

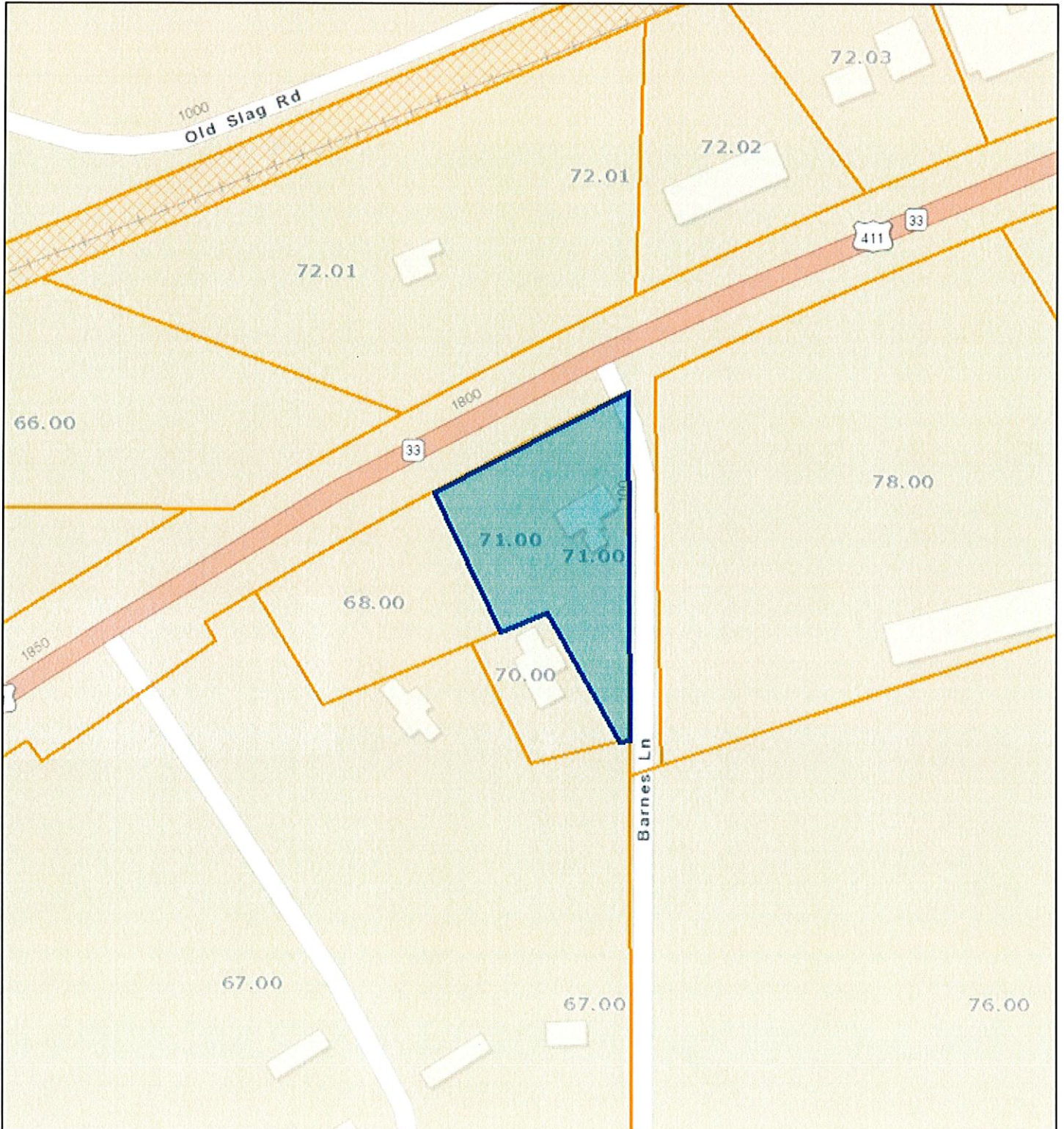
MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: June 29, 2021
Subject: July 6, 2021, Vonore Planning Commission Agenda

AGENDA
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
Vonore Community Center
Tuesday, July 6, 2021
6:00 p.m.

