

MEMORANDUM

To: Tellico Plains Regional Planning Commission
From: Laura Smith
Date: February 6, 2024
Subject: February 12, 2024, Tellico Plains Public Hearings and Regional Planning Commission Agenda

PUBLIC HEARING
Tellico Plains Community Center
Monday, February 12, 2024
5:30 P.M.

There will be two public hearings beginning at 5:30 p.m. in the Community Center on Bank St. with the first to receive public comments on the draft of the Parks and Recreation Master Plan.

PUBLIC HEARING
Tellico Plains Community Center
Monday, February 12, 2024
6:00 P.M.

The Tellico Plains Regional Planning Commission will then hold a public hearing at 6:00 p.m. to hear public comments on a resolution to amend the Subdivision Regulations, Section J. Lots, 3. Minimum Lot size and shape.

AGENDA
TELLICO PLAINS REGIONAL PLANNING COMMISSION
Tellico Plains Community Center
Monday, February 12, 2024
Immediately following the public hearings

- I. Call to Order
- II. Approval of minutes from the previous meeting
 - A. Annual Meeting, Election of Officers; Chairman and Secretary
 - B. Subdivision Plat, 2-lots, with variance for side yard setback, Property Owner, CDM Homes LLC, Applicant, Melissa and Chris Wiseman, 126 Bank St., Tax Map 136, Parcel 045.00, C-2, General Business District, approx. 1.2 acres;

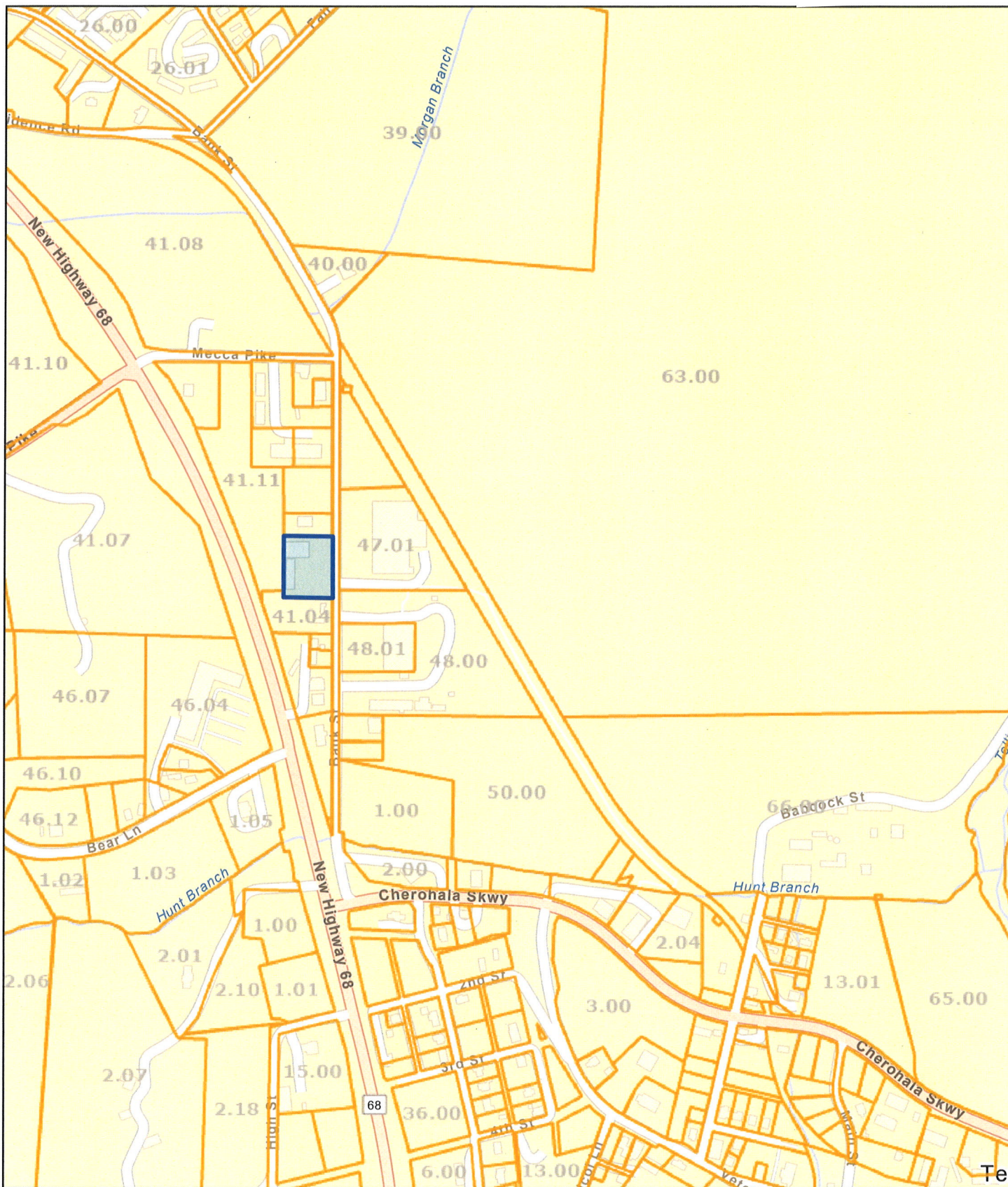
- C. Annexation Request, Roger Thompson, Vicon Holding & Investment Co., LLC, part of Parcel 126.00, Monroe County Tax Map 146, entire parcel approx. 182 acres;
- D. Resolution to amend the Tellico Plains Regional Subdivision Regulations for minimum lot size.
- E. Discussion of Design Review Committees (*handouts provided*);
- F. Review of Planning Commission By-laws;

