

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502



### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** Thomas A. Lloyd, AICP 

**DATE:** January 16, 2019

**SUBJECT:** Site plan review for expansion at Grandview Cemetery including pavilion and other amenities near intersection of Graves Road and Grandview Drive

#### Attachments

- (1) Location/Zoning Map
- (2) Site Plan
- (3) Renderings
- (4) Photometric Lighting Plan

#### Applicant

Grandview Cemetery Co., Inc.

#### Land Use and Zoning

The subject property is zoned Suburbanizing (S). The existing land use is a commercial cemetery.

#### Background

The applicant is proposing an expansion of the existing cemetery facilities by adding a new pavilion, walking trail, and other amenities. The cemetery was in operation prior to the adoption of zoning in Blount County. Construction of the last expansion to the cemetery for additional mausoleums was approved by the Planning Commission in 2010.

#### Conformance with Applicable Zoning Regulations

**Section 6.1. Application of Tennessee Code Annotated Section 13-7-208.** In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities

and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;

B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities, and approval of such site plan by the Planning Commission pursuant to Section 10.4 of this Resolution shall constitute approval of a building permit for such site plan;

C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

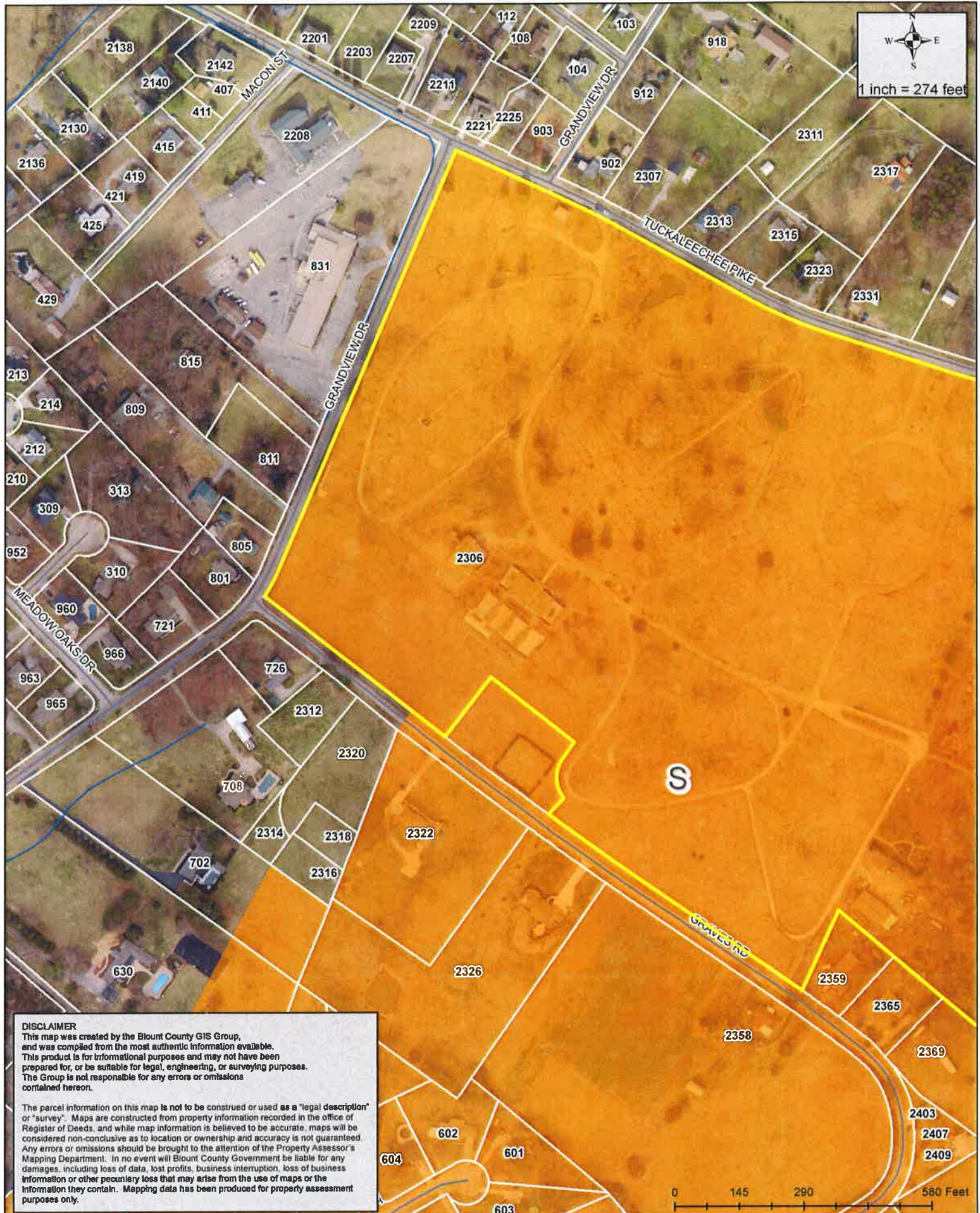
**Discussion:** As with the last expansion of the cemetery, there is a reasonable amount of space on the tract to accommodate it. Further, the site plan shows that the expansion will meet all applicable setback standards of the district. The attached renderings demonstrate compliance with the County's design standards and the photometric plan illustrates that new lighting will be installed in accordance with applicable regulations.

Both Environmental Health and Stormwater have reviewed the project. Stormwater has no specific concerns. The new pavilion will be served by City of Maryville sanitary sewer and water (available in and along Graves Road).