- I. Call to Order
- II. Approval of the minutes of the meeting of June 1, 2021
- III. Consideration of site plan, Bootleggers Roadside Ice Cream, LLC, 1830 Highway 411, corner of Barnes Lane, Tax Map 037, Parcel 071.00, Applicant, James Hair, Surveyor for Property owner, Frank Vultaggio, C-3, Highway Business District, approximately .89 acres;
- IV. Site Plan, O'Reilly Auto Parts, Highway 411 (adjacent to Food City), Tax Map 037, Parcel 47.01, Applicant and Property owner (Tom Cofer), All Points Development, LLC, C-3, Highway Business District, approximately 1.75 acres;
- V. Other Business
- VI. Adjournment

Monroe County - Parcel: 037 071.00



Date: June 29, 2021
County: Monroe
Owner: BOWERS REED & GRACE
Address: HWY 411 1813
Parcel Number: 037 071.00
Deeded Acreage: 0
Calculated Acreage: 1.4
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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.

Monroe County - Parcel: 037 071.00

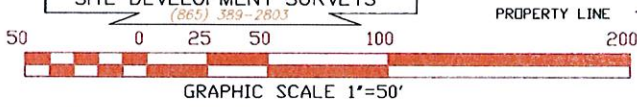


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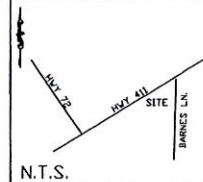
Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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This survey or plot is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for fee or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.



