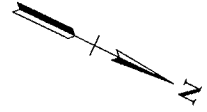


**ROBERT G. CAMPBELL & ASSOCIATES, L.P.**  
**CONSULTING ENGINEERS**  
**KNOXVILLE, TENNESSEE**

**PRELIMINARY  
 PLANS  
 SUBJECT  
 TO CHANGE**



PROPERTY ADDRESS: 721 US-411, VONORE, TN 37885  
 PARCEL NUMBER: 028 019.02  
 TOTAL PROPERTY AREA: 46.44 ACRES  
 ZONING: C3 HIGHWAY BUSINESS DISTRICT  
 FRONT BUILDING SETBACK: 25'  
 SIDE BUILDING SETBACKS: 15'



PROPERTY OWNER:  
 TENNESSEE VALLEY AUTHORITY (TVA)  
 RECREATION EASEMENTS / NATURAL RESOURCES STAFF  
 WT 11th  
 400 W. SUMMIT HILL DR.  
 KNOXVILLE, TN 37902  
 PHONE: (865) 632-1353

246 RV LOTS  
 6 COACH CABINS  
 15 GLAMPING  
 25 SMALL CABINS  
 5 LARGE CABINS  
 7 LARGE CABINS (EXISTING)

TVA RECREATION EASEMENT HOLDER:  
 THE EASTERN BAND OF CHEROKEE INDIANS (EBCI)  
 % OFFICE OF ATTORNEY GENERAL  
 P.O. BOX 455  
 CHEROKEE, NC 28719  
 PHONE: (828) 359-7434

EBCI LEASE AGREEMENT HOLDER / APPLICANT  
 SEQUOYAH PROPERTIES, LLC  
 % HARP INVESTMENT PROPERTIES, LLC  
 5400 TICE STREET  
 FORT MYERS, FL 33905  
 CONTACT: KEN NOTTURNO  
 PHONE: (239) 784-4296  
 EMAIL: KNOTTURNO@HARPPDEVELOPMENT.COM

**PRELIMINARY  
 PLANS  
 SUBJECT  
 TO CHANGE**



ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES  
 7523 HAZARDT LANE  
 KNOXVILLE, TN 37921  
 CONTACT: JASON SHERLING  
 PHONE: (865) 942-5995

NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		
<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
<b>CHEROKEE OUTDOOR                  RESORT AND MARINA</b>				
<b>OVERALL SITE LAYOUT</b>				
DESIGNED BY	DATE	CHECKED BY	SCALE	SHEET
BRANK BY			1" = 150'	NO. 3
NO. 1	OCT. 2023			

## DT VONORE CRAN 003-C PROPOSED RADIO EQUIPMENT CABINET AND ANTENNA

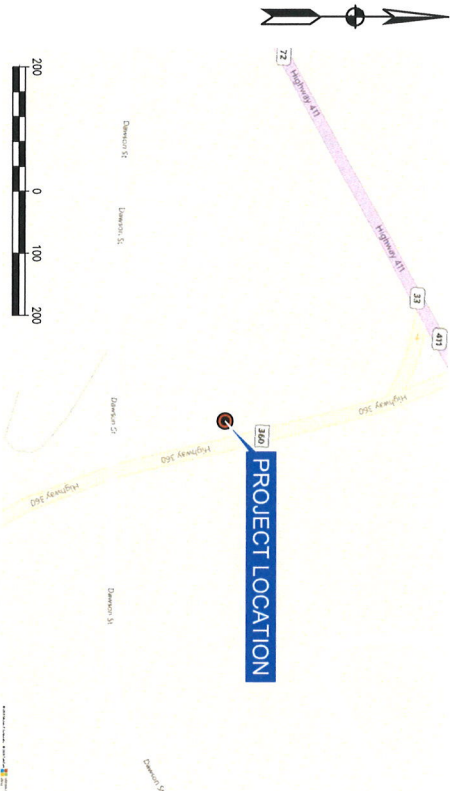
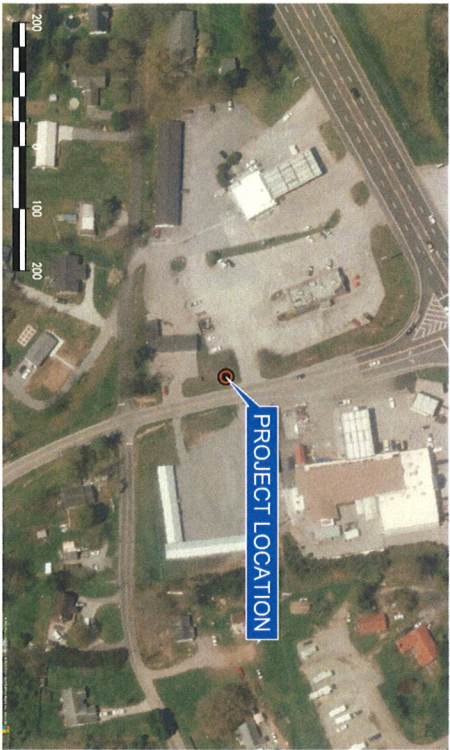
LOCATION CODE: 223630