**Recommendation:** Staff recommends approval of the site plan, subject to issuance of all applicable permits.



# Grandview Cemetery Expansion







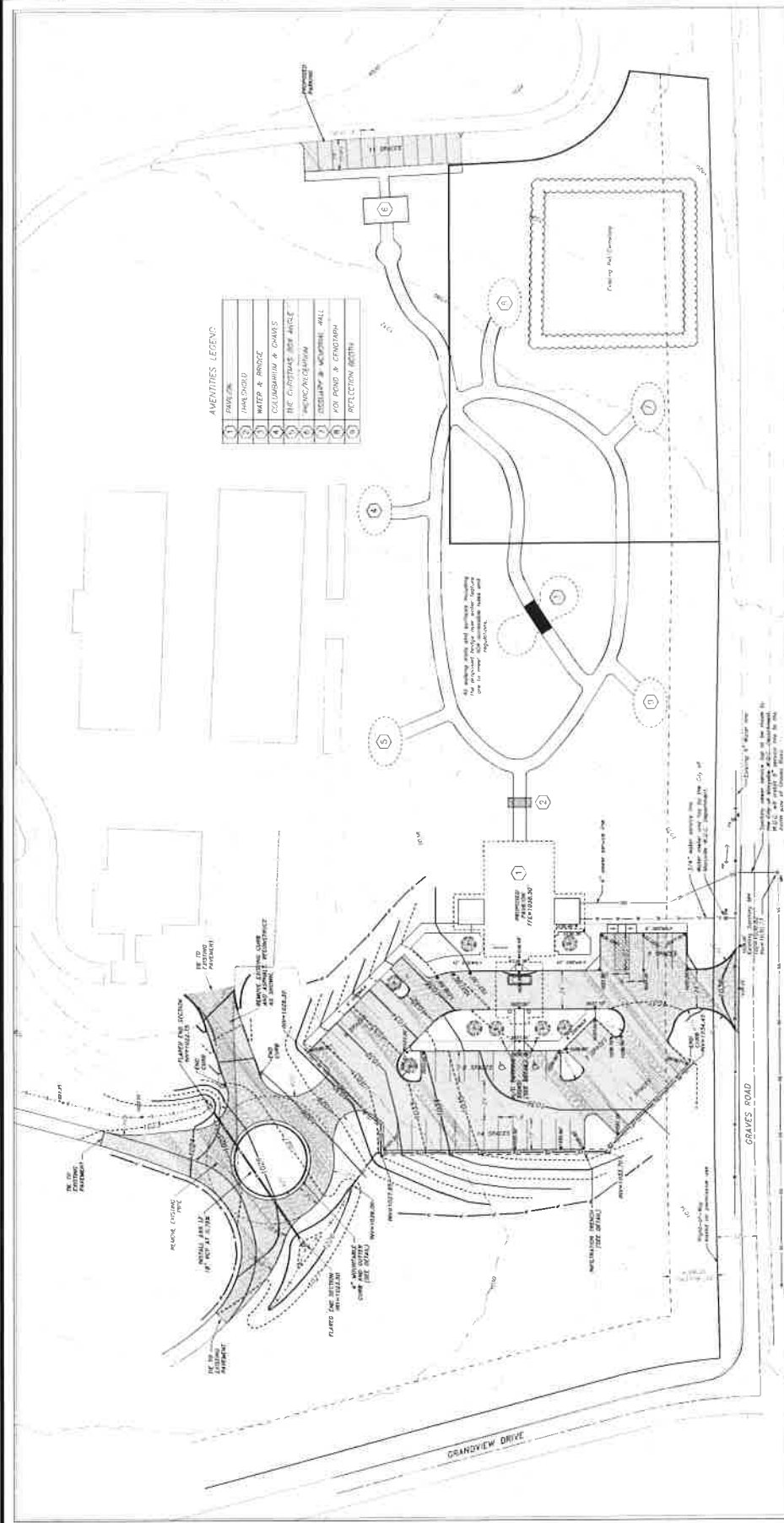
SITE PLAN FOR  
GRANDVIEW  
PAVILION  
GRANDVIEW CEMETERY CO., INC.

## REFERENCES



CP.1

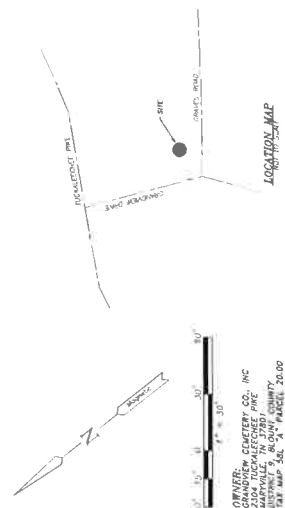
|          |          |
|----------|----------|
| DATE     | RDR      |
| TIME     | RDR      |
| LOCATION | SDJ      |
| WIND     | 10/24/18 |
| WAVE     | 1" = 30' |
| SEA      |          |

