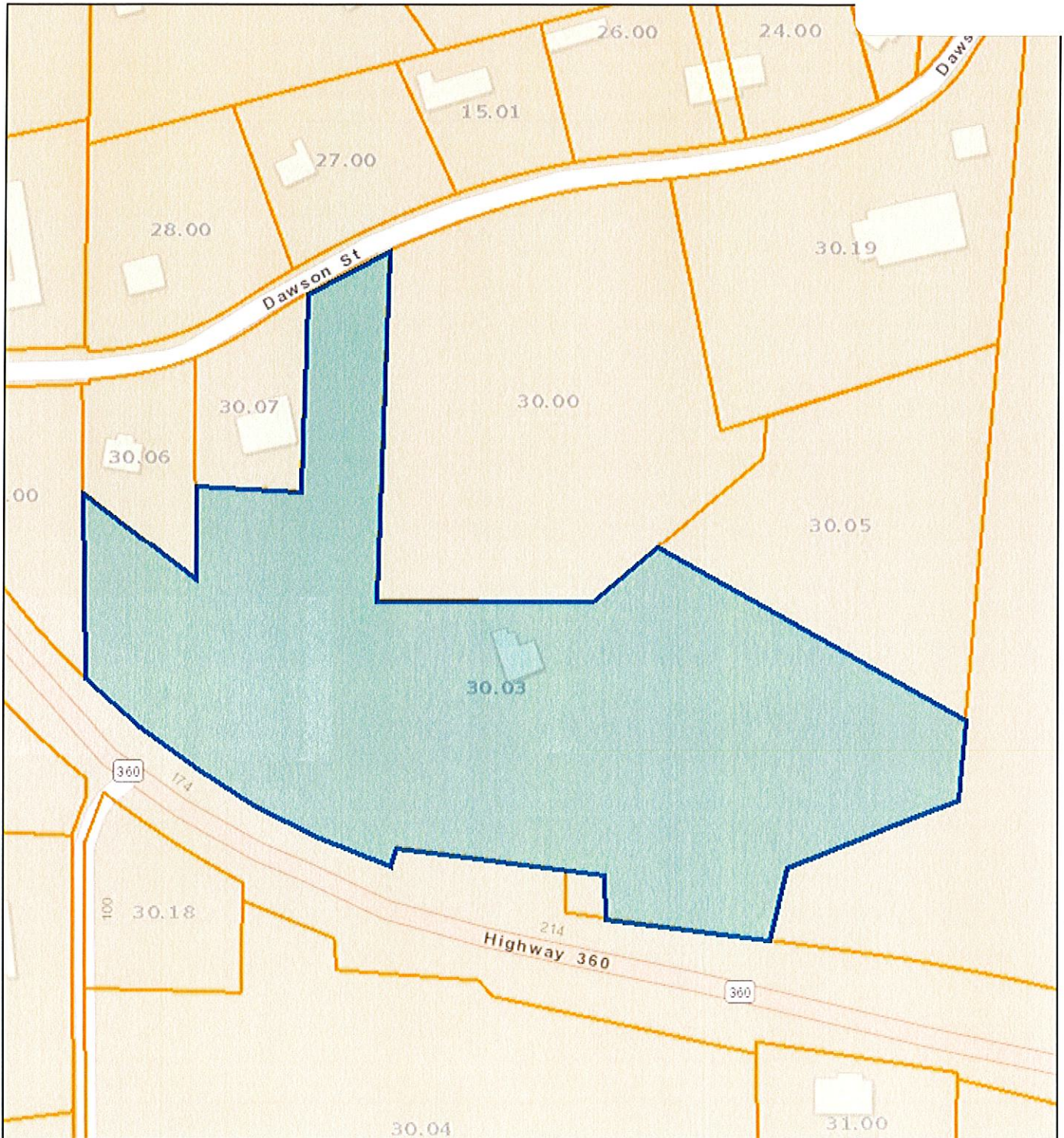


## MEMORANDUM

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** January 4, 2022  
**Subject:** January 11, 2022, Vonore Planning Commission Agenda

