

MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: November 25, 2024
Subject: December 3, 2024, Vonore Planning Commission Agenda

AGENDA
Vonore Municipal/Regional
PLANNING COMMISSION
Vonore Community Center
December 3, 2024
6:00 p.m.

- I. Call to Order and Approval of the minutes of the November 5, 2024, meeting.
- II. Planned Agenda Items
 - A. Site plan, Tim Dunaway, Sr. Project Manager for JMB Investment, Company, LLC, proposed Dollar General, Keeble Rd., C-3 Highway Business District, Monroe County Tax Map 019, Parcel 062.01, approximately 1.84 acres.
 - B. Updates to commission
- III. Other Business
- IV. Adjournment



49.03

49.04

43.00

41.00

42.00

65.03

62.00

1.00

1.01

Highway 72 W

Keable Rd

Highway 72 W

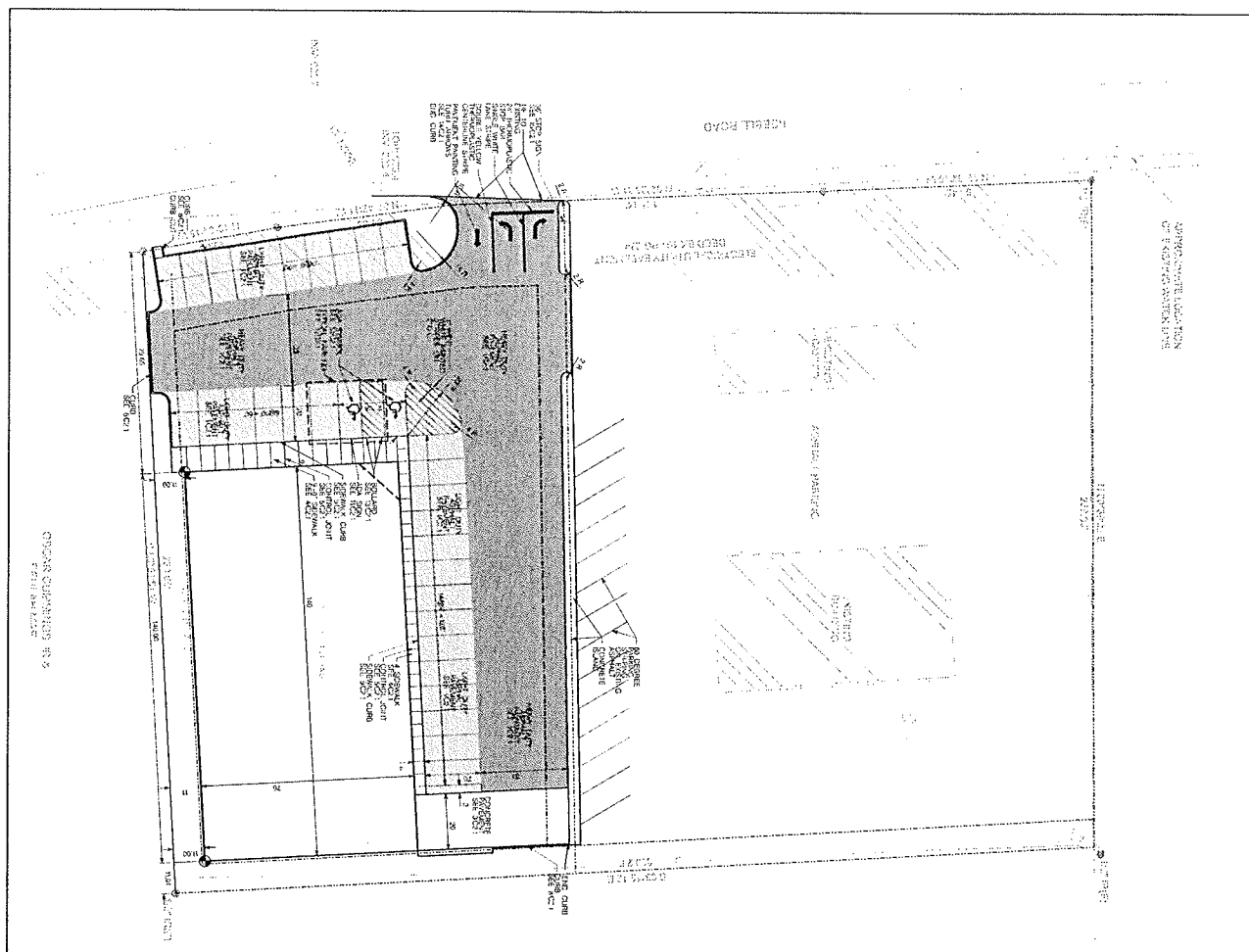
Keable Rd

Highway 72 W

Keable Rd

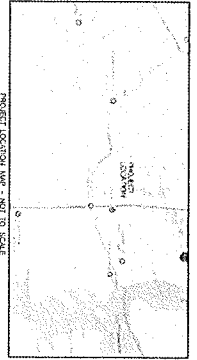
Sweetwater Von

Rarity Bay Pkwy

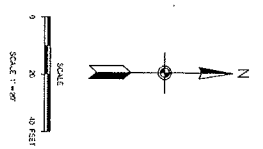


ON-ON-COMMUNICATIONS PROJECT
 2024-08-22

ON-ON-COMMUNICATIONS PROJECT
 2024-08-22



ON-ON-COMMUNICATIONS PROJECT
 2024-08-22



SITE LAYOUT NOTES

1. SEE REVISIONS TO PLAN BY DATE PART 05.
2. TOTAL BUILDING AREA PROPOSED: 10,000 SF ± TOTAL.
3. TOTAL SITE C.V. AC. TOTAL: 10.0 AC. TOTAL: 10.0 AC. TOTAL: 10.0 AC.
4. SEE REVISIONS TO THE PLAN BY DATE PART 05.
5. THE PROPOSED SITE IS LOCATED IN AN AREA RECORDED AS A ZONED...
6. THE PROPOSED SITE IS LOCATED IN AN AREA RECORDED AS A ZONED...
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20. THE PROPOSED SITE IS LOCATED IN AN AREA RECORDED AS A ZONED...

LEGEND

EXISTING	PROPOSED
GROUND ELEVATION	GROUND ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
UTILITIES	UTILITIES
EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAIN	STORM DRAIN
SEWER	SEWER
POSSIBLE WATER	POSSIBLE WATER
UTILITY DATE	UTILITY DATE
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
WATER METER	WATER METER
HIGH MOUNT	HIGH MOUNT
DRIVE ISLAND	DRIVE ISLAND
SET BACK	SET BACK
CHALK	CHALK
CURB BANK	CURB BANK
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
RAI MAP	RAI MAP