6369-CP-1  
SEI#6369

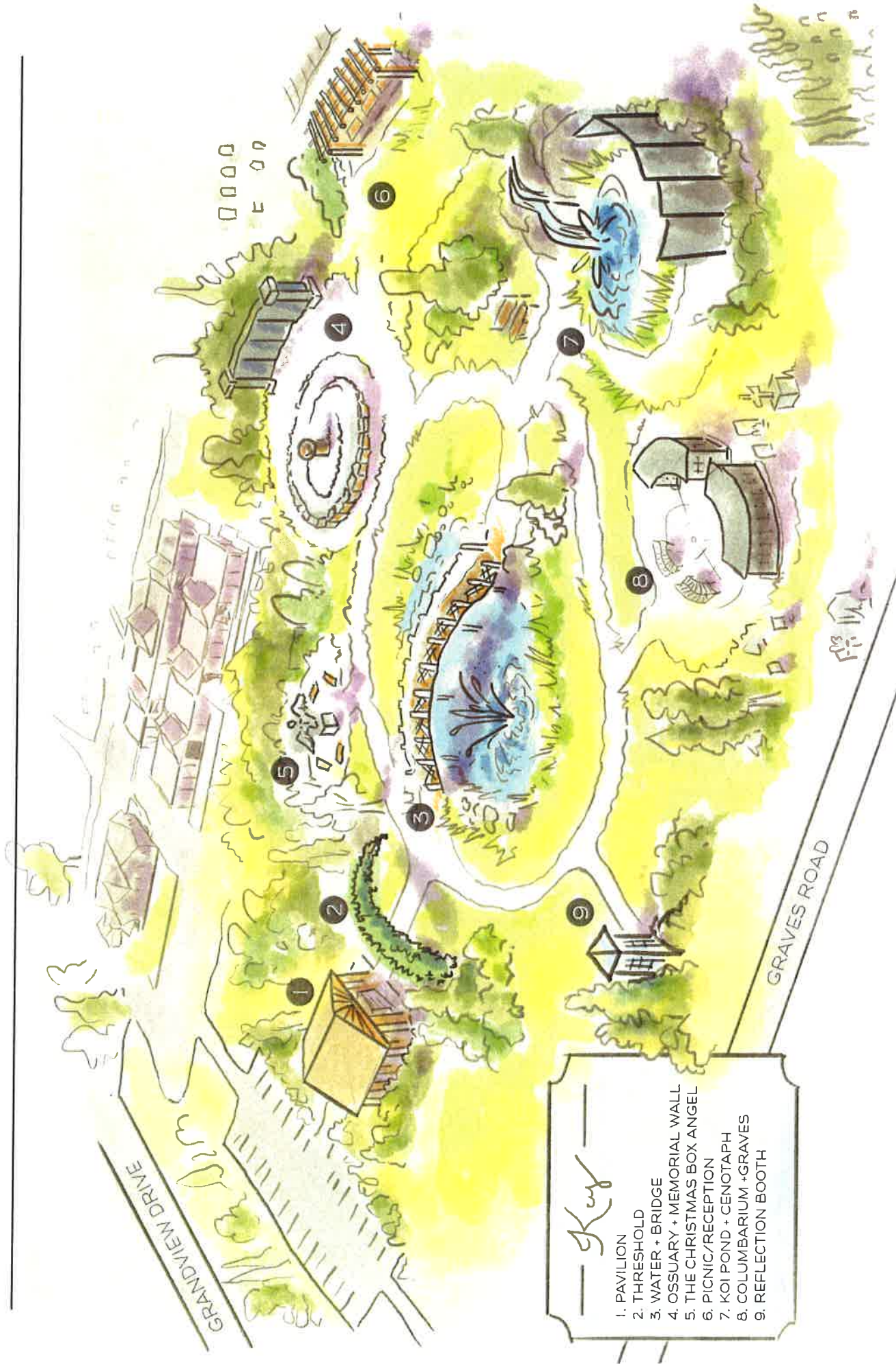
**LEGEND:**

[illegible]

1992) of *Trichostema* spp. is a long-lived perennial herb with a thick, woody taproot and a basal rosette of leaves. The plant is highly variable in its morphology, and the growth form of *T. americanum* is particularly variable. It is found in a wide range of habitats, including rocky slopes, cliffs, and crevices, and is often found in association with other plants in the same habitat. The plant is highly variable in its morphology, and the growth form of *T. americanum* is particularly variable. It is found in a wide range of habitats, including rocky slopes, cliffs, and crevices, and is often found in association with other plants in the same habitat.