**AGENDA**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**Vonore Community Center**  
**Tuesday, January 11, 2022**  
**4:30 p.m.**

- I. Call to Order
- II. Approval of the minutes of the December 7, 2021 meeting
  - A. Discussion, PUD Concept Plan for 24 duplexes, Applicant, Robert Heimann, Property Owner, Gregory Martin, Hwy. 360 and Dawson St., Tax Map 028, Parcels 030.00, 030.03, and 030.05, R-2, High Density Residential District, approximately 12.4 acres;
  - B. Subdivision plat, 3-lots, Property Owner, Edna Franklin, Mountain View Dr., Tax Map 038, Parcel 043.00, R-1, Low Density Residential District, approximately 1.96 acres;
  - C. Site plan, M Salon, Property Owner, Misty Pina, Hwy. 411 at Oak Hill Ln., Tax Map 037E, Group A, Parcel 019.02, C-3, Highway Business District, approximately 1.36 acres;
- III. Other Business
- IV. Adjournment



Date: January 4, 2022  
County: Monroe  
Owner: MARTIN GREGORY S ETAL  
Address: HWY 360 307  
Parcel Number: 028 030.03  
Deeded Acreage: 8.28  
Calculated Acreage: 0  
Date of Imagery: 2019

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.

## ITEM A

12/14/21

Laura Smith  
Planning Director  
Monroe County 103 College St. Suite 9  
JP Kennedy Building  
Madisonville, TN. 37354  
Re: Proposed Lake Forest Community  
Dear Ms. Smith,

Myself and a partner, Kenneth Schmidt, have a 12.4 acre parcel under contract on Citico Rd. (Rt.360), directly behind Sloans Market. We would like to do a small community of upper end 2 unit dwellings.

We would like to request Conceptual Plan approval for this project so that we can move forward and close on the property. I understand that if Conceptual Plan approval is granted, that we would then begin the process of following the Vonore TN Subdivision Regulations and Vonore Zoning codes.

Please see the 2 attached drawings, representing the concept of heavy landscaping for aesthetics and privacy, focusing on the views and TVA Recreational Easement to Lake Tellico. The attached landscape plans show how heavily landscape mounding in conjunction with heavy landscaping utilised with quite favourable results.

Also, please note the deeper and staggered setbacks which we view as aesthetically pleasing. Buildings as shown exceed front, side and rear yard minimums in most cases, as well as minimum square footages. The black and white print has the required topo elevations at 5' intervals, scale of 1" = 50', and general building footprints as located on each lot, as well as all utility availability information.

We hope to go before Planning Commission on the January 5, 2022 meeting if this can be done, as we are under the gun with a contract deadline that is not very forgiving.

Thank you for your consideration,

Robert K. Heimann



# ITEM A

## LAKE FOREST PROPOSED PROJECT

12.4 ACRES VONORE TN

PROPOSED 2 UNIT COMMUNITY

(24) 2 UNIT RESIDENCES WITH MOUNTAIN AND WATER VIEWS.

EXTENSIVE MOUNDING AND LANDSCAPING

2 COMMUNITY DOCKS WITH TVA EASEMENT TO LAKE TELLICO.

HOA AND DEED RESTRICTIONS

MAJORITY OF UNITS WILL HAVE WALK-OUT LOWER LEVELS

NATURAL EXTERIOR APPEARANCE



EXISTING 8" SANITARY SEWER WITH 15' UTILITY EASEMENT

EXISTING 4" PVC WATERLINE

EXISTING POWER POLE (TYP.)