C1.1

SITE LAYOUT PLAN
 DRAWING

REGIONS

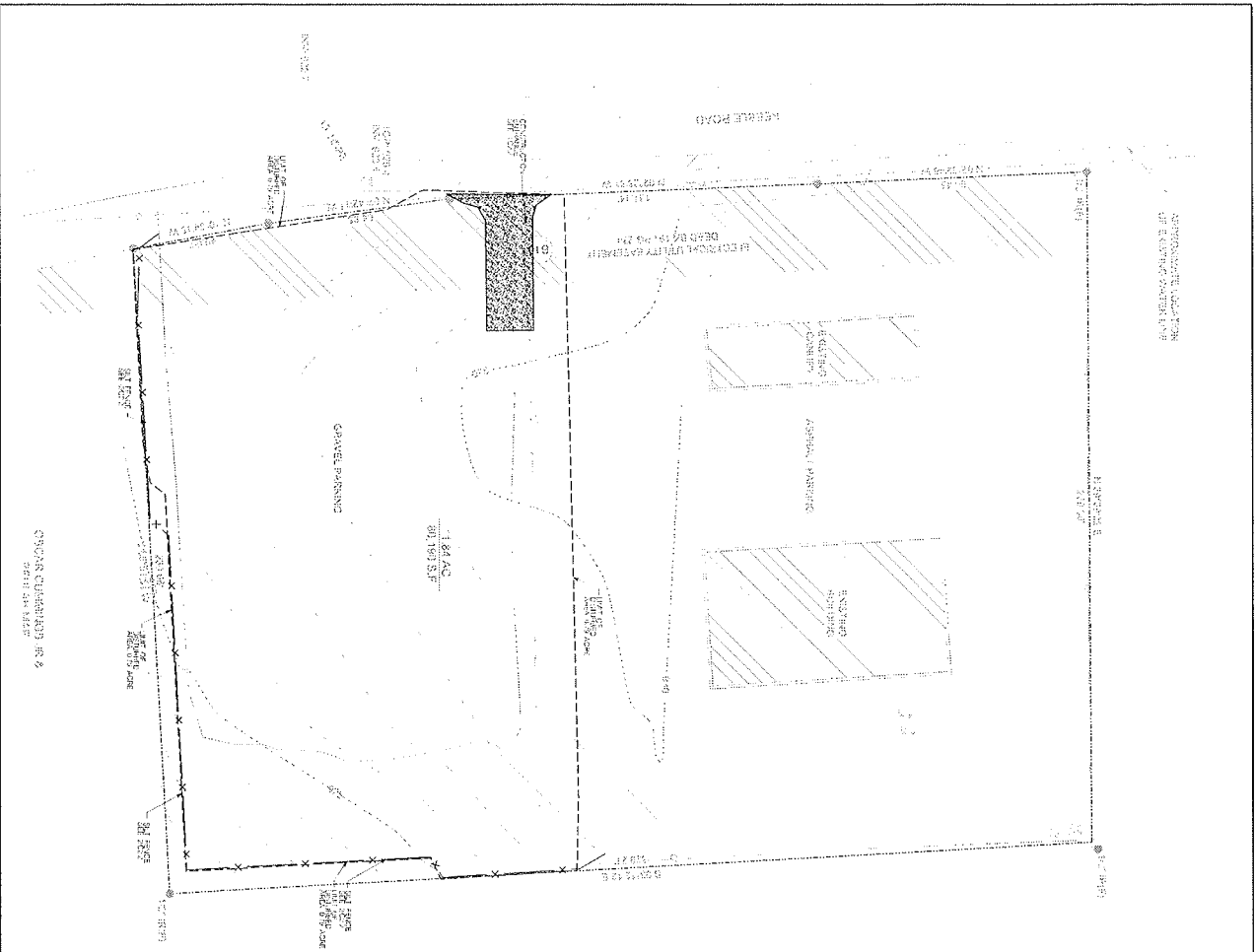
DRAWN	WNT
CHECKED	WNT
DATE	11-10-2024
FILE NAME	
PROJECT NO	

A Site Plan for:
Dollar General
 Vonore – Rarity Bay Parkway

Keelbe Road
 Vonore, Tennessee

WILL ROBINSON & ASSOCIATES

1248 N. Shorewood Ln
 Cassville, TN 37114
 (865) 386-4200
 will@wrcivil.com



OSCAR CHAMBERS DR. & DRIVE AISLE
 SEEDED BY THE OWNER

- CONSTRUCTION METHODS TO BE USED:**
1. EXISTING GRADE TO BE MAINTAINED
 2. ALL NEW CONSTRUCTION TO BE CONFORMANT WITH ALL APPLICABLE CODES AND REGULATIONS
 3. ALL NEW CONSTRUCTION TO BE CONFORMANT WITH ALL APPLICABLE CODES AND REGULATIONS