# OVERVIEW



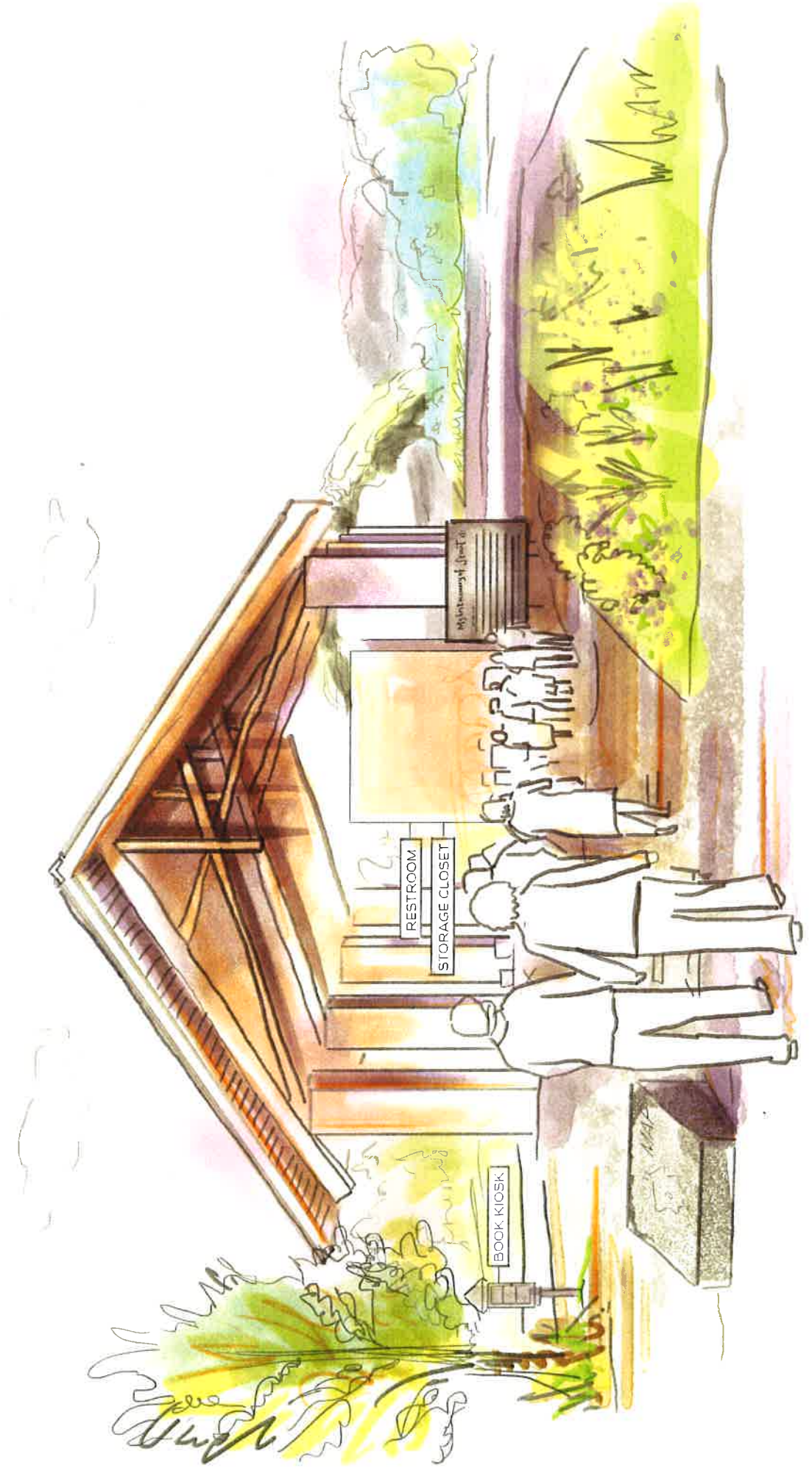


# OVERVIEW - A HEALING PATH



# 1 MULTI-PURPOSE PAVILION

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## 2 THRESHOLD



