

# MEMORANDUM

**To:** Monroe County Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** December 29, 2022  
**Subject:** January 5, 2023, Monroe County Regional Planning Commission Agenda

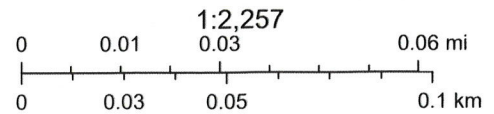
**AGENDA**  
**MONROE COUNTY REGIONAL PLANNING COMMISSION**  
**Boardroom of the J.P. Kennedy Building**  
**Thursday, January 5, 2023**  
**6:00 P.M.**

- I. Call to Order
- II. Approval of minutes from the previous meeting
- III. New Business
  - A. Subdivision plat, with easement for drainfield, Anna Axley, 159 Williams Rd., Tax Map 094, Parcel 017.00, approx. 1.7 acres;
  - B. Discussion of concept plan for “The Roundhouse” a proposed RV park, 157 Quarry Creek Rd., Tax Map 146, Parcel 126.00, Tate Geren, with C2RL, Inc. Engineers, Property Owner, Vicon Holding & Investment Co., LLC, approximately 182 acres;
  - C. Report on minor subdivision plat review/approval
- IV. Other Business
- V. Adjournment



Date: December 14, 2022

County: Monroe  
 Owner: AXLEY ANNA  
 Address: WILLIAMS RD 159  
 Parcel Number: 094 017.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

# ITEM A

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I hereby certify that I am (we are) the owner(s) of the land shown and described hereon and that I (we) hereby adopt plan of subdivision with my (our) free consent all streets, s, walks, and other open spaces to public or private use and.

OWNER

CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Monroe County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Monroe County Planning Commission.

Date Registered Land Surveyor

CERTIFICATE OF STREET NAMES  
 I hereby certify that all street names are in compliance with Monroe County E-911 and do not conflict with other street names in the county.

Date E-911 Coordinator

CERTIFICATE OF APPROVAL FOR RECORDING  
 I certify that this plat has been found to comply with the subdivision requirements for Monroe County Planning Region with the exception of such variances, if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to assume completion. This plat is approved for recording in the office of the county register.

Date Secretary, Monroe County Planning Commission

EXISTING SEPTIC SYSTEM CERTIFICATE  
 The existing septic system is located as shown on the plat (lot). The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.

Date Owner

CERTIFICATE OF APPROVAL OF WATER SYSTEMS  
 I certify that the water system installed, or proposed for installation fully meets the requirements of the Tennessee State Health Department and is hereby approved shown.

Date County Health Officer or his Authorized Representative

CERTIFICATE OF STREETS  
 I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Monroe County Planning Commission.

Date Road Superintendent/Engineer

OWNER: ANNA AXLEY  
 159 WILLIAMS RD.  
 TELLO PLAINS, TN 37385

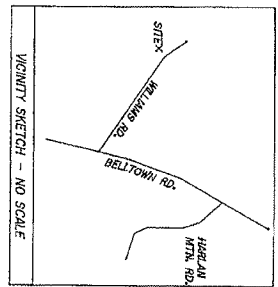
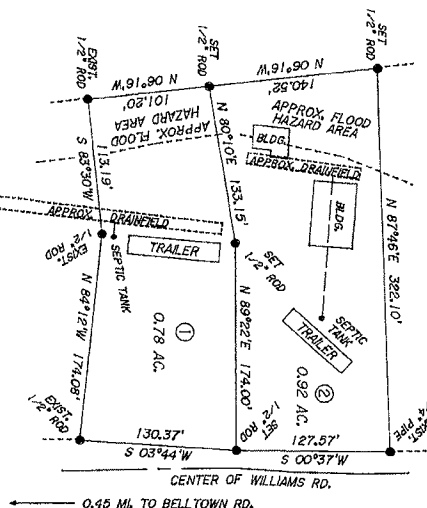
- NOTES:
- (1) BUILDING SETBACKS FRONT - 30', SIDE AND REAR - 12'
  - (2) A PORTION OF THIS PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA. SEE FLOOD MAP 47123030300D DATED: 2-3-10
  - (3) THERE IS RESERVED A 12' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR PROPERTY LINES.
  - (4) ELECTRIC IS PROVIDED BY FORT LOUDON ELECTRIC COOPERATIVE.
  - (5) WATER IS PROVIDED BY TELLO WATER DEPARTMENT.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 7900 AS SHOWN HEREON.  
 THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

REV. NO. 1498

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST.