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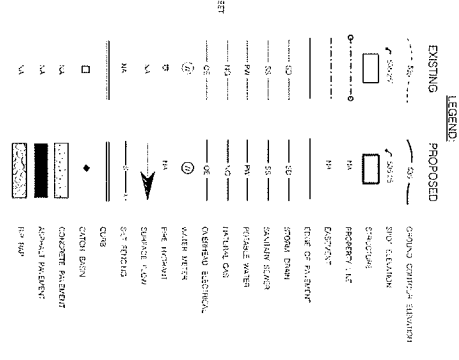
TOPSOIL REMOVAL AND REPLACEMENT:
 TOPSOIL REMOVAL AND REPLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. TOPSOIL SHALL BE STORED ON-SITE IN A COVERED AREA AND REAPPLIED TO THE SITE AFTER CONSTRUCTION IS COMPLETE. TOPSOIL SHALL BE TESTED FOR CONTAMINATION AND FOUND TO BE FREE OF CONTAMINATION BEFORE REAPPLICATION.

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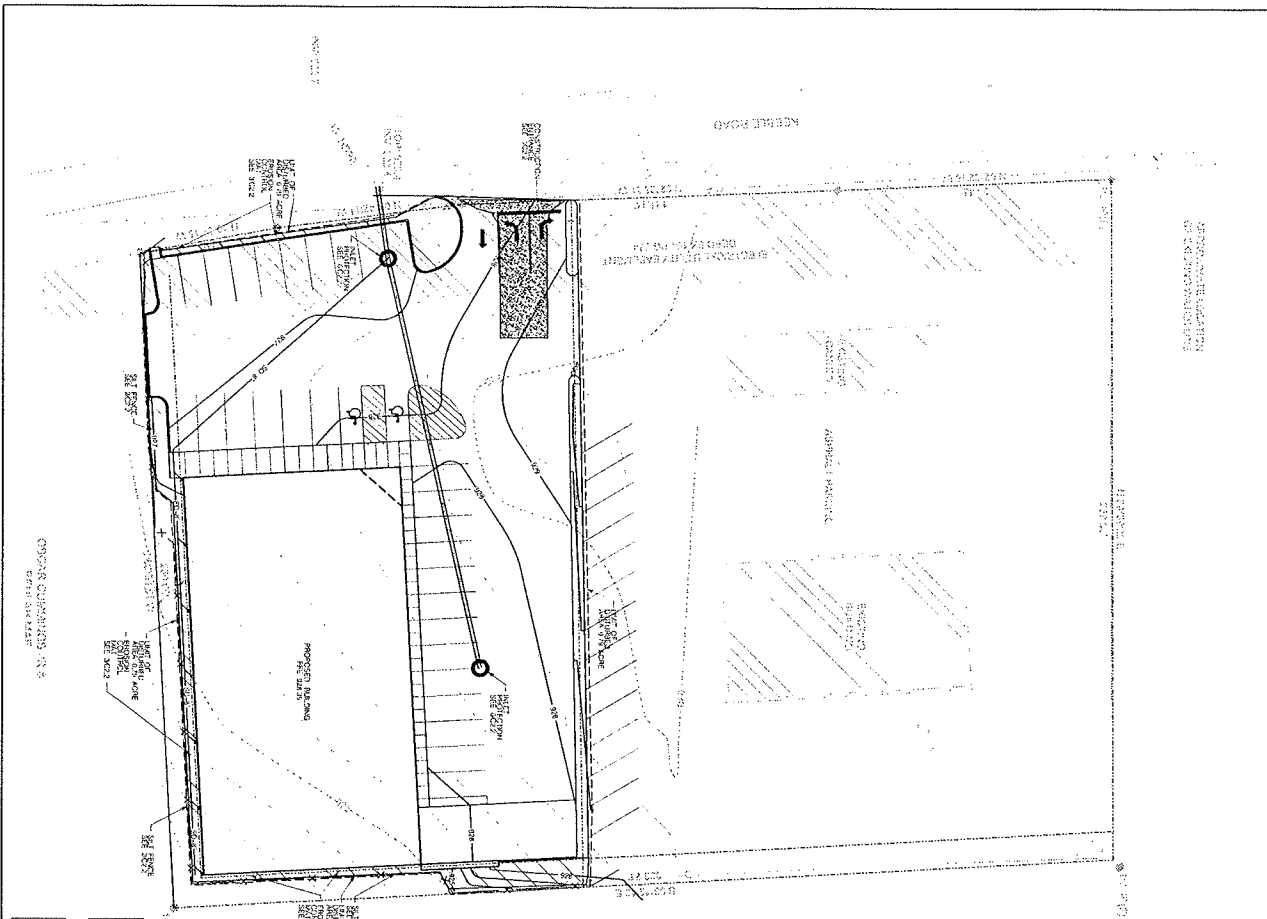
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SITE GRADING NOTES