III. Reports to commission

IV. Other Business

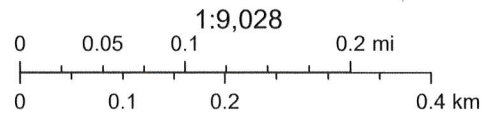
V. Adjournment

Monroe County - Parcel: 136 045.00 ITEM B



Date: January 24, 2024

County: Monroe
Owner: WISEMAN CHRIS ETUX MELISSA
Address: BANK ST 163
Parcel Number: 136 045.00
Deeded Acreage: 1.2
Calculated Acreage: 0



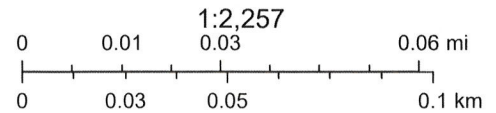
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The property lines are compiled from information maintained by your local



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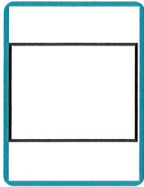
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shared
Expired in 3 days



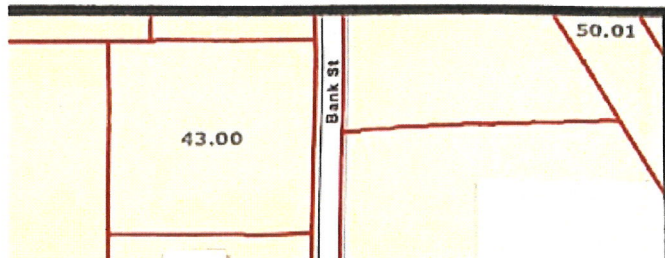
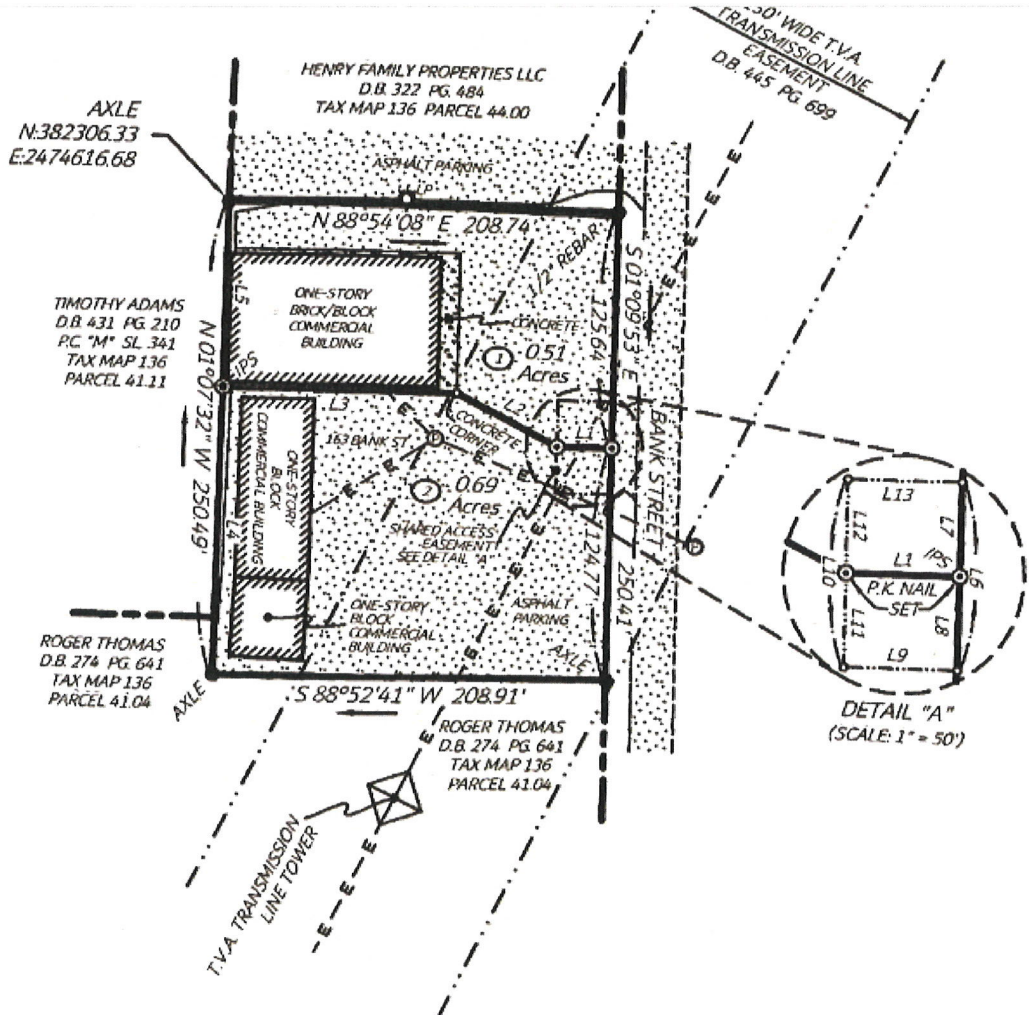
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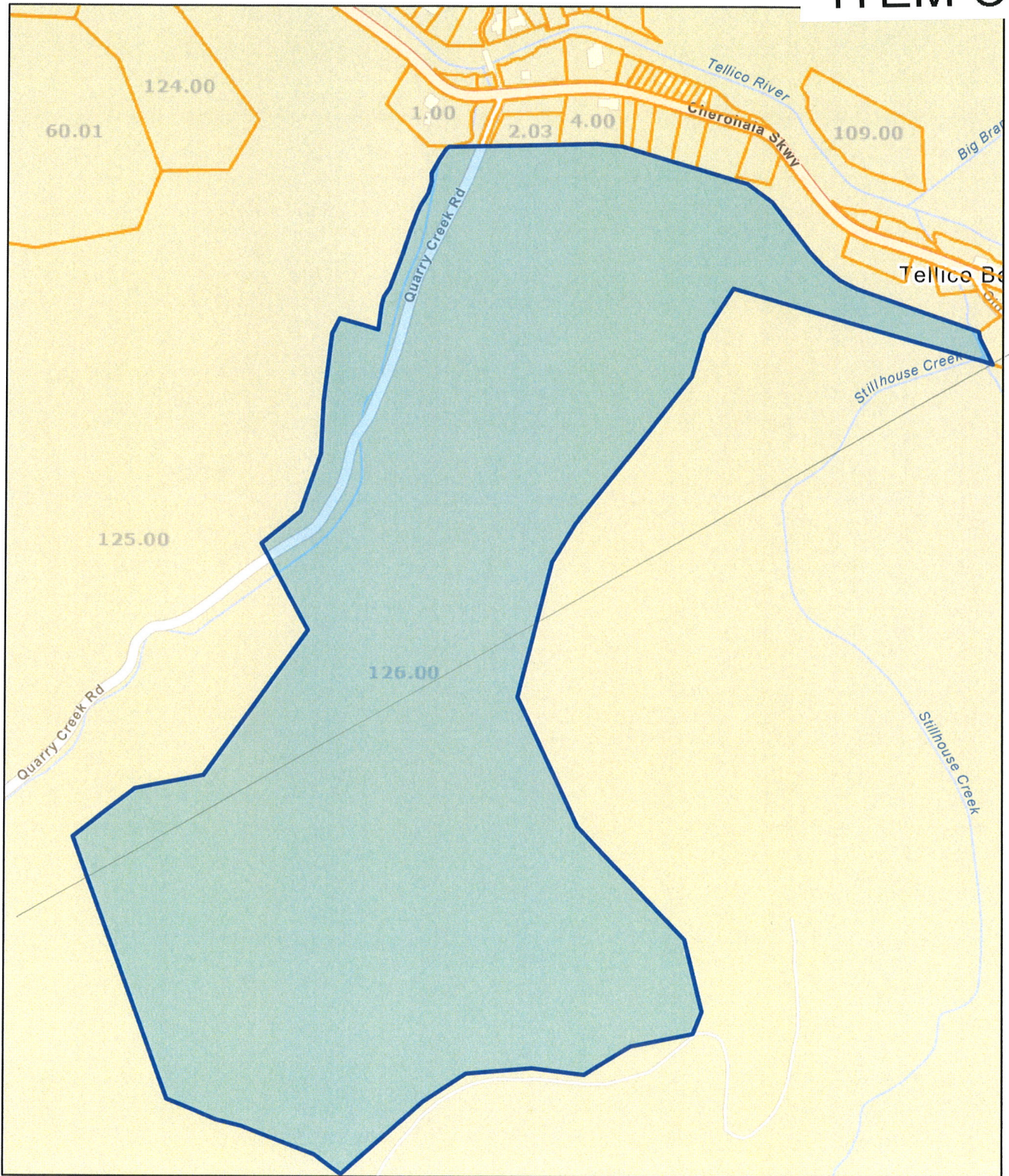
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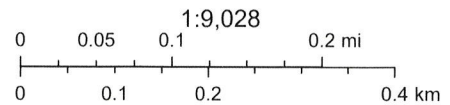