TENNESSEE VALLEY AUTHORITY



DAVID BIVENS  
 D.B.374 PG.58

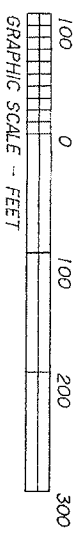
ALAN RAINY  
 D.B.397 PG.603

LUTHER D. HAYES  
 LAND SURVEYOR  
 358 COUNTY ROAD 236  
 TEN MILE, TN 37380  
 PH. 423-337-3301

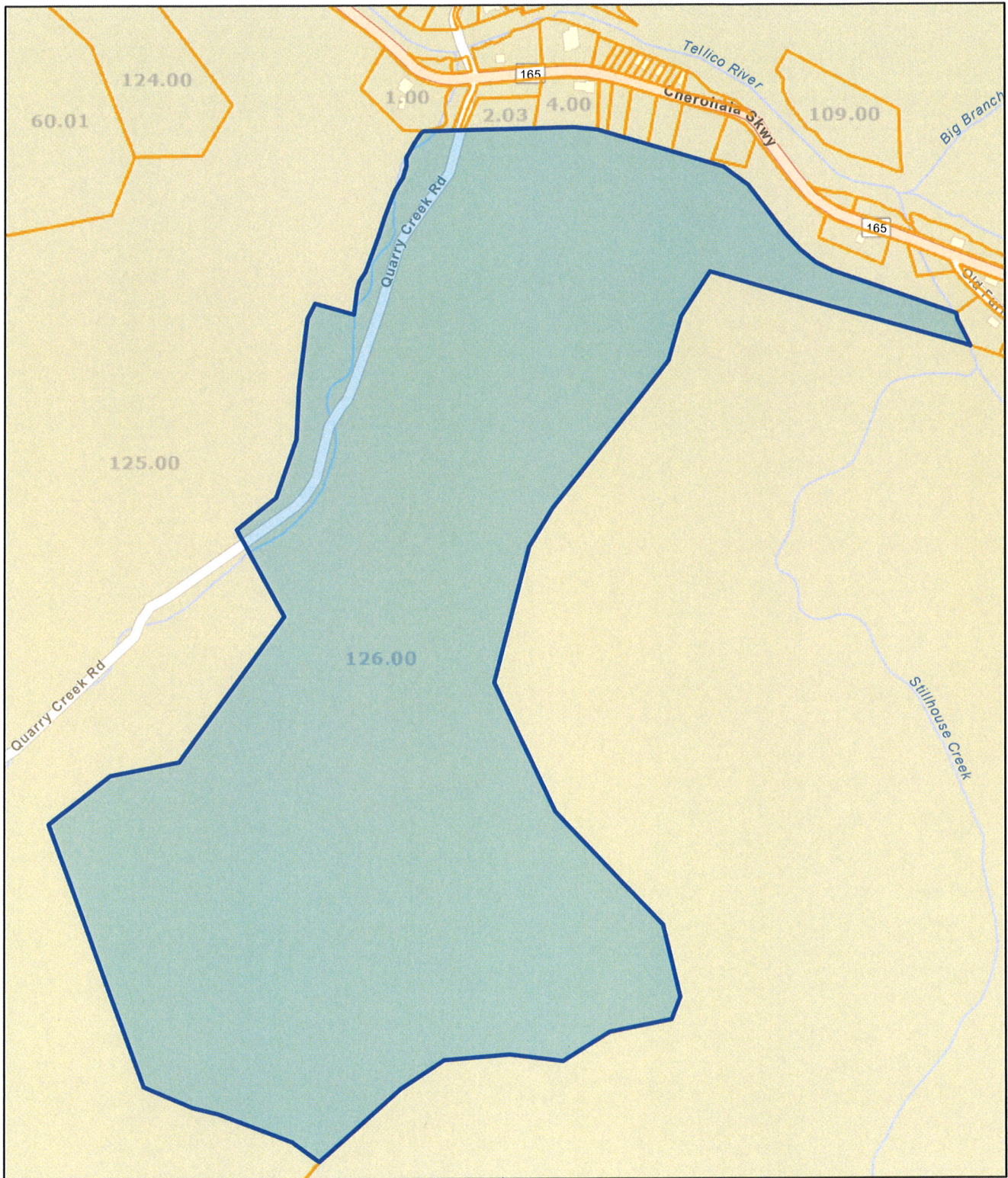
CERTIFICATE OF ELECTRICAL SERVICE  
 I CERTIFY THAT ELECTRICAL LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THIS COMPANY, OR A LETTER OF CREDIT SECURITY BOND HAS BEEN OBTAINED FROM THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