MAGNETIC
6/21

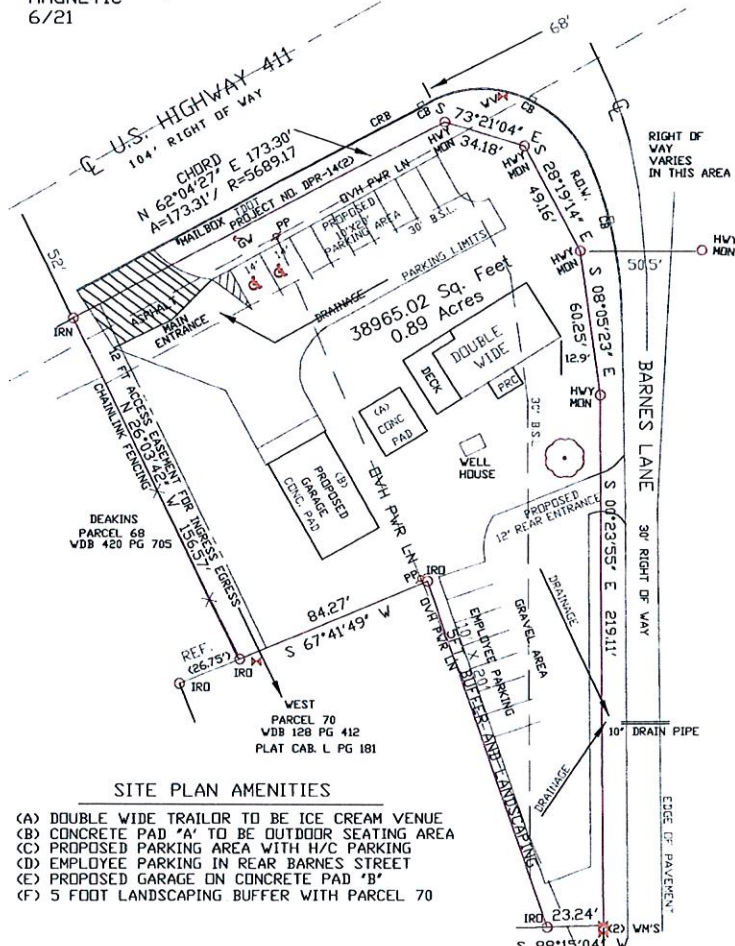


LOCATION MAP

LEGEND

IRD	○
PIPE	●
POWER POLE	⊕
WATER VALVE	⊗
CONTROL	⊙
BENCHMARK	⊠
SANITARY SEWER	⊚

IRO= IRON ROD OLD
IRN= IRON ROD NEW



SITE PLAN AMENITIES

- (A) DOUBLE WIDE TRAILOR TO BE ICE CREAM VENUE
- (B) CONCRETE PAD 'A' TO BE OUTDOOR SEATING AREA
- (C) PROPOSED PARKING AREA WITH H/C PARKING
- (D) EMPLOYEE PARKING IN REAR BARNES STREET
- (E) PROPOSED GARAGE ON CONCRETE PAD 'B'
- (F) 5 FOOT LANDSCAPING BUFFER WITH PARCEL 70

OWNER;
FRANK VULTAGGIO
252 CHATUGA WAY
LOUDON, TENNESSEE 37774