1. ALL EXISTING GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL NEW CONSTRUCTION TO BE CONFORMANT WITH ALL APPLICABLE CODES AND REGULATIONS.
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<p>A Site Plan for: Dollar General Vonore – Rarity Bay Parkway Keelbe Road Vonore, Tennessee</p>		<p>WILL ROBINSON & ASSOCIATES 1248 N. Shorewood Ln Knoxville, TN 37931 (865) 386-4200 will@wracivil.com</p>
<p>C1.2 PROPOSED SITE PLAN DRAWING</p>	<p>PERSONS: DRAWN: WNR CHECKED: WNR DATE: 11-16-2024 FILE NAME: PROJECT NO:</p>	



OSCAR CHAPMAN, JR. S
DESIGN ARCHITECTS

ZONE	SETBACKS	HEIGHTS	OTHER
OSCAR CHAPMAN, JR. S DESIGN ARCHITECTS	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	MAX 35 FT MIN 8 FT	NO SIGNAGE
OSCAR CHAPMAN, JR. S DESIGN ARCHITECTS	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	MAX 35 FT MIN 8 FT	NO SIGNAGE

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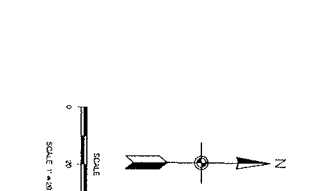
OSCAR CHAPMAN, JR. S
DESIGN ARCHITECTS

ZONE	SETBACKS	HEIGHTS	OTHER
OSCAR CHAPMAN, JR. S DESIGN ARCHITECTS	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT	MAX 35 FT MIN 8 FT	NO SIGNAGE
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OSCAR CHAPMAN, JR. S
DESIGN ARCHITECTS

- CONSTRUCTION SEQUENCE OF EVENTS
1. SITE SURVEY AND CONTROL MEASUREMENTS
 2. SITE DEMOLITION
 3. EXISTING UTILITY LOCATIONS
 4. INSTALL STORM SEWER SYSTEM
 5. EXISTING UTILITY LOCATIONS
 6. EXISTING UTILITY LOCATIONS
 7. EXISTING UTILITY LOCATIONS
 8. EXISTING UTILITY LOCATIONS
 9. EXISTING UTILITY LOCATIONS
 10. EXISTING UTILITY LOCATIONS
 11. EXISTING UTILITY LOCATIONS
 12. EXISTING UTILITY LOCATIONS

- SITE GRADING NOTES
1. SITE GRADING SHALL BE TO THE LOCATION AND ELEVATION OF THE PROPOSED BUILDING.
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 12. SITE GRADING SHALL BE TO THE LOCATION AND ELEVATION OF THE PROPOSED BUILDING.



LEGEND

EXISTING	PROPOSED
Ground Contour	Ground Contour
Spot Elevation	Spot Elevation
Structure	Structure
Property Line	Property Line
Easement	Easement
Right of Way	Right of Way
Storm Sewer	Storm Sewer
Portable Water	Portable Water
Natural Gas	Natural Gas
Overhead Electrical	Overhead Electrical
Water Meter	Water Meter
Fire Hydrant	Fire Hydrant
Service Flow	Service Flow
Drainage	Drainage
Catch Basin	Catch Basin
Concrete Pavement	Concrete Pavement
Asphalt Pavement	Asphalt Pavement

WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln
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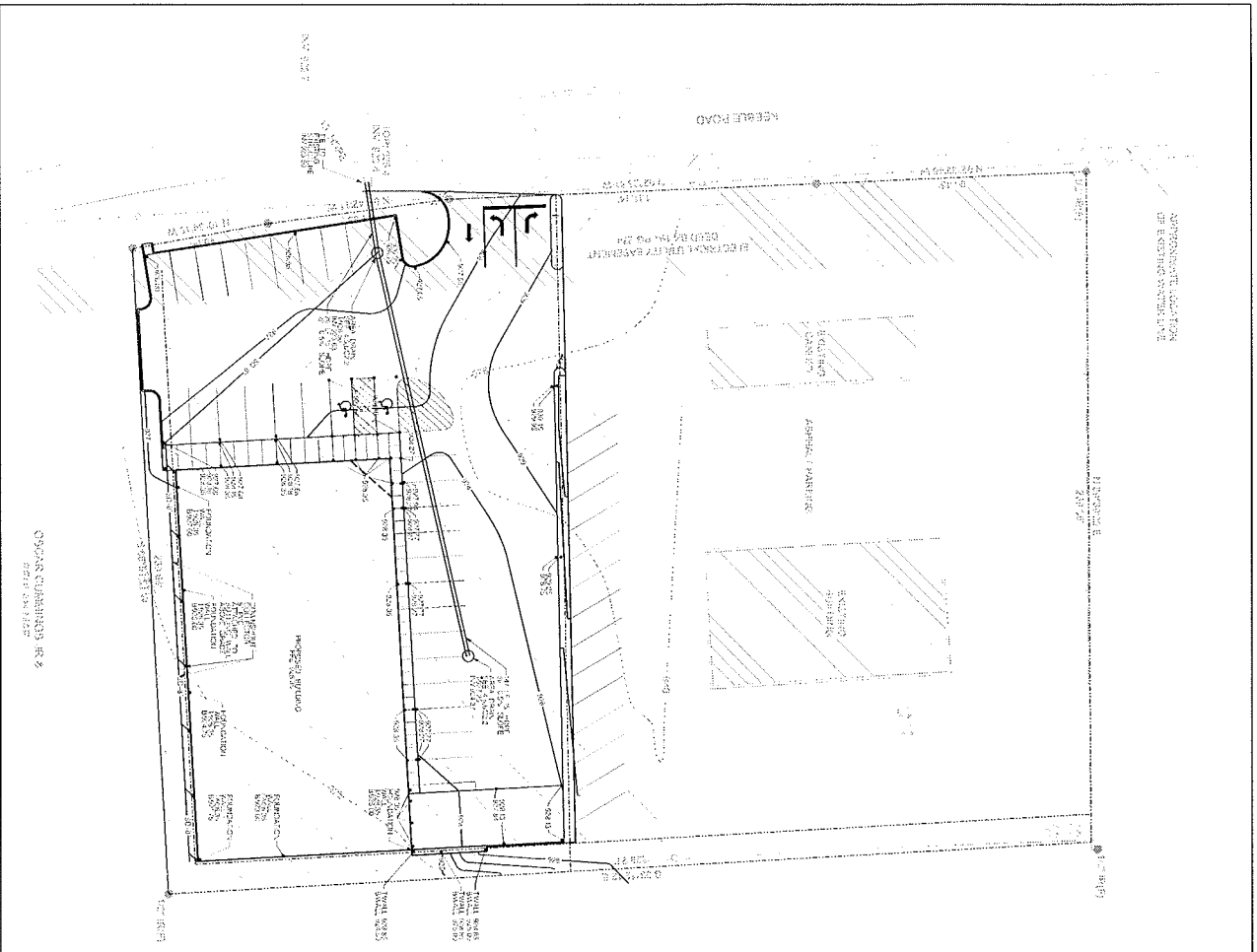
A Site Plan for
Dollar General
Vonore - Rarity Bay Parkway
 Keblee Road
 Vonore, Tennessee

OSCAR CHAPMAN, JR. S
DESIGN ARCHITECTS

C1.3

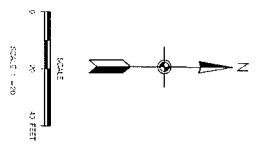
ERSON CONTROL - 2
DRAWING

DRAWN:	WAR
CHECKED:	WAR
DATE:	11-10-2024
FILE NAME:	
PROJECT NO:	