General Notes:
 Area Subdivided: 1.20 Acres
 This tract is not in a Flood Hazard Area
 The flood map for the selected area is number effective on 2/3/2010.
 Iron pins placed or found on all corners unless
 This plat represents the property recorded in:
 Pg. 699
 12' utility and drainage easement all
 all side and rear property lines.



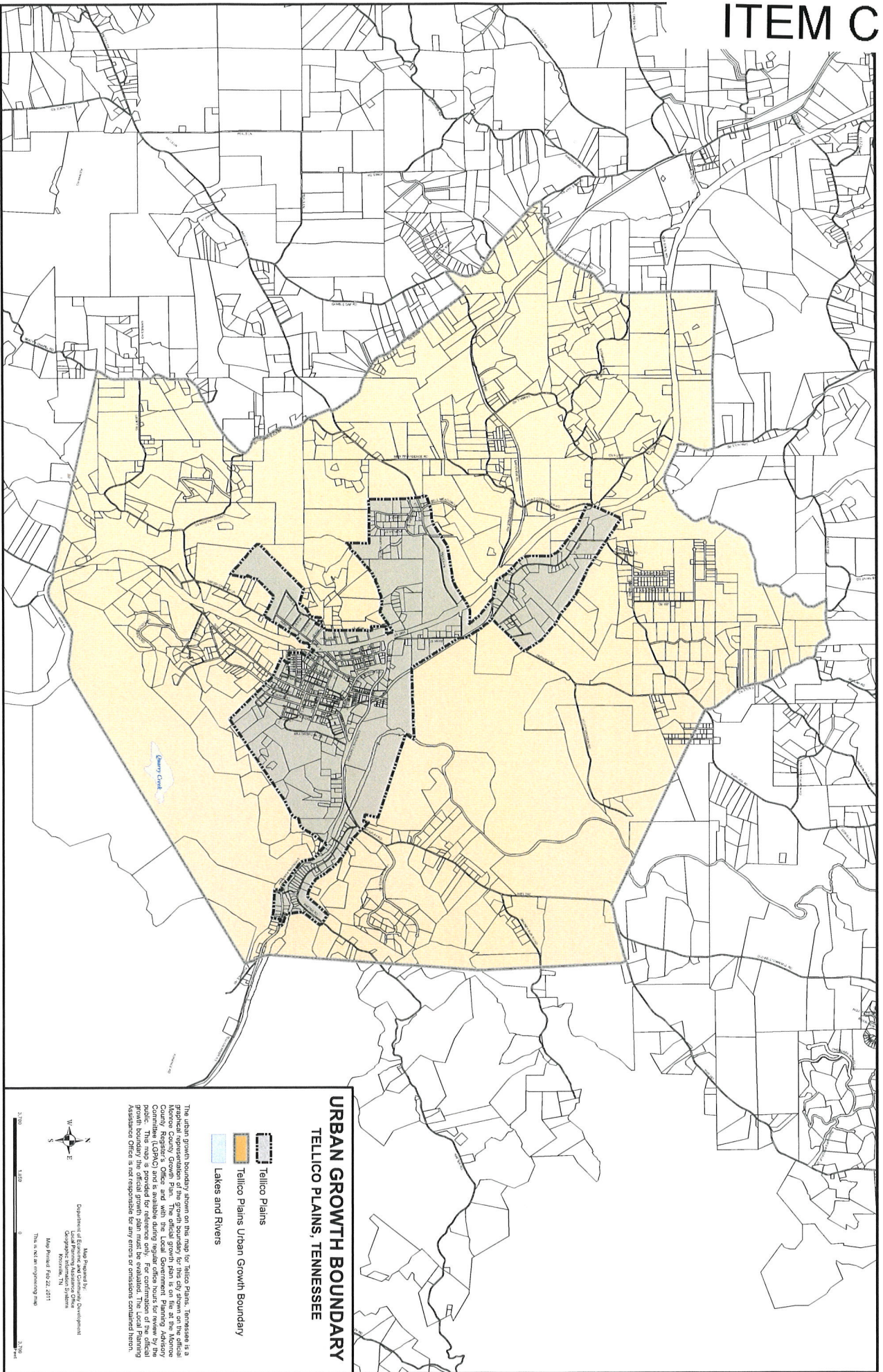
Date: February 7, 2024

County: Monroe
 Owner: VICON HOLDING & INVESTMENT CO LLC
 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: 2023






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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.



**URBAN GROWTH BOUNDARY
TELLICO PLAINS, TENNESSEE**

-  Telflico Plains
-  Telflico Plains Urban Growth Boundary
-  Lakes and Rivers

The urban growth boundary shown on the map for Telflico Plains, Tennessee is a preliminary boundary. It is not intended to be used for any legal purposes. The official growth boundary for Telflico Plains is shown on the Telflico Plains Urban Growth Plan. The official growth plan is on file at the Monroe County Register's Office and with the Local Government Planning Advisory Commission (LGPAC) and the Tennessee Department of Transportation. For information on the growth boundary, the official growth plan must be evaluated. The Local Planning Assistance Office is not responsible for any errors or omissions contained herein.