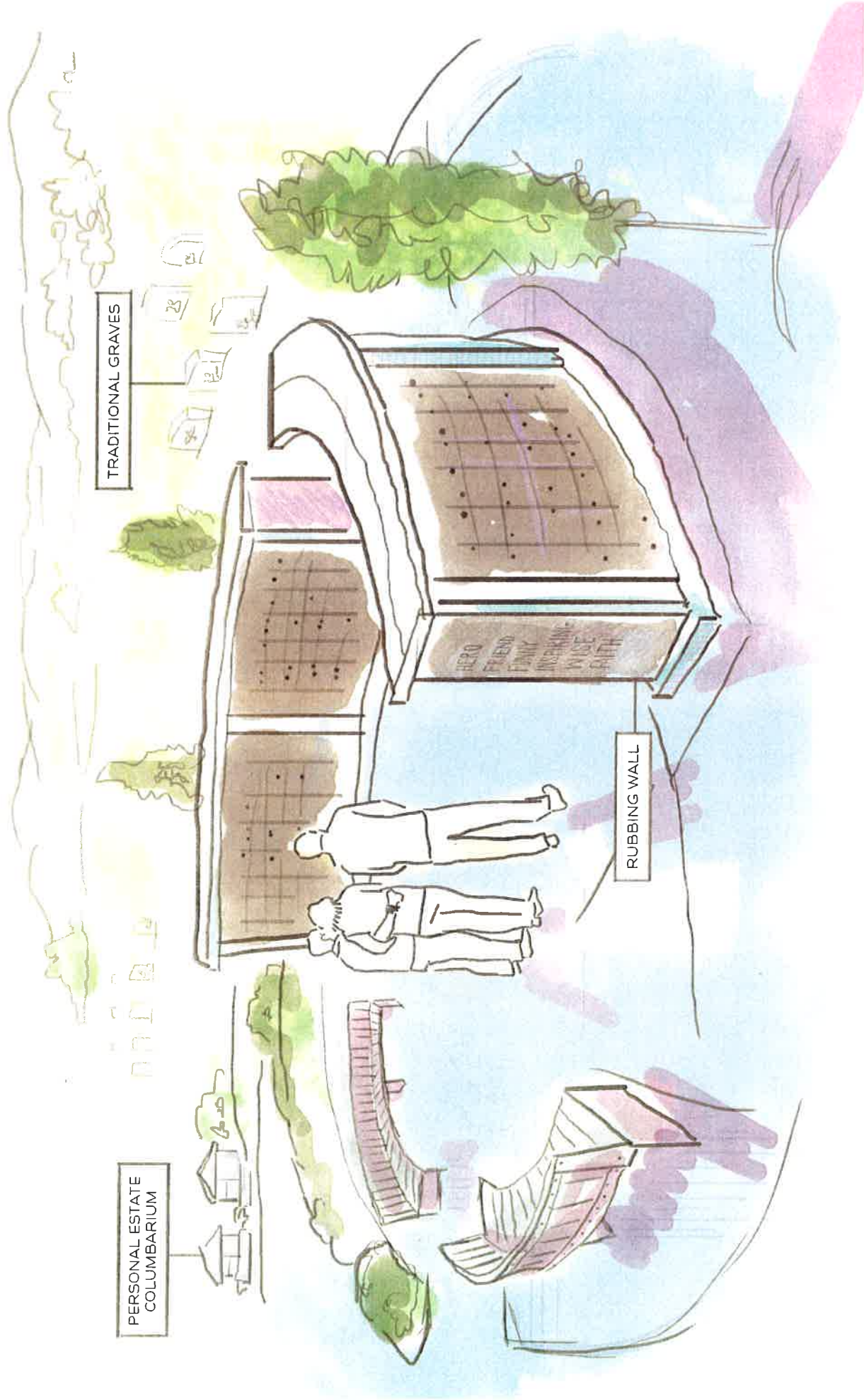


## 3 WATER + BRIDGE





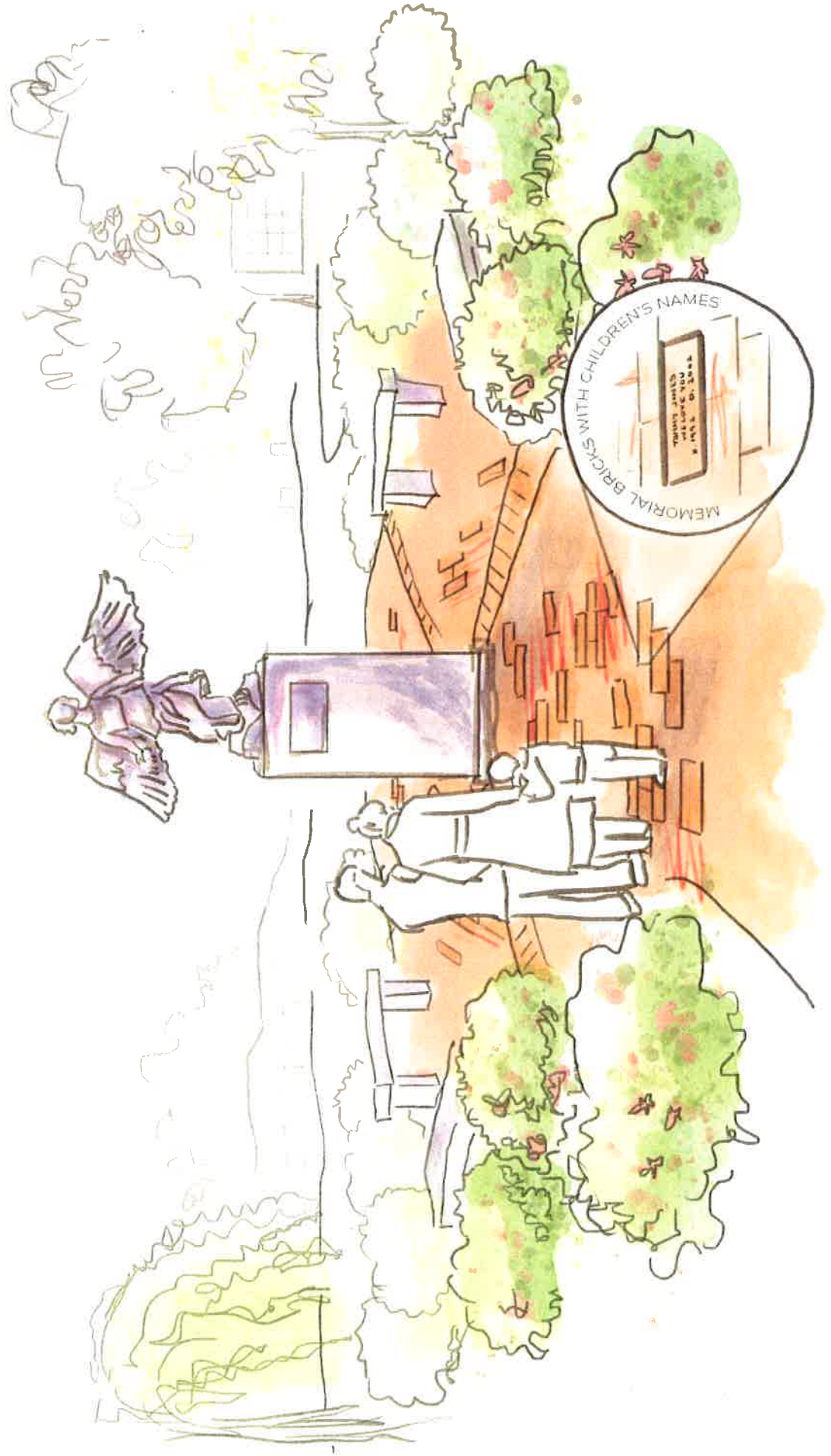
## 4 COLUMBARIUM REVISED