FORT LOUDON ELECTRIC COOPERATIVE

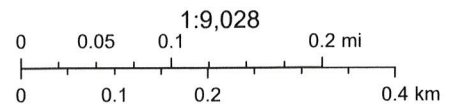


FOR: ANNA AXLEY  
 4TH CIVIL DIST, MONROE CO, TN  
 SCALE: 1" = 100'  
 DATE: 11-11-22  
 DWG. NO. B-1718  
 DEED BK. REFERENCE: D.B.231 PG.370  
 BEING PARCEL 17 ON TAX MAP 94



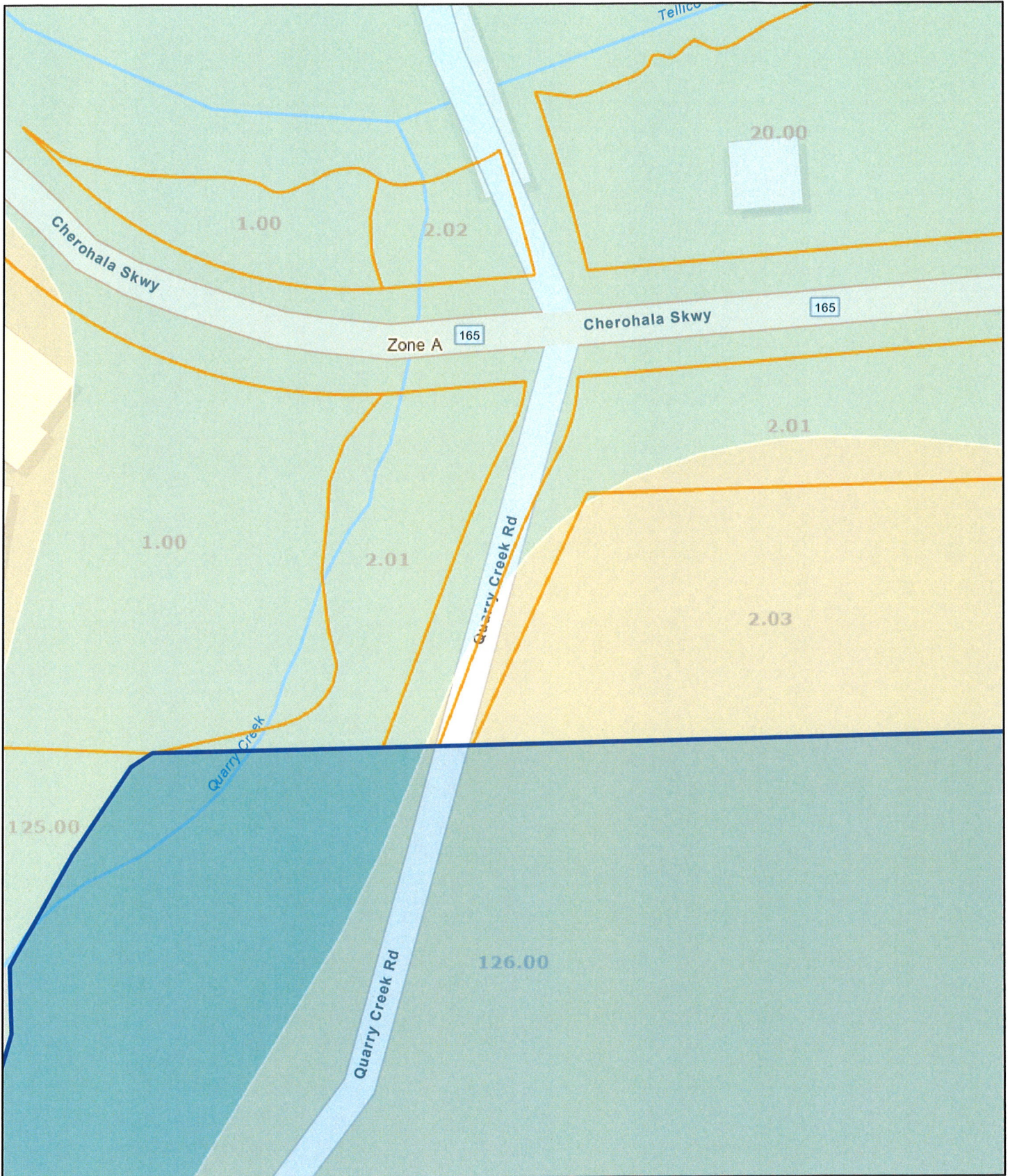
Date: December 29, 2022

County: Monroe  
 Owner: HAMILTON LARRY  
 Address: QUARRY CREEK RD 157  
 Parcel Number: 146 126.00  
 Deeded Acreage: 182.11  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2021



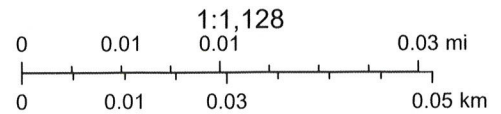
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



