

MEMORANDUM

To: Monroe County Regional Planning Commission
From: Laura Smith, Planner
Date: July 27, 2023
Subject: August 3, 2023, Monroe County Regional Planning Commission Agenda

AGENDA
MONROE COUNTY REGIONAL PLANNING COMMISSION
Boardroom of the J.P. Kennedy Building
August 3, 2023
6:00 P.M.

- I. Call to Order
- II. Approval of minutes from the July 6, 2023, meeting.
- III. New Business
 - A. Preliminary Site Plan for Phase I of the “Roundhouse,” an RV park and variance request from 75’ site length for 8 lots (#’s 1, 2, and 23-28) 60’ to 71.4’, Quarry Creek Rd., Tate Geren, C2RL, Inc. engineers, Property Owner, Vicon Holding & Investment Co. LLC, Tax Map 146, Parcel 126.00, approximately 182.0 acres;
 - B. Final Plat with private roads and road grade variance request, Mountain Air Phase II, 13-lots each 5+ acres in size, approx. 70.82 acres, James Lee, Property Owner, Shelton Dewitt, Ballplay Rd., Tax Map 081, Parcel 015.00, approx. 142.0 remaining acres;
 - C. Annual Meeting, election of officers;
 - D. Report on minor subdivision plat review/approval
- IV. Other Business
- V. Adjournment

Application for Recreational Vehicle Park

24 July 2023

TO: Monroe County Regional Planning Commission
103 College Street South
Madisonville, TN 37354

FROM: Vicon Holding & Investment Co., LLC
PO Box 6127
Knoxville, TN 37914

Name of RV Park: "Roundhouse"

Location of RV Park: 157 Quarry Creek Road, Monroe County, TN

Number of RV sites: 28

To Whom It May Concern:

Vicon Holding & Investment Co., LLC (Vicon) is proposing a new recreational vehicle park (RV park) in Monroe County located at 157 Quarry Creek Road.

The proposed design of Quarry Creek Road from Cherohala Skyway is included in the attached plans including the existing driveway easement to the subject property. Due to conflicts between the location of the current driveway easement and the location and width of the drive as it currently exists on Parcel 002.01, C2RL Engineers, Inc. (C2RL) has proposed a variation of the location of the driveway. This location will be reviewed with the current property owner to determine if an agreement can be reached between Vicon and the current property owner to modify the existing driveway and easement location to better suit each party. We respectfully request that the planning commission approve the site layout as designed pending an agreement with the current owner of Parcel 002.01.

Additionally, the provisions for utilities including electric, water supply, sanitary sewer disposal have been proposed on the subject plans; however, additional information is required from the City of Tellico Plains Water and Sewer Department before the designs can be finalized and certified. As you may be aware, there has been turnover in this department, and at present the only contact is the Mayor. The site electric has been proposed and electronic files of the designs are to be provided to Fort Loudon Electric Cooperative (FLEC) for comment and approval. We respectfully request that the planning commission approve the plans pending certification by the City of Tellico Plains Water and Sewer Department and FLEC.

Please note that a variance is requested for the minimum RV space requirements of 30 feet wide by 75 feet long for 6 total sites (Site #'s 1, 2, and 23-28) identified on the Site Layout, Sheet C1.1. Due to the site constraints and steep slopes near the RV spaces at each end of the RV park, the RV spaces required shorter lengths to prevent extreme retaining wall heights at these locations. The sites for which a variance is

requested vary in length from 60 feet to 71.4 feet which will allow for a 10 feet x 20 feet vehicle parking space and approximately a 40 feet long RV space which would accommodate the majority of RVs.

Attached you will find the following design drawings:

- C1.0 Cover Sheet
 - C1.1 Site Layout – Phase 1
 - C1.2 Site Grading and Drainage Plan
 - C1.3 Site Utility Layout
 - C1.4 Erosion Control Plan – Initial
 - C1.5 Erosion Control Plan – Final
 - C2.1-2.14 Details
-

Application submitted by:

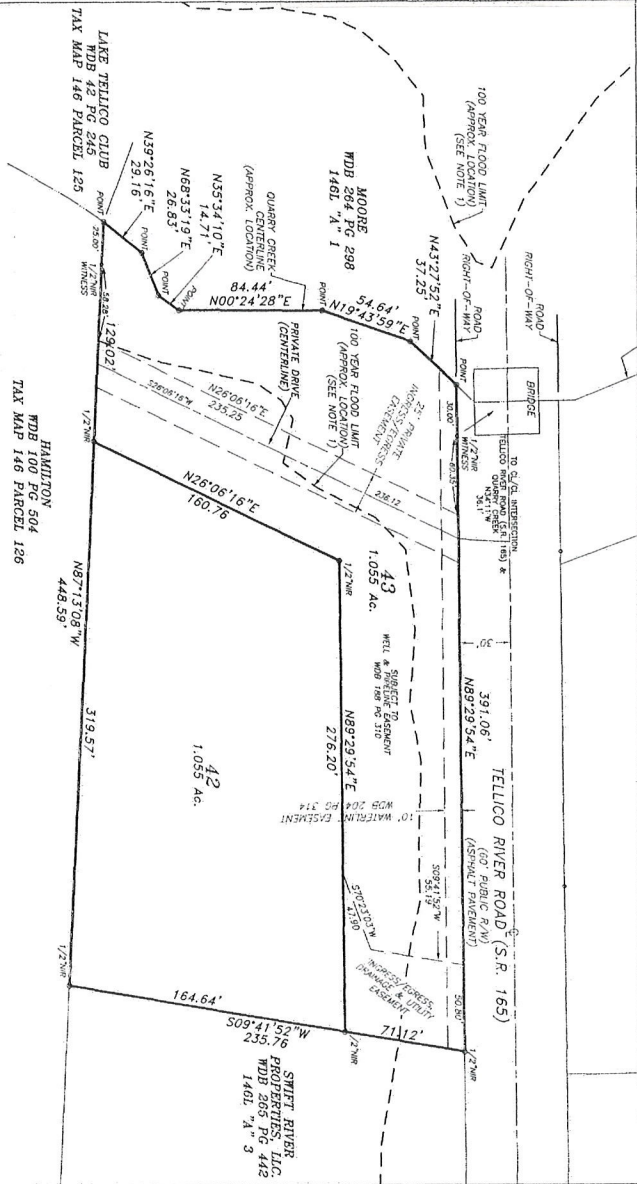
Vicon Holding & Investment Co., LLC

Signature

Date

Printed Name

Title



SURVEYOR'S NOTES:

1. The 100 Year Flood Limit is shown outside of 500 yards and Flood Zone A (areas within 100 feet) are shown with no base flood elevation determined according to Flood Insurance Rate Map 0175-B in Community Number 470213, dated September 4, 1991. The 100 Year Flood line as shown herein is based on TVA Flood Profile for Tellico River, dated September 5, 1987.
2. 1/2" new iron rods will be set at all lot corners.
3. Ditching and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and steel pipes or, any lines, and 5 feet on each side of on-shall sewer utility lines.
4. No instruments of record reflecting easements, rights of way, and/or easements were furnished to the Surveyor, except as shown herein. The Surveyor has made no investigation or discovery of any easements, rights of way, or other interests, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied. Subject to notes and restrictions set forth on the Record Plat of Tellico Village, as recorded in Cabinet B, Side 195 in the Register's Office for Monroe County, Tennessee.
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown herein. Actual location of all underground utilities should be verified through Tennessee 1-Cert (1-800-551-1111) or the utility provider prior to any excavation or construction.
6. The Surveyor has made no attempt to assess the subject property for possible wetlands.

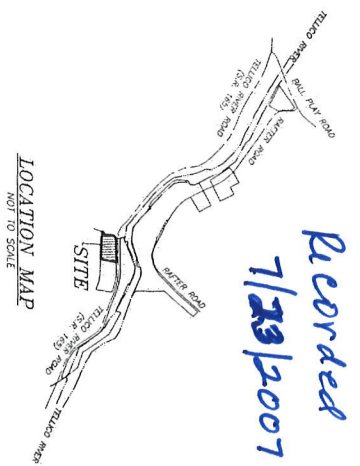
TELICO PLAINS, TENNESSEE
CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described herein, hereby adopt the subdivision and the use and benefit of all lots shown herein pursuant to the terms and conditions contained in the Declaration of Ownership, Conditions and Restrictions for Tellico Preserve, Unit 1, recorded in West Book _____ Page _____ in the Office of the Register of Deeds for Monroe County, Tennessee.