OSCAR CHAMBERS JR. & DEBORAH J. CHAMBERS
DEED REF. 2017-001

OSCAR CHAMBERS JR. & DEBORAH J. CHAMBERS

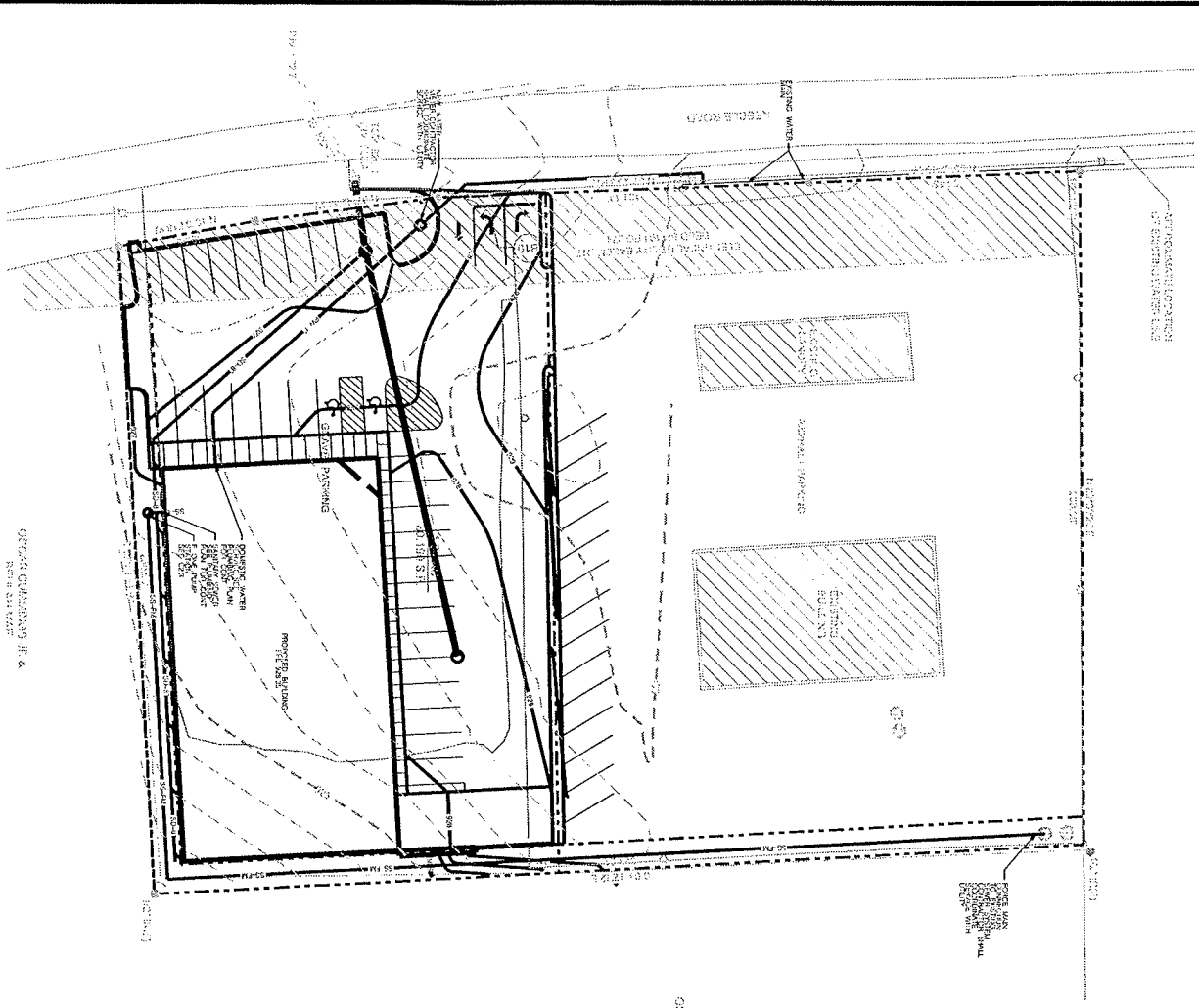


LEGEND

EXISTING	PROPOSED
--- 10' ---	--- 10' ---
--- 20' ---	--- 20' ---
--- 30' ---	--- 30' ---
--- 40' ---	--- 40' ---
--- 50' ---	--- 50' ---
--- 60' ---	--- 60' ---
--- 70' ---	--- 70' ---
--- 80' ---	--- 80' ---
--- 90' ---	--- 90' ---
--- 100' ---	--- 100' ---
--- 110' ---	--- 110' ---
--- 120' ---	--- 120' ---
--- 130' ---	--- 130' ---
--- 140' ---	--- 140' ---
--- 150' ---	--- 150' ---
--- 160' ---	--- 160' ---
--- 170' ---	--- 170' ---
--- 180' ---	--- 180' ---
--- 190' ---	--- 190' ---
--- 200' ---	--- 200' ---
--- 210' ---	--- 210' ---
--- 220' ---	--- 220' ---
--- 230' ---	--- 230' ---
--- 240' ---	--- 240' ---
--- 250' ---	--- 250' ---
--- 260' ---	--- 260' ---
--- 270' ---	--- 270' ---
--- 280' ---	--- 280' ---
--- 290' ---	--- 290' ---
--- 300' ---	--- 300' ---
--- 310' ---	--- 310' ---
--- 320' ---	--- 320' ---
--- 330' ---	--- 330' ---
--- 340' ---	--- 340' ---
--- 350' ---	--- 350' ---
--- 360' ---	--- 360' ---
--- 370' ---	--- 370' ---
--- 380' ---	--- 380' ---
--- 390' ---	--- 390' ---
--- 400' ---	--- 400' ---
--- 410' ---	--- 410' ---
--- 420' ---	--- 420' ---
--- 430' ---	--- 430' ---
--- 440' ---	--- 440' ---
--- 450' ---	--- 450' ---
--- 460' ---	--- 460' ---
--- 470' ---	--- 470' ---
--- 480' ---	--- 480' ---
--- 490' ---	--- 490' ---
--- 500' ---	--- 500' ---
--- 510' ---	--- 510' ---
--- 520' ---	--- 520' ---
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--- 620' ---	--- 620' ---
--- 630' ---	--- 630' ---
--- 640' ---	--- 640' ---
--- 650' ---	--- 650' ---
--- 660' ---	--- 660' ---
--- 670' ---	--- 670' ---
--- 680' ---	--- 680' ---
--- 690' ---	--- 690' ---
--- 700' ---	--- 700' ---
--- 710' ---	--- 710' ---
--- 720' ---	--- 720' ---
--- 730' ---	--- 730' ---
--- 740' ---	--- 740' ---
--- 750' ---	--- 750' ---
--- 760' ---	--- 760' ---
--- 770' ---	--- 770' ---
--- 780' ---	--- 780' ---
--- 790' ---	--- 790' ---
--- 800' ---	--- 800' ---
--- 810' ---	--- 810' ---
--- 820' ---	--- 820' ---
--- 830' ---	--- 830' ---
--- 840' ---	--- 840' ---
--- 850' ---	--- 850' ---
--- 860' ---	--- 860' ---
--- 870' ---	--- 870' ---
--- 880' ---	--- 880' ---
--- 890' ---	--- 890' ---
--- 900' ---	--- 900' ---
--- 910' ---	--- 910' ---
--- 920' ---	--- 920' ---
--- 930' ---	--- 930' ---
--- 940' ---	--- 940' ---
--- 950' ---	--- 950' ---
--- 960' ---	--- 960' ---
--- 970' ---	--- 970' ---
--- 980' ---	--- 980' ---
--- 990' ---	--- 990' ---
--- 1000' ---	--- 1000' ---

