

## **M E M O R A N D U M**

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** October 26, 2021  
**Subject:** November 2, 2021, Vonore Planning Commission Agenda

**AGENDA**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**Vonore Community Center**  
**Tuesday, November 2, 2021**  
**6:00 p.m.**

- I. Call to Order
- II. Approval of the minutes of the October 5, 2021 meeting
  - A. Annual meeting, election of officers,
  - B. Rezoning request from C-3, Highway Business District to R-1, Low Density Residential District, Applicants and property owners, Michael and Penny Cook, Hwy. 411, Tax Map 037E, Group A, Parcel 23.0, approximately 1.25 acres;
  - C. Zoning Ordinance amendment, Chapter 6, Section 11-604, Signs and Billboards, wall signs;
- III. Other Business
- IV. Adjournment

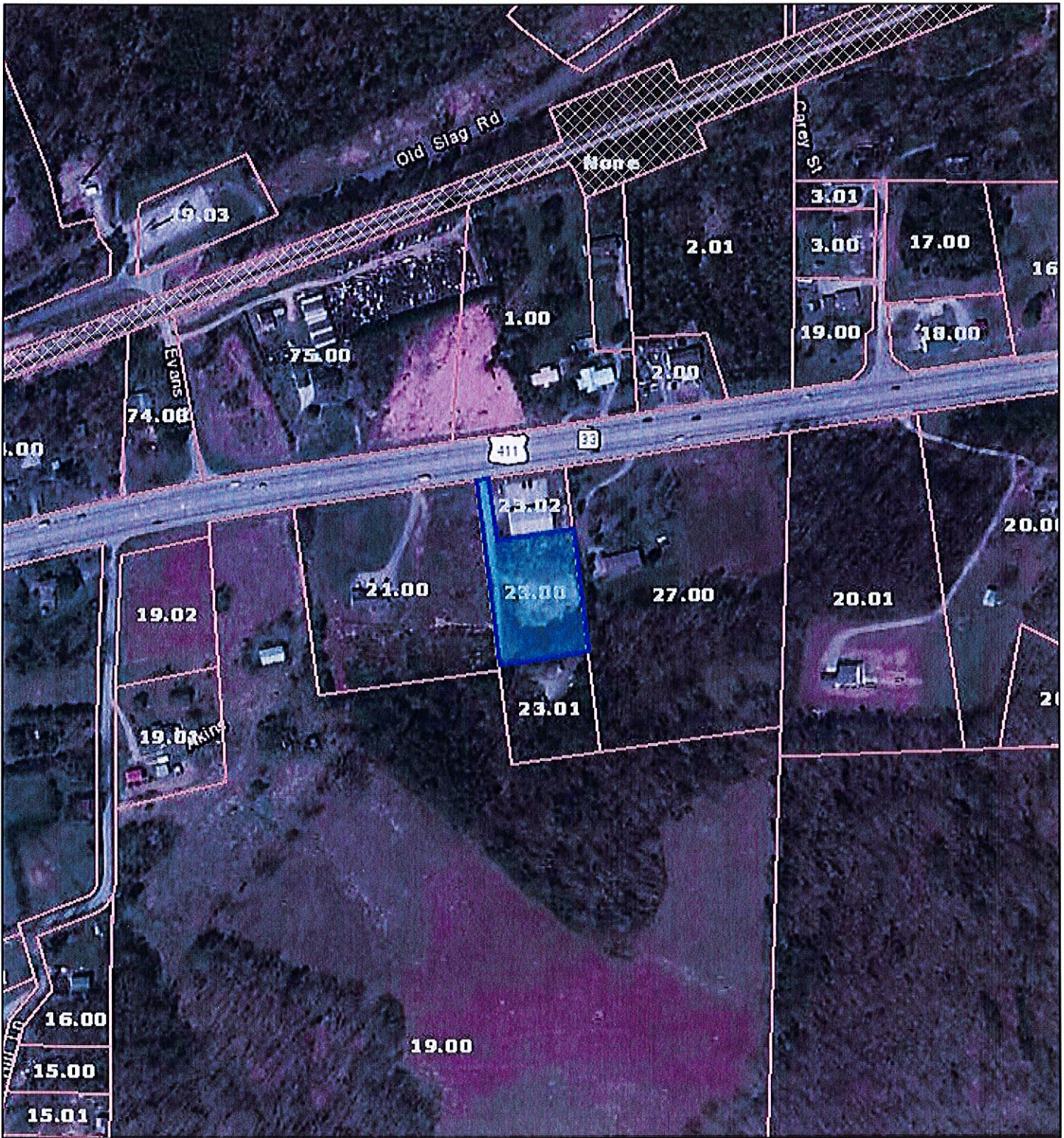
# Monroe County - Parcel: 037E A 023.00



TN Comptroller - DPA  
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  
State of Tennessee, Comptroller of the Treasury, Department of Property

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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Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) - Geographic Services  
TDOT

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**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt the plat of subdivision with my five corners, establish the plat boundaries, easements, and dedications of streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: 11/16/05  
 Owner: *James Lee & David Kennedy*

**CERTIFICATE OF APPROVAL OF UTILITIES**  
 I hereby certify that utilities required have been installed in an acceptable manner or that an acceptable utility arrangement has been made with the Planning Commission to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_  
 Water and Sewer Commissioner: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS**  
 I hereby certify that the streets and \_\_\_\_\_ have been installed in an acceptable manner and according to Madisonville Street Standards. The Planning Commission has approved all required improvements in case of default.