CERTIFICATE OF ACCURACY
 I hereby certify that the plat shown herein is a true and correct survey to the accuracy required by the Tennessee Professional Surveyor Commission and that the instruments have been printed as shown by the Tennessee Professional Surveyor Commission.

CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-811)
 I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing roads, and (3) the property numbers of the lots shown on the plat are in conformance with the Tennessee Rules of Practice.

OWNER:
 SWIFT RIVER PROPERTIES, LLC
 1017 HAVANSHIRE DRIVE
 MARYVILLE, TENNESSEE
 37601-3525
 P.O. BOX 4878
 MARYVILLE, TENNESSEE
 37602-4978
 PHONE: 615-984-2905
 FAX: 615-984-2815
 WWW.SWIFTRIVER.COM



LEGEND:

- NEW IRON ROD
- ACRES
- SQUARE FEET
- WARRANT DEED BOOK
- RIGHT-OF-WAY
- CEVENTINE
- BOUNDARY LINE
- ROUND RIGHT OF WAY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- FLOODWAY LINE
- 100 YEAR FLOOD LIMIT LINE

STATE OF TENNESSEE REGISTER OF DEEDS

BOOK	777	PAGE	231
VOLUME	101	SHEET	231
DATE	05/14/07	FILED	05/14/07
BY	DAVID L. HARRIS	CLERK	
REGISTERED	05/14/07	FILED	05/14/07

OWNER:
 SWIFT RIVER PROPERTIES, LLC
 1017 HAVANSHIRE DRIVE
 MARYVILLE, TENNESSEE
 37601-3525
 P.O. BOX 4878
 MARYVILLE, TENNESSEE
 37602-4978
 PHONE: 615-984-2905
 FAX: 615-984-2815
 WWW.SWIFTRIVER.COM

DATE: 5/31/07
SCALE: 1" = 50'
DRAWING: 4663-2LOT-FS
PROJECT NO.: SEI#4663

Recorded
 7/23/2007

PREVIOUSLY TRACT II, WITT PROPERTY

FINAL SUBDIVISION PLAT **LOTS 42 & 43**

TELLIQUA PRESERVE

UNIT FOUR

SWIFT RIVER PROPERTIES, LLC. **TELICO PLAINS, TN.**

STERLING
 ENGINEERING & SURVEYING, INC.