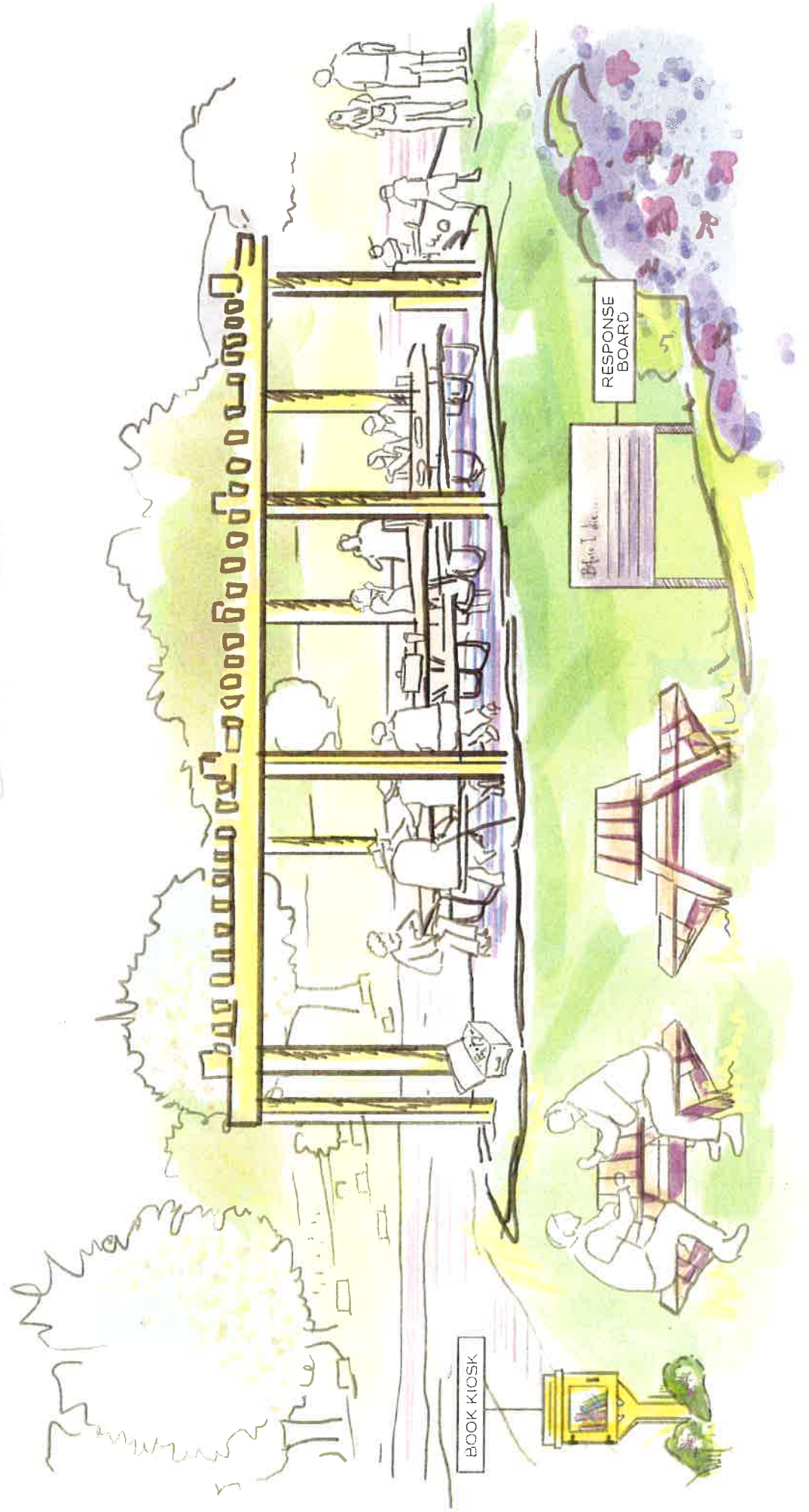


## 5 THE CHRISTMAS BOX ANGEL

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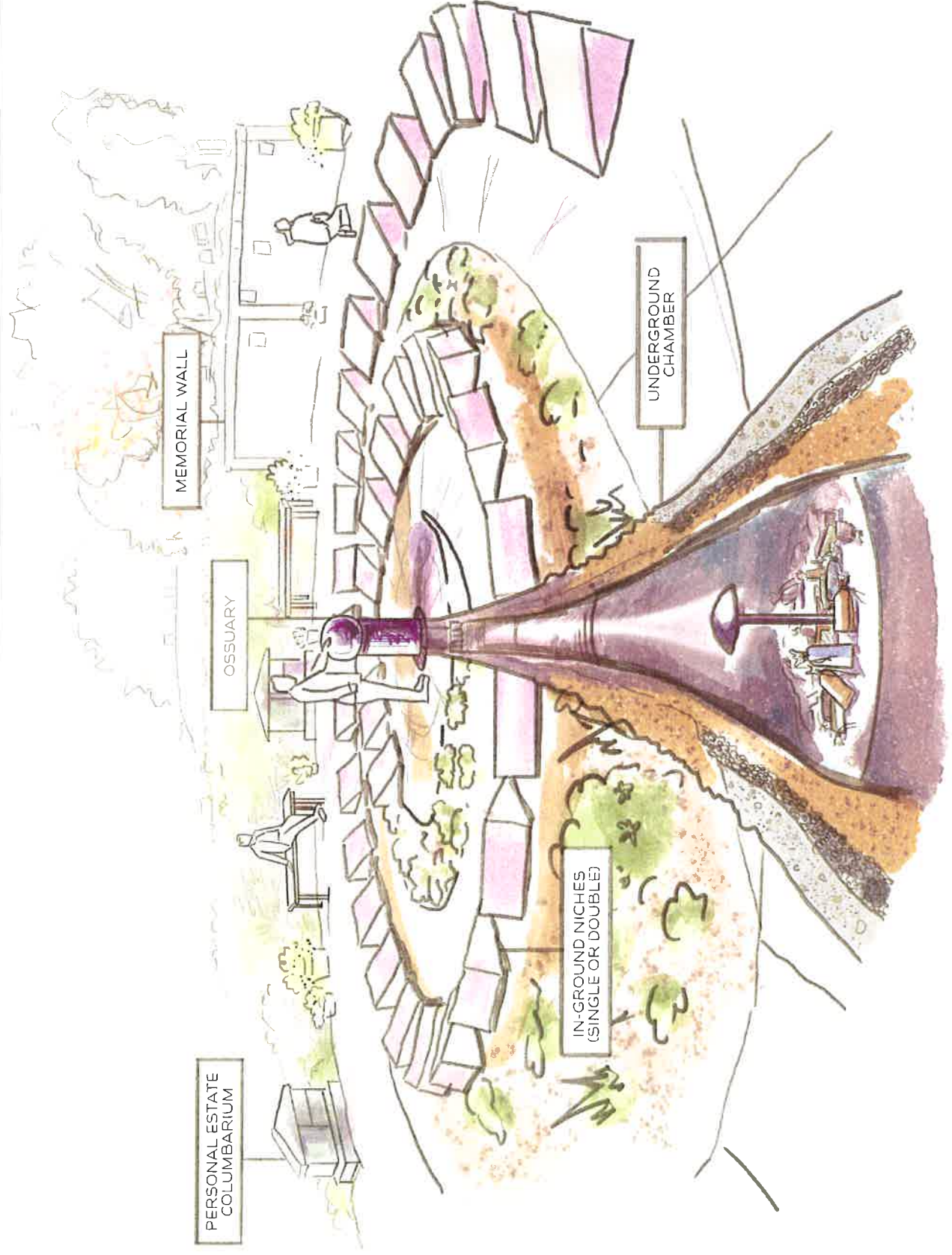