GENERAL INFORMATION

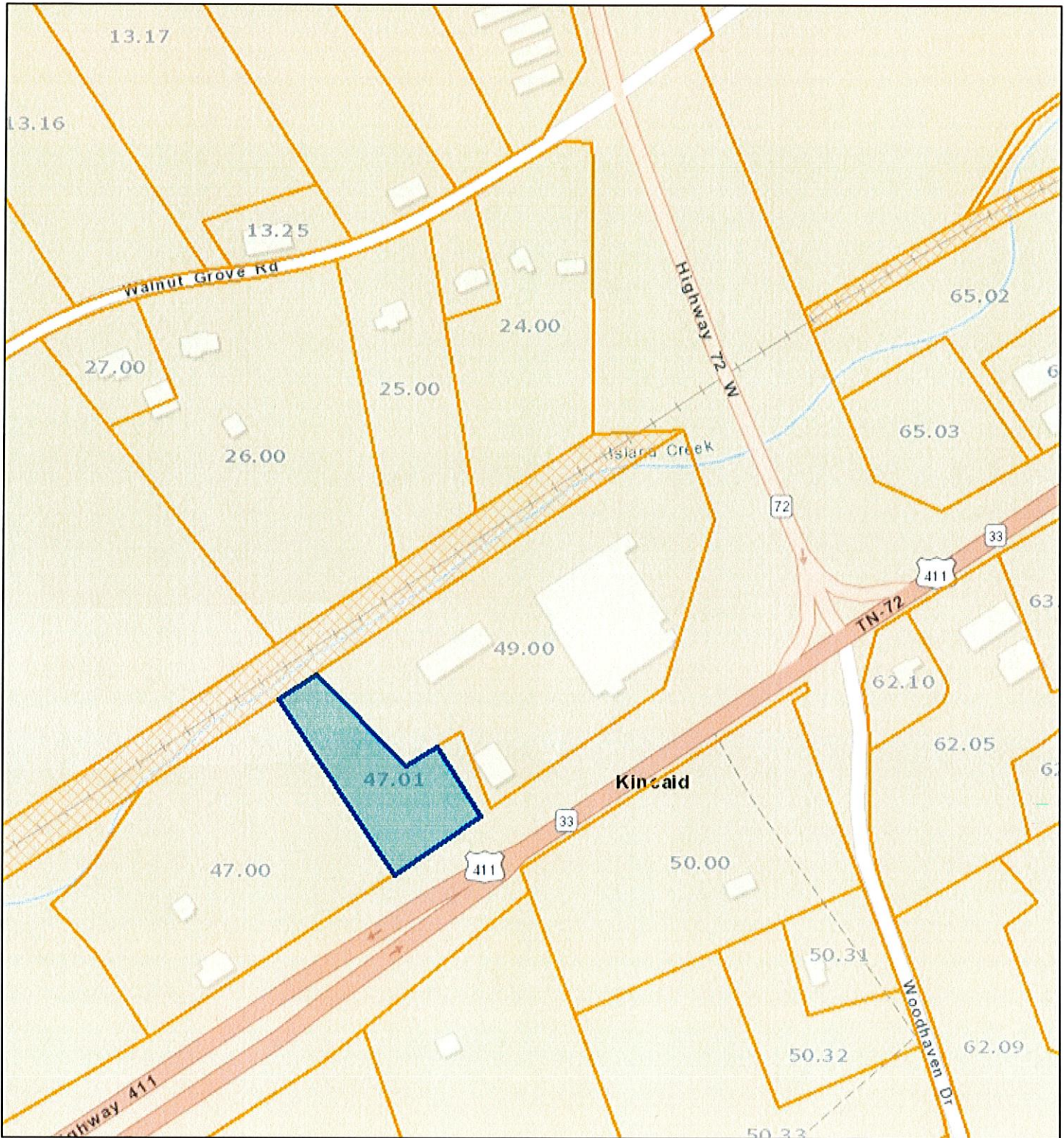
- (1) GENERAL PROPERTY SURVEY AND SITE PLAN OF PARCEL 71.00 ON TAX MAP 37.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES AND ALONG ROADWAYS.
- (5) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.
- (6) TDOT PROJECT DPR-14(2) MONROE COUNTY RIGHT OF WAY ACQUISITION WDB 221 PG 53.
- (7) UTILITIES VISABLE ABOVE GROUND HAS BEEN SHOWN ONLY.
- (8) FORMERLY REED AND GRACE BOWERS PROPERTY.
- (9) DOUBLE-WIDE SHOWN CANNOT BE REBUILT IN ITS ORIGINAL LOCATION SHOULD IT BE DESTROYED BY ANY MEANS.