LAND SURVEYING
CIVIL ENGINEERING
ARCHITECTURE
LAND PLANNING

1017 HAVANSHIRE DRIVE
 MARYVILLE, TENNESSEE
 37601-3525

P.O. BOX 4878
 MARYVILLE, TENNESSEE
 37602-4978

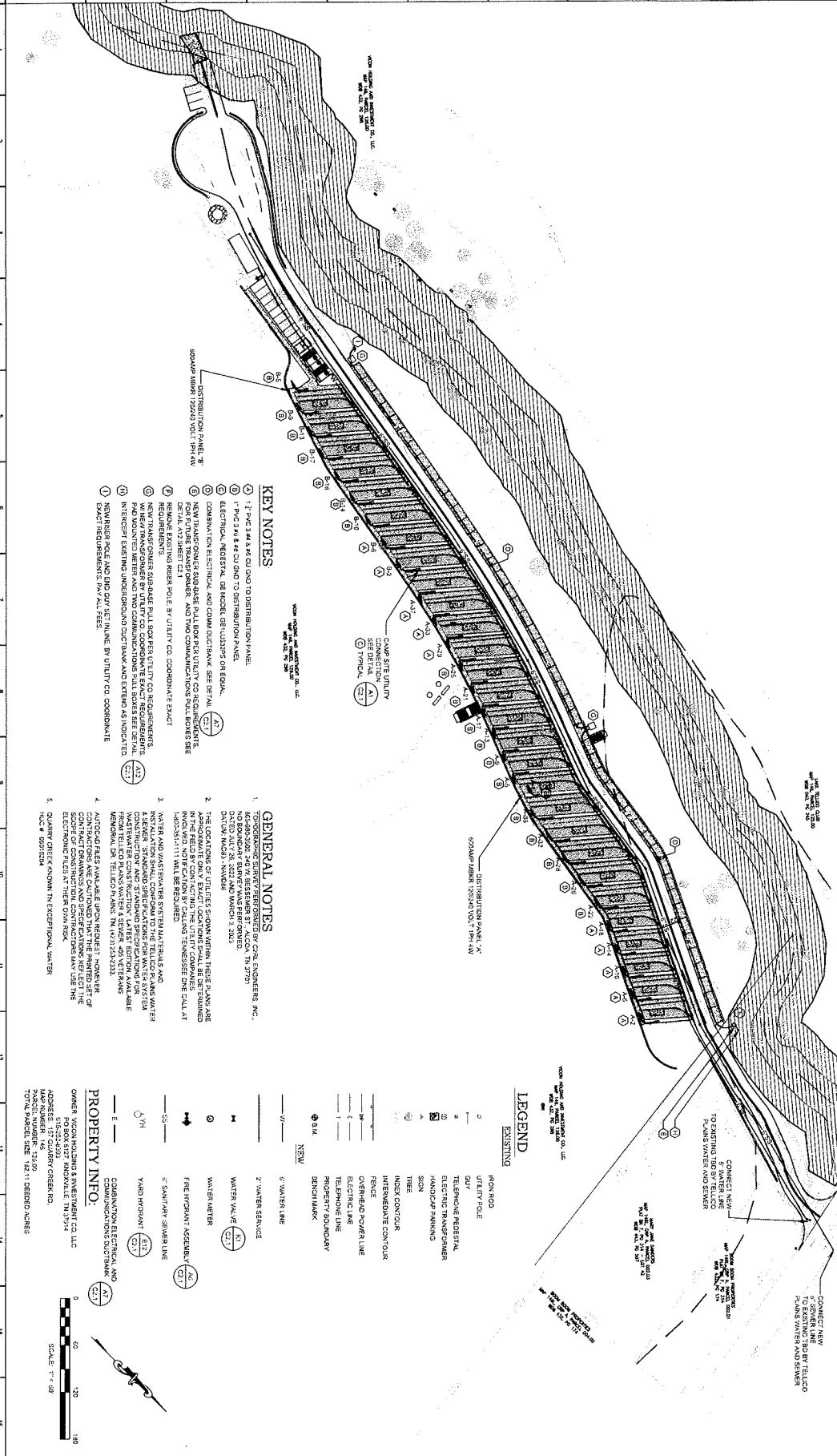
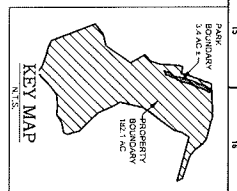
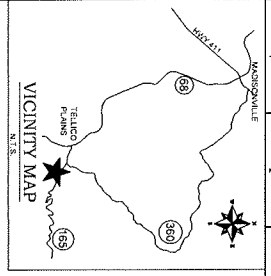
PHONE: 615-984-2905
 FAX: 615-984-2815
 WWW.STERLING-INC.COM

DESIGNED: CKP
DRAWN: CKP
CHECKED: CKP
DATE: 5/31/07
SCALE: 1" = 50'
DRAWING: 4663-2LOT-FS
PROJECT NO.: SEI#4663

SHEET
FS

©Copyright 2007 by Sterling Engineering, Inc.

ITEM A



- ### KEY NOTES:
1. 2" PVC 36" & 48" DI AND TO DISTRIBUTION PANEL.
 2. 1" PVC 36" & 48" DI AND TO DISTRIBUTION PANEL.
 3. ELECTRICAL, TELEPHONE, OR MODEL (OR SUBJECTS OR EQUAL).
 4. COMBINATION ELECTRICAL AND COMMUNICATIONS SHALL BE INSTALLED IN NEW TRANSFORMER SUBBASE. PULL BOX PER UTILITY CO REQUIREMENTS. FOR EXISTING TRANSFORMER, AND TWO COMMUNICATIONS PULL BOXES SEE REQUIREMENTS.
 5. REMOVE EXISTING RISER POLE BY UTILITY CO. COORDINATE EXACT REQUIREMENTS SHALL BE.
 6. NEW RISER POLE AND END DRY SET IN LINE BY UTILITY CO. COORDINATE EXACT REQUIREMENTS SHALL BE.

- ### GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
 - b. 2018 INTERNATIONAL ELECTRICAL CODE (NEC)
 - c. 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
 - d. 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC)
 - e. 2018 INTERNATIONAL MECHANICAL AND PLUMBING EXAMINER'S HANDBOOK (IMPEH)
 2. THE LOCATION OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED BY FIELD SURVEY AND NOTIFICATION BY CALLING TENNESSEE ONE CALL AT 1-800-368-5811 WILL BE REQUIRED.
 3. WATER AND WASTEWATER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
 - b. 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
 - c. 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC)
 - d. 2018 INTERNATIONAL MECHANICAL AND PLUMBING EXAMINER'S HANDBOOK (IMPEH)
 4. ALL TYPICAL DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - a. 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
 - b. 2018 INTERNATIONAL ELECTRICAL CODE (NEC)
 - c. 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
 - d. 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC)
 - e. 2018 INTERNATIONAL MECHANICAL AND PLUMBING EXAMINER'S HANDBOOK (IMPEH)
 5. QUANTITY SHEET ANCHOR THE EXCEPTIONAL WATER TREATMENT # 65010204

LEGEND

EXISTING	NEW
1. ROUNDOOD	1. ROUNDOOD
2. UTILITY POLE	2. UTILITY POLE
3. GUY	3. GUY
4. TELEPHONE PERMITAL	4. TELEPHONE PERMITAL
5. ELECTRIC TRANSFORMER	5. ELECTRIC TRANSFORMER
6. RAN/CAP/PARKING	6. RAN/CAP/PARKING
7. TREE	7. TREE
8. INTERMEDIATE CONTROLLER	8. INTERMEDIATE CONTROLLER
9. FENCE	9. FENCE
10. OVERHEAD POWER LINE	10. OVERHEAD POWER LINE
11. ELECTRIC LINE	11. ELECTRIC LINE
12. TELEPHONE LINE	12. TELEPHONE LINE
13. PROPERTY BOUNDARY	13. PROPERTY BOUNDARY
14. BENCH MARK	14. BENCH MARK
15. WATER SERVICE	15. WATER SERVICE
16. WATER VALVE	16. WATER VALVE
17. WATER METER	17. WATER METER
18. FIRE HYDRANT ASSEMBLY	18. FIRE HYDRANT ASSEMBLY
19. SANITARY SEWER LINE	19. SANITARY SEWER LINE
20. VARD HYDRANT	20. VARD HYDRANT
21. COMMUNICATIONS SUBSTATION	21. COMMUNICATIONS SUBSTATION
22. DISTRIBUTION PANEL	22. DISTRIBUTION PANEL
23. CAMP SITE UTILITY CONNECTION	23. CAMP SITE UTILITY CONNECTION
24. PHYSICAL	24. PHYSICAL

PROPERTY INFO:

OWNER: ROUNDHOUSE INVESTMENT CO. LLC
 ADDRESS: 240 W. BESSEMER STREET, ALCOA, TN 37701
 MAP NUMBER: 146
 PROJECT NUMBER: 5332
 70% PLAN SET: 12/11/2022 ADRES

FOR REVIEW ONLY	Roundhouse Phase 1 Monroe County, Tennessee Vicon Holding and Investment Co., LLC Tellico Plains, Tennessee Site Utility Layout Plan	REVISIONS: _____ _____ _____	DATE: _____		C2RL, INC engineers 240 W. Bessemer Street Alcoa, TN, 37701 Ph. (665) 980-3500
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C1.3
 SHEET NO.