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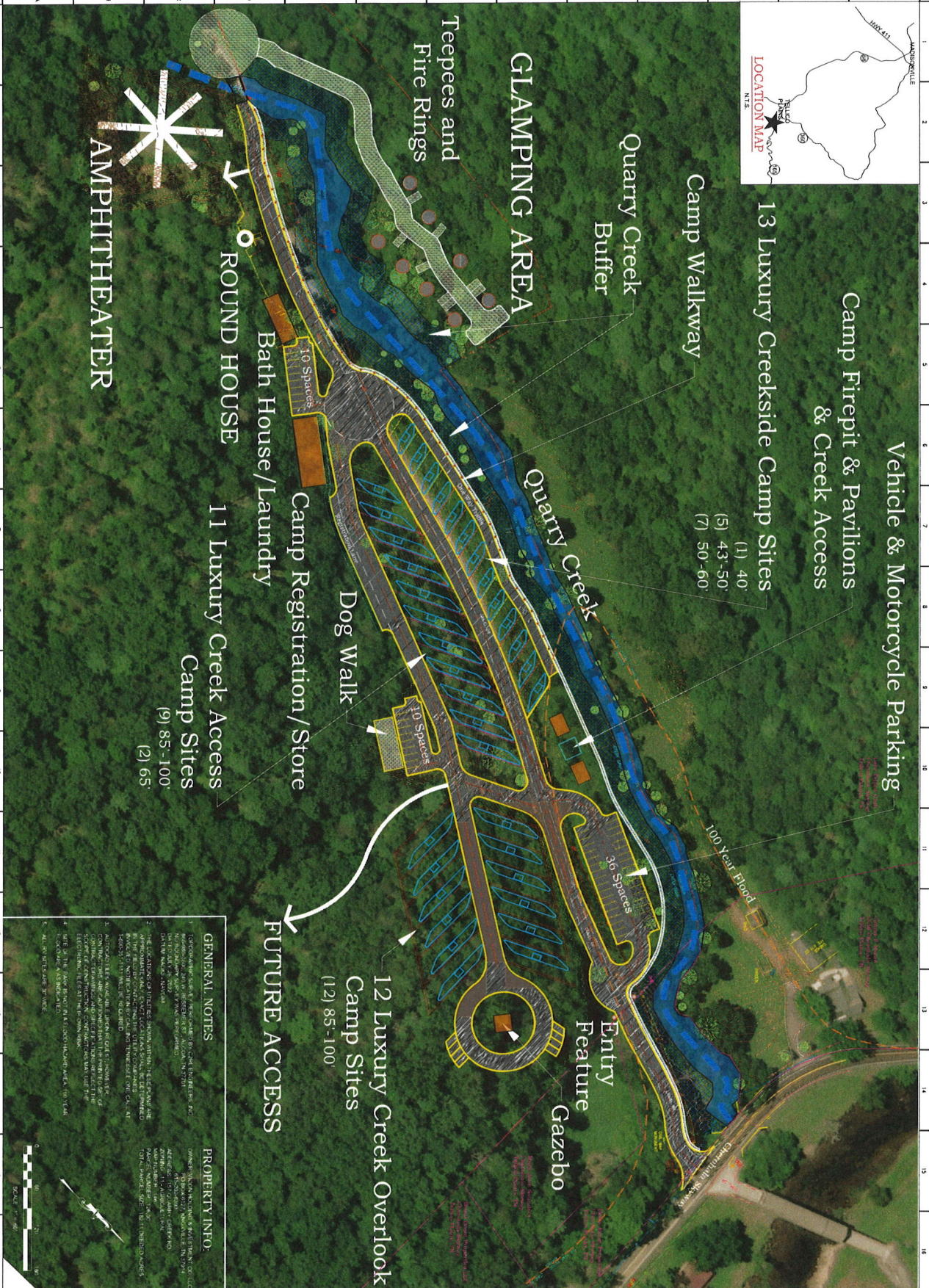


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# ITEM B

H:\Vicon\506.01 - The Roundhouse\02-Drawings\Concept\Concept 2.dwg Plotted December 22, 2022 9:34 AM  
By: Sharon Koras



**GENERAL NOTES**

1. THE ROUNDHOUSE SITE IS A 100-ACRE TRACT OF LAND LOCATED IN THE CITY OF ALCOA, TN. THE SITE IS BOUNDARY BY THE ALCOA RIVER TO THE WEST AND THE ALCOA RIVER TO THE EAST. THE SITE IS BOUNDARY BY THE ALCOA RIVER TO THE WEST AND THE ALCOA RIVER TO THE EAST. THE SITE IS BOUNDARY BY THE ALCOA RIVER TO THE WEST AND THE ALCOA RIVER TO THE EAST.
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**PROPERTY INFO:**

OWNER: VICON HOLDING & INVESTMENT COMPANY, LLC  
 PROJECT: 11.3.22  
 ADDRESS: 11.3.22  
 DATE: 11.3.22  
 DRAWN BY: TCC  
 CHECKED BY: SKA

<p><b>FOR REVIEW ONLY</b></p>	<p>The Roundhouse Tellico Plains, Tennessee</p>	<p>REVISIONS:</p>	<p>DATE:</p>		<p><b>C2RL, INC</b> engineers</p> <p>240 W. Bessemer Street Alcoa, TN 37701 Ph. (865) 980-3500</p>
	<p>Vicon Holding &amp; Investment Company, LLC Tellico Plains, Tennessee</p> <p>Concept 2 - Site Layout Plan Phase 1</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>		

SHEET NO. C1.1