E-911 ADDRESS: 1003 HIGHWAY 411

VONORE, TN 37885

LAT: 35°35'26.36" (N) / 35.590656°

LONG: 84°14'00.69" (W) / -84.233526°



### SATELLITE IMAGE

### STREET MAP

Digitally signed  
by Joseph Jacobs  
Date: 2023.09.19  
16:53:56 -0400'

#### PROJECT SUMMARY

SITE NAME:	DT VONORE CRAN 003-C
POLE NUMBER:	TBD
E-911 ADDRESS:	1003 HIGHWAY 411 VONORE, TN 37885 MONROE COUNTY
STRUCTURE OWNER:	U.S. CELLULAR
SERVICE TERRITORY:	EE - FORT LOUDON ELECTRIC COOPERATIVE TEL - TELEPHONE AND DATA SYSTEMS
APPLICANT:	U.S. CELLULAR
ROW OWNER:	STATE
MAP/BLOCK/LOT:	N/A
TAX MAP ADDRESS:	N/A
STRUCTURE TYPE:	PROPOSED 40' CLASS 2 WOOD UTILITY POLE

#### SHEET INDEX

SHEET NUMBER	DESCRIPTION
CD-1	TITLE SHEET
CD-2	GENERAL NOTES
CD-3	PROPOSED LOCATION PLAN
CD-4	POLE ELEVATION AND ORIENTATION
CD-5	POLE GROUNDING AND WIRING
CD-6	EQUIPMENT DETAILS
CD-7	USCC PLUMBING DIAGRAM
CD-8	ANTENNA SPEC SHEET

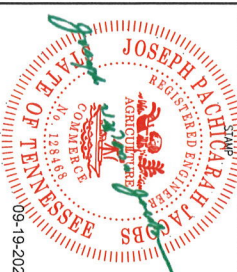
#### CONSTRUCTION DRAWING

PREPARED FOR:



#### SUBMITTALS

REV	DATE	ISSUED FOR	INITIAL REVIEW	DATE
1	09/19/23		KSB	



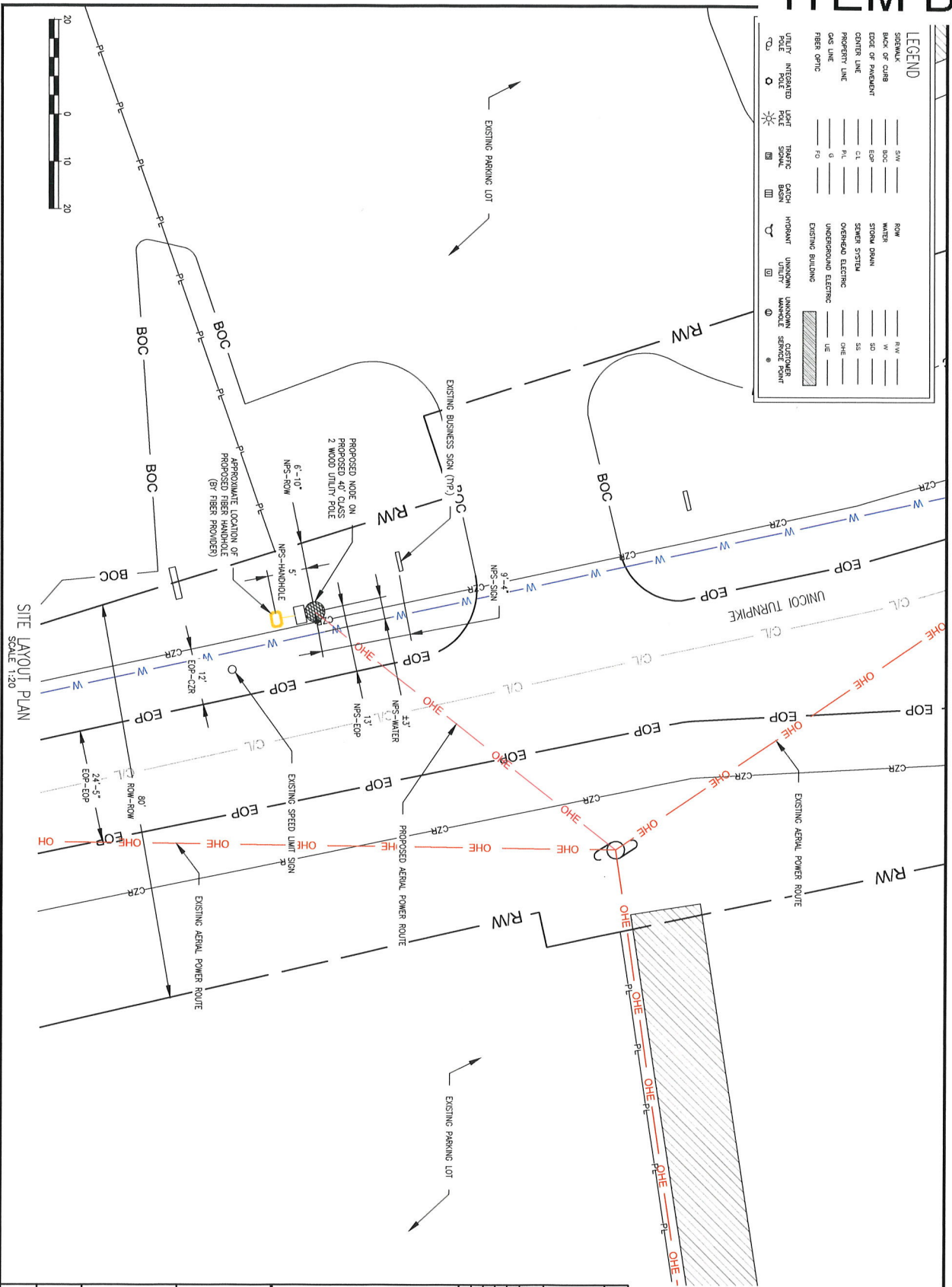
**TILSON**  
On a Mission  
16 WINDS STREET, 4TH FLOOR,  
FORT MONROE, VA 22041  
T: (703) 591-6427  
INFO@TILSONTECH.COM TILSONTECH.COM

DT VONORE CRAN 003-C  
1003 HIGHWAY 411  
VONORE, TN 37885  
MONROE COUNTY

#### TITLE SHEET

DRAWN BY:	CHECKED BY:	SHEET:	REV:
KSB	MGM	CD-1	0

# ITEM B



**LEGEND**

— SW	ROW	— R.W.
— BOC	WATER	— W
— EOP	STORM DRAIN	— SD
— CL	SEWER SYSTEM	— SS
— PL	OVERHEAD ELECTRIC	— OHE
— G	UNDERGROUND ELECTRIC	— UE
— F	EXISTING BUILDING	—
⊗	EXISTING SIGN	⊗
⊙	PROPOSED SIGN	⊙
⊕	PROPOSED SIGN	⊕
⊖	PROPOSED SIGN	⊖
⊗	PROPOSED SIGN	⊗

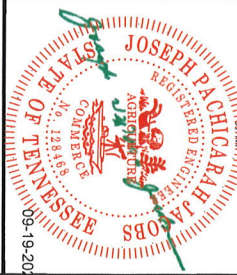
**LOCATION NOTES:**

1. LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CLIENT USING SATELLITE IMAGERY AND PUBLIC OS RESOURCES.
2. POWER AND FIBER ROUTES MAY CHANGE DURING CONSTRUCTION AND ALL DIMENSIONS ARE ESTIMATED TO A CENTERLINE OF TRAVEL AS REQUIRED BY FEDERAL AIA GUIDELINES.

**CONSTRUCTION DRAWING**  
 PREPARED FOR:  
 U.S. Cellular

**SUBMITTALS**

REV	DATE	ISSUED FOR	DESIGNED BY
Δ	09/19/23	INITIAL REVIEW	KSB



**TILSON**  
 On a Mission  
 16 WEDGE STREET, 4TH FLOOR,  
 PORTLAND, ME 04107  
 T: (207) 591-6427  
 INFO@TILSONTECH.COM TILSONTECH.COM

DT VONORE CRAN 003-C  
 1003 HIGHWAY 411  
 VONORE, TN 37885  
 MONROE COUNTY

**PROPOSED LOCATION PLAN**  
 SHEET TITLE  
 DRAWN BY: KSB  
 CHECKED BY: MCM  
 SHEET: CD-3  
 REV: 0