Date: \_\_\_\_\_  
 City Street Commissioner or County Road Superintendent: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown hereon has been examined with the Subdivision Standards for Monroe, Tennessee, and the plat is in compliance with the provisions noted in the minutes of the Planning Commission. I hereby approve for recording in the office of the county register.

Date: 1-17-05  
 Subdirector, Planning Commission: *Paul R. Legendre*

**CERTIFICATE OF ACCURACY**  
 I hereby certify that the plan shown and described hereon is true and correct in accordance with the accuracy standards required by the Monroe Municipal Planning Commission. The information hereon has been prepared as shown hereon, to the specifications of the subdivision regulations.

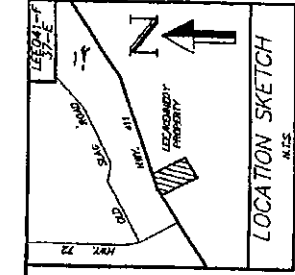
Date: 1-17-05  
 Paul R. Legendre, R.L.S. 771

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS: 1:5,000 AS SHOWN HEREON.

PAUL R. LINGERFELT, R.L.S. 771  
 PR-20  
 R. DOB  
 PR-22

NOTE: THIS PROPERTY DOES NOT LIE IN A H.U.D. F.I.A. SPECIFIED SPECIAL FLOOD AREA.

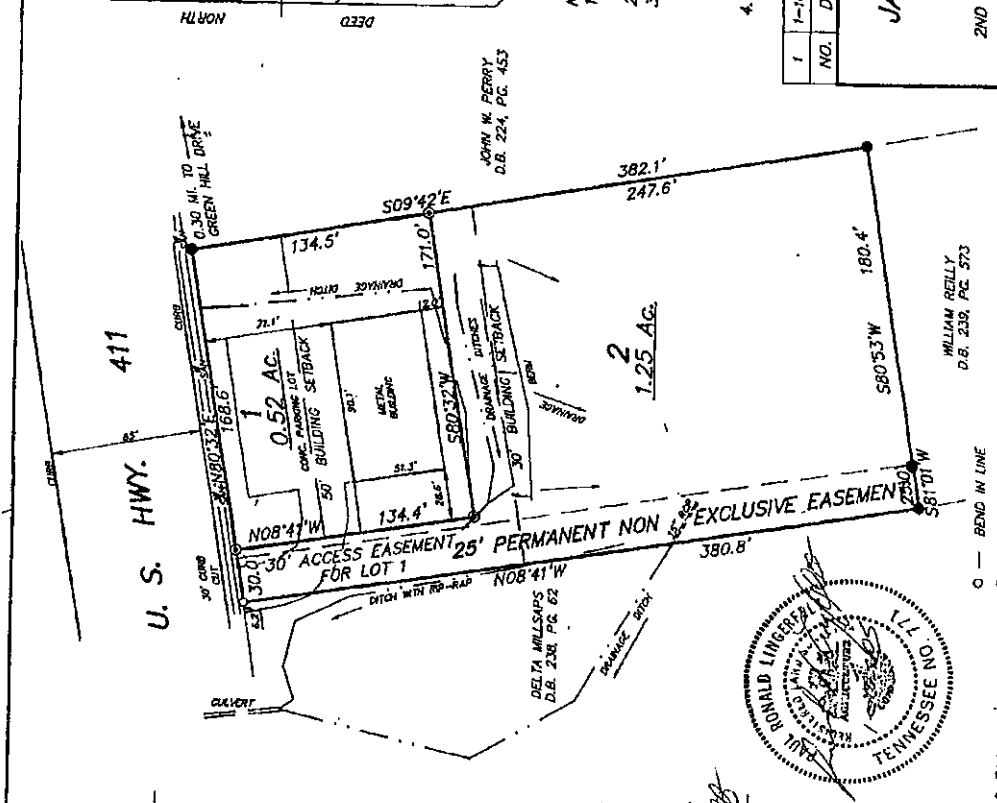


**LOCATION SKETCH**  
 N.T.S.  
 State of Tennessee, County of MONROE  
 Received for record the 19 day of  
 JANUARY 2005 at 10:13 AM. (REC# 1640088)  
 Recorded in Book 88-6, Pages 376-376

OWNER: JAMES LEE & DAVID KENNEDY  
 4263 HWY. 411 N. UNIT 2  
 MADISONVILLE, TENNESSEE 37354  
 TELEPHONE: 423 442-3944

State Tax \$ .90 Clerks Fee \$ .50.  
 Recording \$ 17.00, Total \$ 17.90.  
 Register of Deeds RETURNED A ESTES

- NOTES:
1. A 10' DRAINAGE AND/OR UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES.
  2. WATER AND SEWER SERVICE IS AVAILABLE.
  3. ZONED C-3 BK PB-6 PG 576 BUILDING SETBACKS:  
 FRONT = LOT 1 = 50 FEET  
 FRONT = LOT 2 = 30 FEET  
 SIDE AND REAR = 12 FEET
  4. PROPERTY LOCATED ON TAX MAP 37-E, PARCEL 23, RECORDED IN DEED BOOK 261, PAGE 468.



NO.	DATE	DESCRIPTION	PL	BY
1	1-10-05	ADDED DRAINAGE DITCHES		

FINAL PLAT

**JAMES LEE/DAVID KENNEDY**  
 U.S. HWY. 411  
 CITY OF MONROE  
 2ND CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

SCALE: 1"=60'  
 DATE: 12-14-04

DRAWING NO. 04041-F  
 SHEET NO. 1 OF 2  
 SURVEYING: PAUL LINGERFELT SURVEYING  
 ADDRESS: 105, TENNESSEE 37874  
 PHONE: (423) 357-8827