Map Prepared by: **City of Development**
 Department of Economic Assistance Office
 Local Planning Assistance Office
 Montgomery, TN 38111
 Map Period: Feb 22, 2011
 This is not an engineering map.

The lot arrangement shall be such that in constructing a building there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at its front or rear. If the subdivision is to be served by public sewer, lots should be designed so that none will be "below grade" and be rendered unservable by sewer. Whenever a clearly defined depression or sinkhole as determined by the planning commission is located on any lot to be utilized as a building site, no construction of any principal structure on said lot shall be undertaken, pending the preparation of a geotechnical study or analysis documenting that no adverse consequences should present themselves to the principal structure due to its proximity to the adjacent sinkhole. Such study should be prepared and stamped by a registered professional engineer. Under no circumstances shall the principal structure be located closer than thirty (30) feet to the edge of any sinkhole, crest, or ridge area. This buffer area shall be platted and designated as a dedicated open-space easement. Accordingly, whenever the average topographic slope of any subdivided lot is greater than fifteen (15) percent, no principal structure shall be built thereon until a geotechnical study or analysis prepared and stamped by a registered professional engineer documents any required stabilization measures, if any that should be made to ensure a stabilized, "erosion free," "slippage free", and adequately drained building site.

2. Lot Lines

Side lot lines shall generally be at right angles or perpendicular to street centerlines, and radial to curved street centerlines. Rear lot lines should consist of straight lines with a minimum number of deflections.

3. Minimum Lot Size and Shape

The size, shape, and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated, as well as to secure the public health, safety, and welfare of subsequent residents. Under no circumstance, however, shall the average depth to width ratio of any platted lot exceed a four (4) to one (1) ratio (the width shall be measured at the street right of way except for cul-de-sacs). Other minimum dimensional requirements are as follows:

- a. Residential lots served by public water and public sanitary sewer systems:
- Minimum area = 15,000 sq. ft.
 - Minimum width at building setback line = 90 ft.
 - Minimum street frontage for lots (except on cul-de-sac)* = 50 ft.
- b. Residential lots served by public water and private sewage disposal systems:
- Minimum area = 20,000 sq. ft.**
 - Minimum width at building setback line = 100 ft.
 - Minimum street frontage for lots (except on cul-de-sac)* = 50 ft.

Greater area may be required for private sewage disposal if there are factors of drainage, poor soil conditions, or other conditions to cause potential health problems. The planning commission requires that results

from percolation tests and/or soils tests be submitted in order to properly evaluate subdivisions that are dependent upon septic tanks as a means of sewage disposal.

c. Non-residential Lots

The size of lots reserved or laid out for commercial or industrial properties shall be adequate to provide for all the off-street loading and parking facilities required by the type of use and development contemplated, as well as to accommodate the reservation of servicing fire lanes. Platting of individual lots should be avoided in favor of the facilitation of a unified and integrated design of the land. Non-residential lots shall be designed in a manner that minimizes adverse effects on present or future adjacent residential developments.

*The minimum street frontage for the turn-around area of a cul-de-sac street is thirty (30) feet.

**Or larger size as determined by the Monroe County Environmentalist.

4. Building Setback Lines

The minimum depth of building setback lines from the abutting street rights-of-way shall be as follows*:

Front.....40'
Building Separation20'

*The planning commission may consider reduced setbacks to match the character of the surrounding neighborhood

5. Minimum Street Frontage

All lots shall have a minimum of fifty (50) feet of frontage on a public street or permanent private easement that has been improved to meet the road standards found in Article III Sections D and E, with the exception of turn-arounds at the terminus of permanent dead-end street(s) (cul-de-sacs) where the minimum frontage may be thirty (30) feet.

6. Off-Street Parking

All residential subdivision lots shall provide sufficient off-street parking space for at least two (2) vehicles. Non-residential subdivisions shall provide off-street parking and loading space adequate for the maximum anticipated use of the property.

K. Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. This will include adequate easements to remove surface water from the buildable portion of lots.