- SITE GRADING NOTES**
1. SET PROPOSED GRADE SURFACE FOR EXISTING AND REMOVAL OF SITE EXISTING GRADE SURFACE.
 2. EXISTING GRADE SURFACE TO BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 3. EXISTING GRADE SURFACE TO BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
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<p>A Site Plan for: Dollar General Vonore – Rarity Bay Parkway Keeble Road Vonore, Tennessee</p>		<p>WILL ROBINSON & ASSOCIATES 1248 N. Shorewood Ln Crossville, TN 37614 (865) 386-4200 will@wrcivil.com</p>						
<p>REVISIONS:</p> <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td>11-10-2024</td> <td>WNR</td> <td>WNR</td> </tr> </table>	DATE	BY	REVISION	11-10-2024	WNR	WNR	<p>C1.4</p> <p>SITE GRADING PLAN DRAWING</p>	
DATE	BY	REVISION						
11-10-2024	WNR	WNR						



DESIGN CHANGES: N/A
 REVISIONS: N/A
 DEED: PK 207 AND 208



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONDITION ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	PIPE OR PAVEMENT
---	---	STEEL DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	OVERHEAD ELECTRICAL
---	---	WATER METER
---	---	MAN HOODING
---	---	SHRINKAGE FLAG
---	---	SET FINISH
---	---	CURB
---	---	CATCH BASIN
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	GRASS
---	---	PAVING
---	---	WATER
---	---	SANITARY
---	---	GAS
---	---	ELECTRICAL
---	---	FIBER OPTIC

SITE UTILITY NOTES

1. SITE CONDITIONS AND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR ALTERED.
4. ALL UTILITIES SHALL BE DEPTHS OF 12" TO 18" UNLESS NOTED OTHERWISE.
5. NO UTILITIES SHALL BE PLACED UNDER ANY STRUCTURE OR DRIVEWAY.

DATE	11-03-2024
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PROJECT NO.	

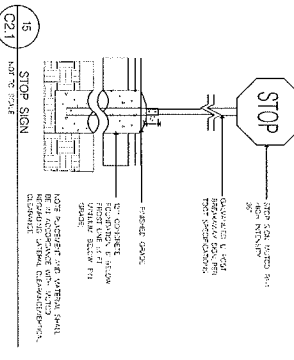
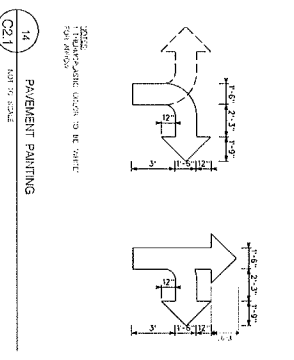
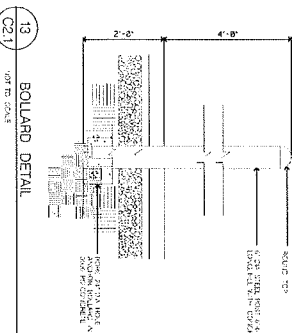
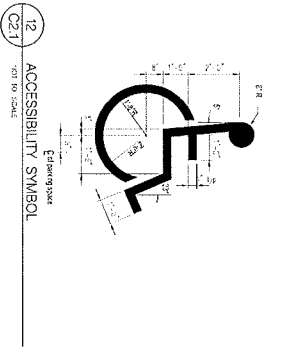
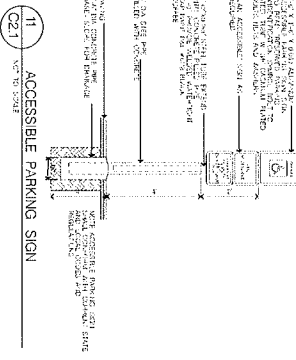
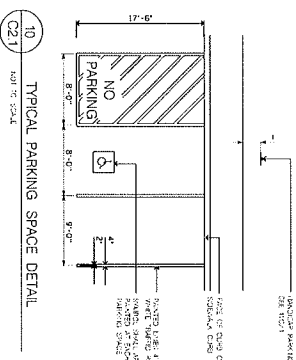
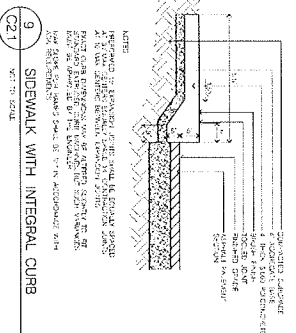
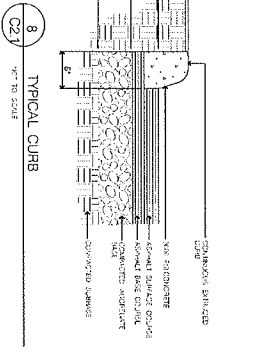
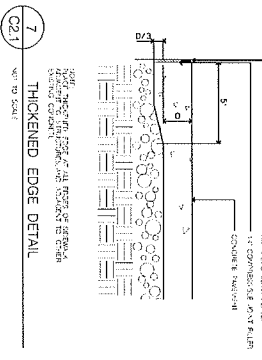
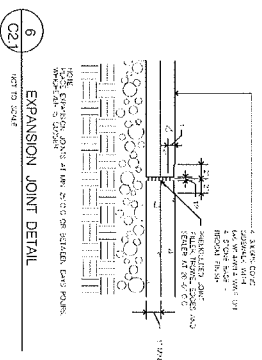
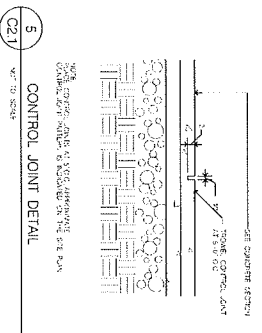
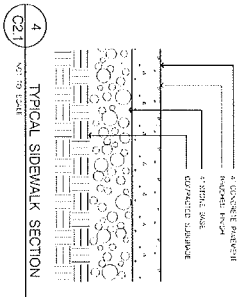
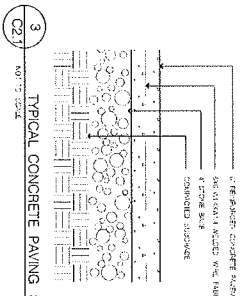
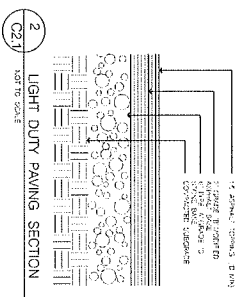
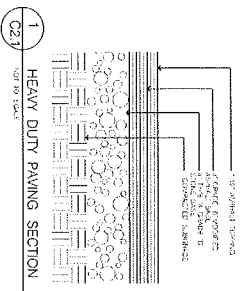
REGIONS