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY OF ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/100,000 AS SHOWN.

James A. Hair
JAH/RLS #1878
JAMES A. HAIR, RLS #1878

SITE PLAN		
BOOTLEGGERS ROADSIDE ICE CREAM LLC. 1813 HIGHWAY 411 VONDRE, TENNESSEE 37885		
SCALE: 1"=50'	APPROVED BY:	DRAWN BY JAH
DATE: 6/7/21		REVISED
SECOND DISTRICT MONROE COUNTY		VONDRE TENNESSEE
TAX MAP 37 PARCEL 71.00	0.89+/- ACRES (LAST REC.) WDB 113 PG 523	DRAWING NUMBER WP0621-1

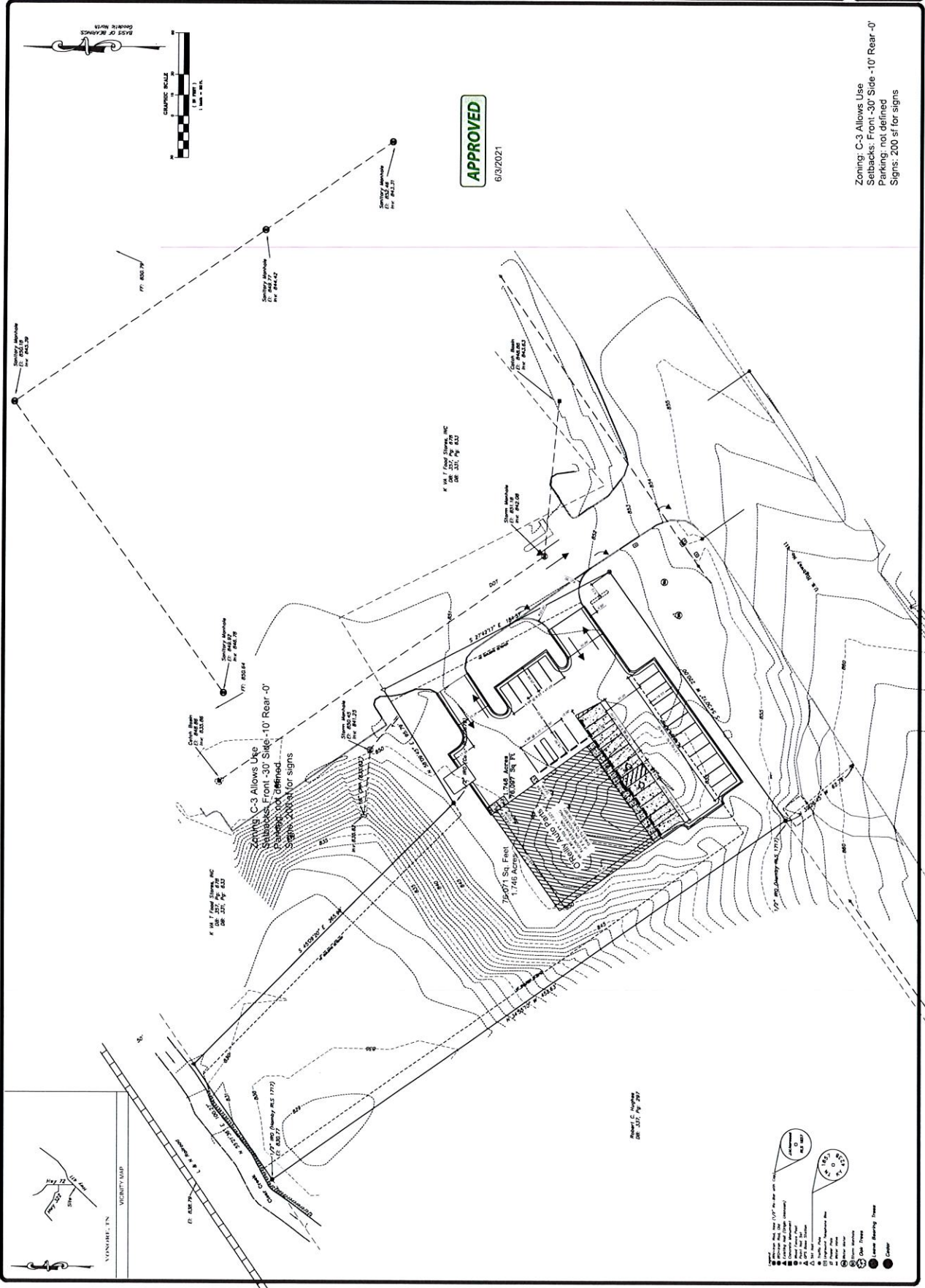
Monroe County - Parcel: 037 047.01



Date: June 29, 2021
County: Monroe
Owner: MARATHON REALTY CORP
Address: HWY 411
Parcel Number: 037 047.01
Deeded Acreage: 1.75
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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Zoning: C-3 Allows Use
 Subbacks: Front -30' Side -10' Rear -0''
 Parking: not defined
 Signs: 200 sf for signs

- 1. All Other Features (1/12) - As Shown
- 2. Existing Building Footprint
- 3. Proposed Building Footprint
- 4. Existing Parking Area
- 5. Proposed Parking Area
- 6. Existing Access Road
- 7. Proposed Access Road
- 8. Existing Contour
- 9. Proposed Contour
- 10. Existing Elevation
- 11. Proposed Elevation
- 12. Existing Spot Elevation
- 13. Proposed Spot Elevation
- 14. Existing Utility
- 15. Proposed Utility
- 16. Existing Spot Elevation
- 17. Proposed Spot Elevation
- 18. Existing Spot Elevation
- 19. Proposed Spot Elevation
- 20. Existing Spot Elevation
- 21. Proposed Spot Elevation
- 22. Existing Spot Elevation
- 23. Proposed Spot Elevation