ITEM A

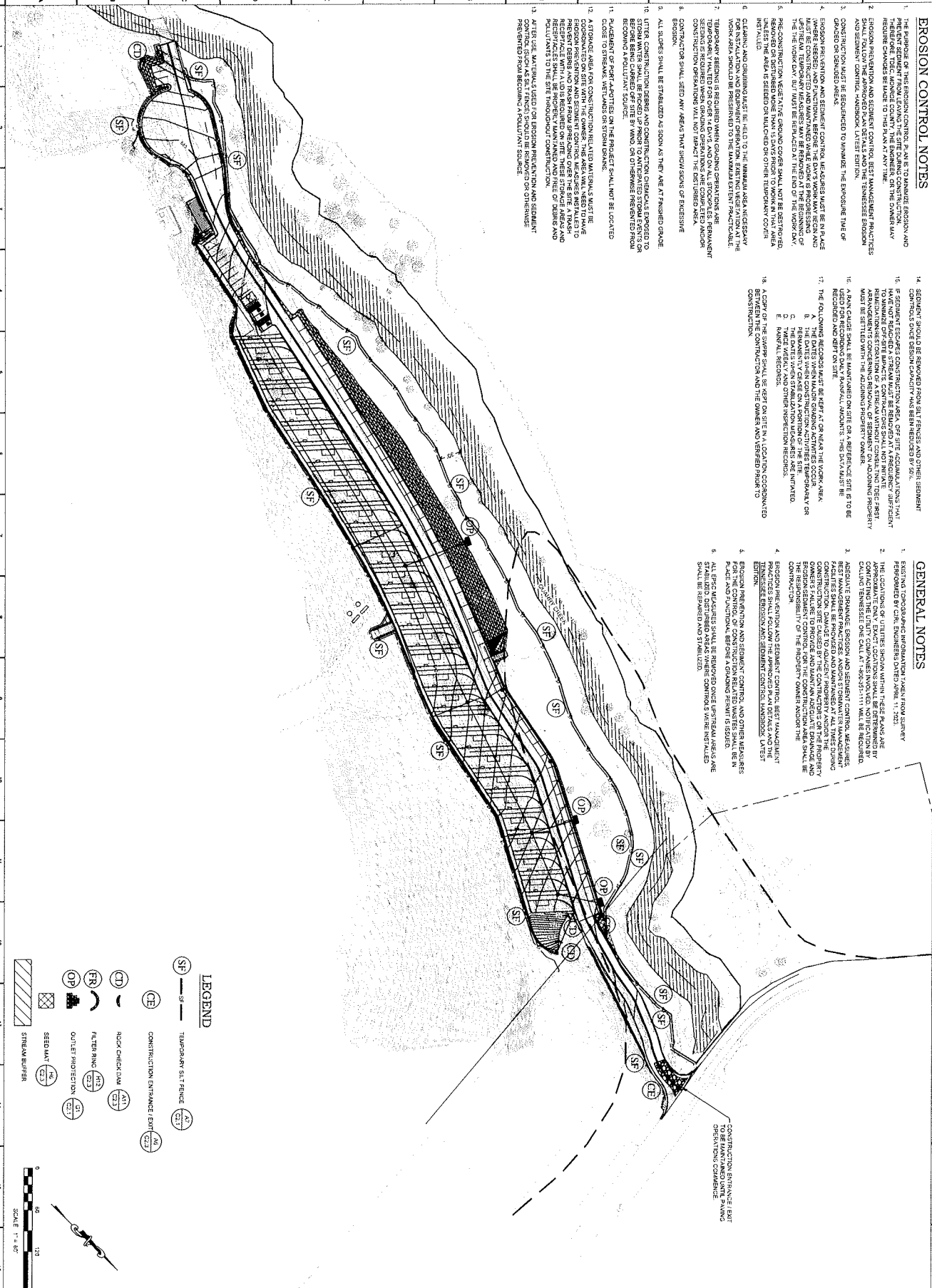
H:\Vicon\506.01 - The Roundhouse\02-Drawings\Sheets\C1-6 Erosion Control Plan - Final.dwg Plotted: July 24, 2023 4:12 PM By: Tole Peres