A Site Plan for:
Dollar General
 Vonore – Rarity Bay Park
 Keeble Road
 Vonore, Tennessee

WILL ROBINSON & ASSOCIATES

1248 N. Shorewood Ln
 Carysville, TN 37714
 (865) 386-1200
 will@wra-civil.com

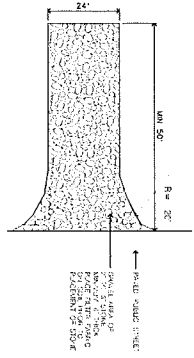
C1.5
 SITE UTILITY PLAN
 DRAWING



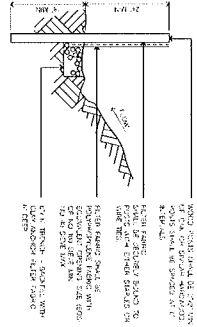
WILL ROBINSON & ASSOCIATES
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 Caryville, TN 37714
 (865) 386-4200
 will@wracivil.com

A Site Plan for
Dollar General
Vonore - Rarity Bay Parkway
 Keeble Road
 Vonore, Tennessee

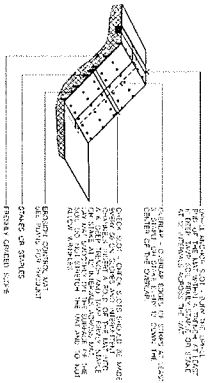
C2.1
 SITE PLAN
 DRAWN: WNR
 CHECKED: WNR
 DATE: 11-19-2024
 FILE NAME:
 PROJECT NO:



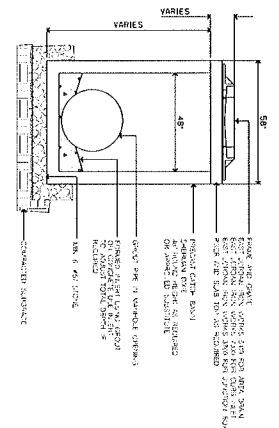
1 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



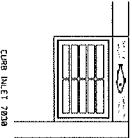
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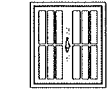
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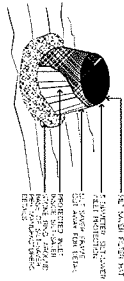
4 48\"/>



5 ENVIRONMENTAL MESSAGE DETAIL
NOT TO SCALE



AREA DRAIN SLOPE



6 INLET PROTECTION DETAIL
NOT TO SCALE

C2.2
SITE DETAILS - 2
DRAWING

DESIGN	WNR
CHECKED	WNR
DATE	11-10-2024
FILE NAME	
PROJECT NO.	

REVISIONS:

A Site Plan for:
Dollar General
 Vonore – Rarity Bay Parkway
 Keetle Road
 Vonore, Tennessee



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