## 6 PICNIC/RECEPTION

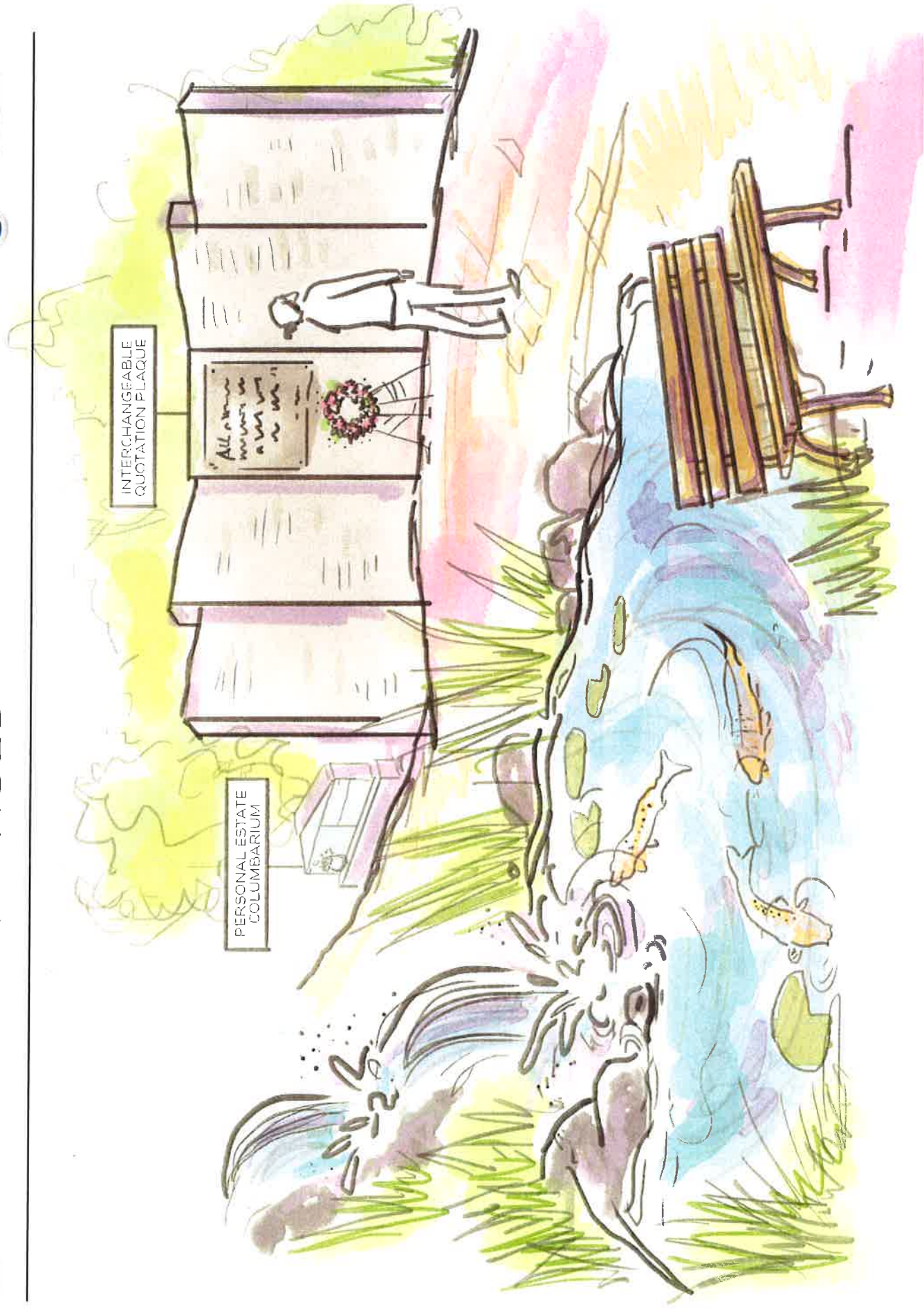




## 7 OSSUARY + MEMORIAL WALL REVISED



## 8 CENOTAPH REVISED





## 9 REFLECTION BOOTH

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402 Lakewood Dr.  
Knoxville, TN 37920  
• 615-585-9922

GRANDVIEW CEMETERY  
MARYVILLE, TENNESSEE

TUCKALECHEE PIKE  
New Pavilion Design For:

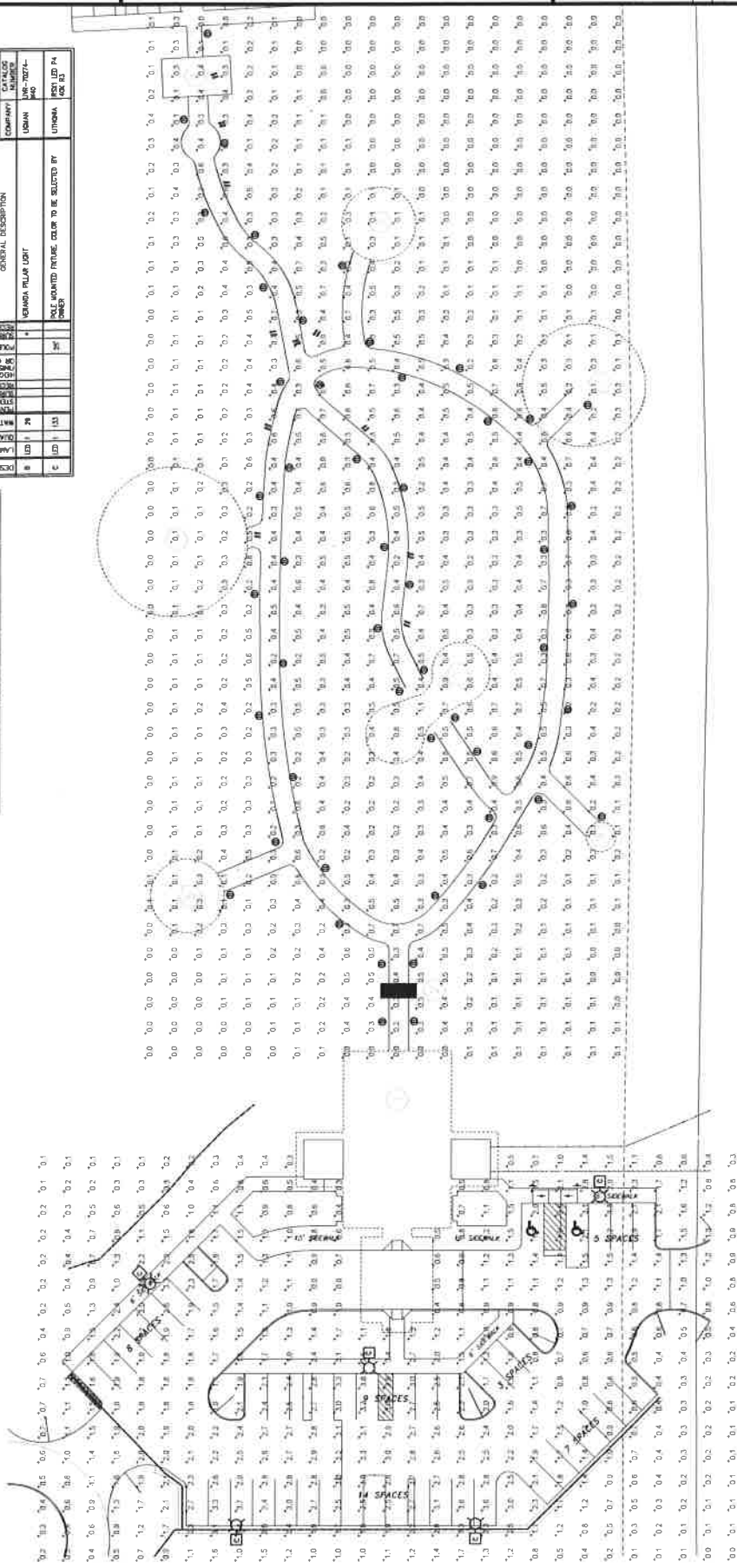


SHEET  
E02

DESIGNED:  
CHECKED:  
DATE: November 25, 2018  
SCALE: 1"=20'-0"  
DRAWING:  
PROJECT NO:

| LIGHTING FIXTURE SCHEDULE |                     |              |          |         |             |         |             |         |             |
|---------------------------|---------------------|--------------|----------|---------|-------------|---------|-------------|---------|-------------|
| SYMBOL                    | DESCRIPTION         | MANUFACTURER | MODEL    | WATTAGE | FOOT COUNDS | WATTAGE | FOOT COUNDS | WATTAGE | FOOT COUNDS |
| 1                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 35W     | 100         | 35W     | 100         | 35W     | 100         |
| 2                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 50W     | 100         | 50W     | 100         | 50W     | 100         |
| 3                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 75W     | 100         | 75W     | 100         | 75W     | 100         |
| 4                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 100W    | 100         | 100W    | 100         | 100W    | 100         |
| 5                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 150W    | 100         | 150W    | 100         | 150W    | 100         |
| 6                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 200W    | 100         | 200W    | 100         | 200W    | 100         |
| 7                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 250W    | 100         | 250W    | 100         | 250W    | 100         |
| 8                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 300W    | 100         | 300W    | 100         | 300W    | 100         |
| 9                         | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 350W    | 100         | 350W    | 100         | 350W    | 100         |
| 10                        | RECESSED DOWN LIGHT | OSRAM        | SLIMLINE | 400W    | 100         | 400W    | 100         | 400W    | 100         |

| Statistics  |        |        |        |        |         |         |  |  |  |  |
|-------------|--------|--------|--------|--------|---------|---------|--|--|--|--|
| Description | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |  |  |  |  |
| Parking Lot | +      | 1.4 fc | 3.8 fc | 0.0 fc | N/A     | N/A     |  |  |  |  |
| Path        | +      | 0.3 fc | 1.1 fc | 0.0 fc | N/A     | N/A     |  |  |  |  |



SITE PLAN - PHOTOMETRIC CALCULATIONS  
SCALE 1"=20'-0"

MMWR  
1017 East College Ave  
Knoxville, TN 37917  
Phone: (615) 585-2471  
Fax: (615) 585-2472  
www.mmwr.com  
MMWR PROJECT 10101  
We warrant that the drawings and specifications are in accordance with the requirements of the contract documents and that we will defend, hold harmless and pay the costs of the defense of any claim against us for damages or injury to persons or property caused by the drawings and specifications.