EROSION CONTROL NOTES

1. THE PURPOSE OF THE EROSION CONTROL PLAN IS TO MINIMIZE EROSION AND TO PREVENT SOIL POLLUTION FROM THE CONSTRUCTION OF THE POWER PLANT. REQUIRE CHANGES BE MADE TO THIS PLAN AT ANY TIME.
2. EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION AND DEMOLITION PHASES OF THE PROJECT.
3. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DISTURBED AREAS.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY EARTHWORK BEGINS. THE DAILY WORK AREA MUST BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE END OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
5. PRE-CONSTRUCTION BEST MANAGEMENT PRACTICES SHALL NOT BE DESTROYED, DAMAGED, OR REMOVED. BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. CLEANING AND MAINTENANCE MUST BE FIELD TO THE MANUAL AREA NECESSARY FOR INSTALLATION AND EQUIPMENT OPERATION. EROSION PREVENTION AT THE END OF THE WORK DAY MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED. SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL BE PAUSED FOR 30 DAYS OR MORE.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DISTURBED AREAS.
9. ALL SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE AT FINISHED GRADE.
10. UTILITY CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DISTURBED AREAS. EROSION PREVENTION MEASURES SHALL BE INSTALLED BEFORE BEING CARRIED OFF SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
11. PLACEMENT OF PORT-A-POTIES ON THE PROJECT SHALL NOT BE LOCATED DOWN-DRIVE OF SLOPES, NEAR OR OVER SLOPES.
12. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE OWNER SHALL MAINTAIN RECORDS OF ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES INSTALLED TO PREVENT EROSION AND SEDIMENTATION. THESE RECORDS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND RECEIVED BY THE OWNER AT THE END OF THE PROJECT. THESE RECORDS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND RECEIVED BY THE OWNER AT THE END OF THE PROJECT.
13. AFTER USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL, SUCH AS SALT, SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
14. SEDIMENT SHOULD BE REMOVED FROM SALT FENCES AND OTHER SEDIMENT TRAP DEVICES REGULARLY AND BE RECYCLED BY THE CONTRACTOR.
15. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES INSTALLED TO PREVENT EROSION AND SEDIMENTATION. THESE RECORDS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND RECEIVED BY THE OWNER AT THE END OF THE PROJECT.
16. A BANY GATE SHALL BE MAINTAINED ON SITE OR A REFERENCE SITE AS TO BE RECORDED AND LEFT ON SITE.
17. THE FOLLOWING RECORDS MUST BE KEPT AT OR NEAR THE WORK AREA:
 - A. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
 - B. THE DATES WHEN CONSTRUCTION ACTIVITIES OCCUR
 - C. THE DATES WHEN STABILIZATION MEASURES ARE INSTALLED
 - D. THE DATES WHEN STABILIZATION MEASURES ARE INSTALLED
 - E. RAINFALL RECORDS.
18. A COPY OF THE SWEEP SHALL BE KEPT ON SITE IN A LOCATION PROXIMATE TO THE CONSTRUCTION AND THE OWNER AND REFERRED TO.

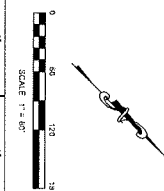
GENERAL NOTES

1. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY CIVIL ENGINEERS DATED APRIL 11, 2023.
2. THE LOCATION OF UTILITIES SHOWN WITHIN THESE PLANS ARE FOR INFORMATION ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD. A CALL AT 1-800-393-1111 WILL BE REQUIRED.
3. ABSOLUTE ELEVATION, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR CONSTRUCTION MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS AND THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES. CONTRACTORS SHALL FOLLOW THE APPROVED PLAN DETAILS AND THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES. CONTRACTORS SHALL FOLLOW THE APPROVED PLAN DETAILS AND THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
4. EROSION PREVENTION AND SEDIMENT CONTROL, AND OTHER MEASURES, FOR THE CONTROL OF CONSTRUCTION RELATED WASTES SHALL BE IN PLACE AND FUNCTIONAL BEFORE A GRADING OPERATION BEGINS.
5. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REPAIRED AND MAINTAINED.

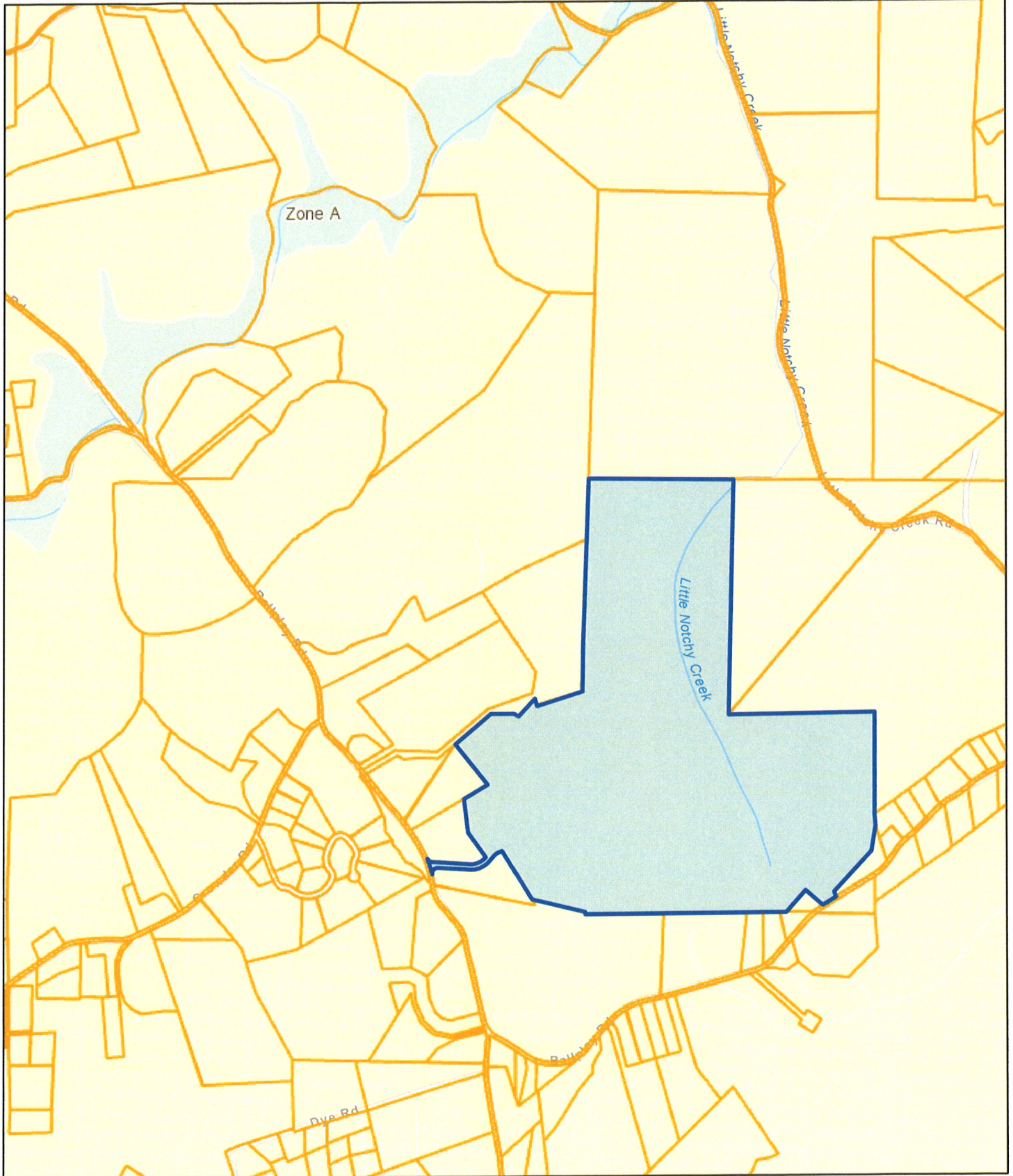


LEGEND

- SF ——— TEMPORARY SILT FENCE
- CE ——— CONSTRUCTION ENTRANCE EXIT
- FR ——— FILTER RING
- OP ——— OUTLET PROJECTION
- SEED MAT
- STREAM BUFFER
- CD ——— ROCK CHECK DAM
- FR ——— FILTER RING
- OP ——— OUTLET PROJECTION
- SEED MAT
- STREAM BUFFER

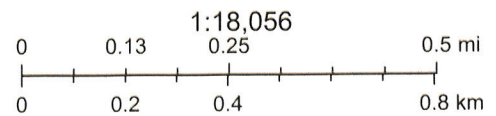


<p>FOR REVIEW ONLY</p> <p>C1.5</p>	<p>Roundhouse Phase 1 Moore County, Tennessee</p> <p>Vicon Holding and Investment Co., LLC</p> <p>Wilcox Plains, Tennessee</p> <p>Erosion Control Plan - Final</p>	<p>DATE: _____</p> <p>REVISIONS:</p>	<p>240 W. Bessmer Street Alcoa, TN, 37701 Ph. (665) 980-3500</p>
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Date: June 27, 2023

County: Monroe
Owner: SHELTON DEWITT
Address: BALLPLAY RD
Parcel Number: 081 015.00
Deeded Acreage: 213.05
Calculated Acreage: 0



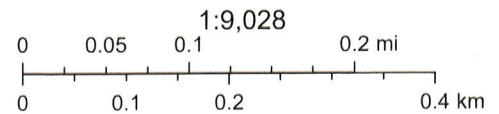
Esri Community Maps Contributors, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local



Date: June 27, 2023

County: Monroe
 Owner: SHELTON DEWITT
 Address: BALLPLAY RD
 Parcel Number: 081 015.00
 Deeded Acreage: 213.05
 Calculated Acreage: 0



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

of Mountain Air, Phase II

y Described in Deed Book 322, Page 507 ~ A Parcel of

l District of Monroe County, Madisonville, Tennessee