EXISTING FIRE HYDRANT ± 300

EXISTING FIRE HYDRANT

EXISTING 5" PVC WATERLINE

SCALE: 1"=50'

25' FORCE MAIN EASEMENT  
25' ELECTRIC EASEMENT

EXISTING 8" SANITARY SEWER LINE AND 4" FORCE MAIN WITH 15' UTILITY EASEMENT

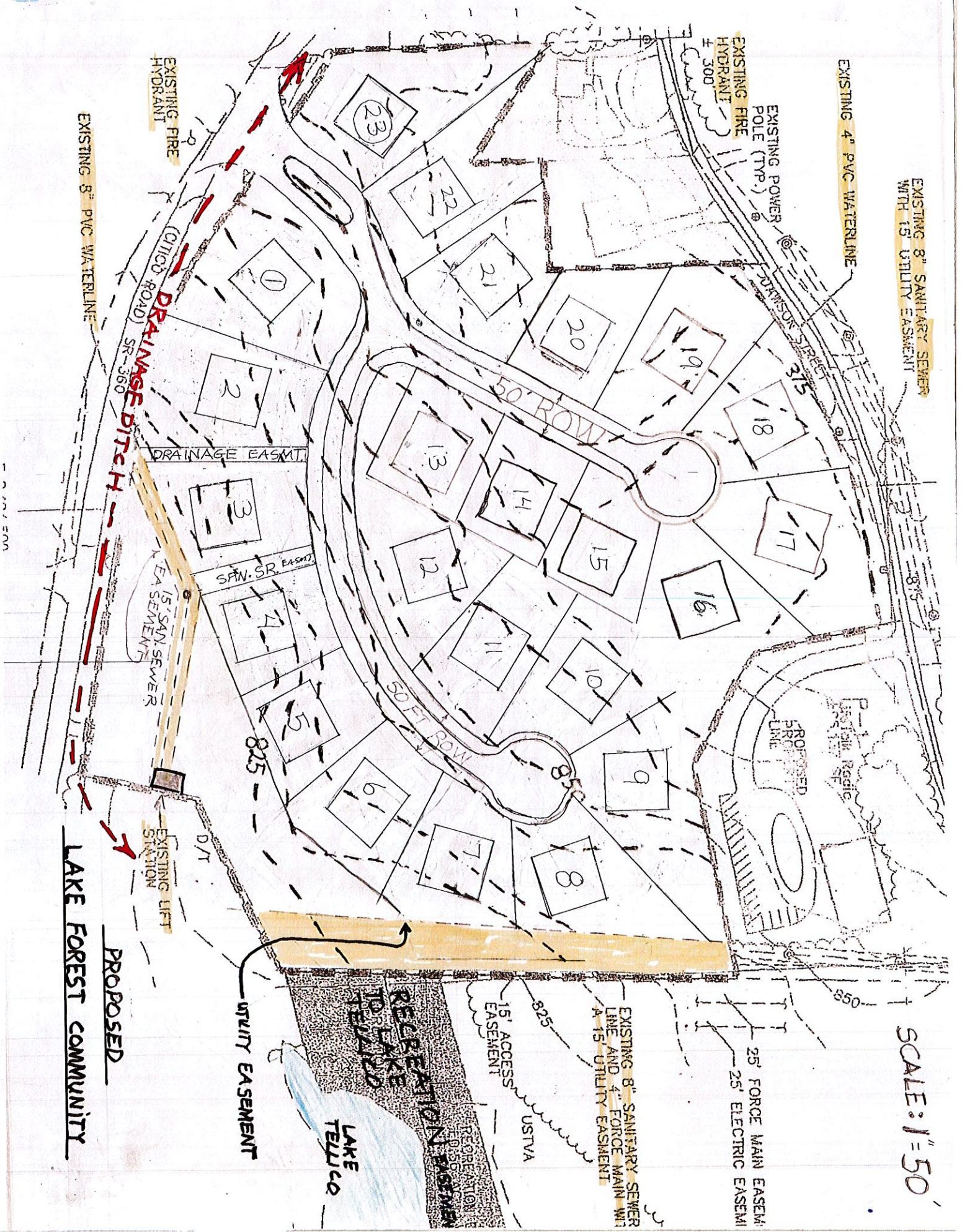
15' ACCESS EASEMENT USTVA

RECREATION EASEMENT  
LAKE TELLECO  
LAKE TELLECO

UTILITY EASEMENT

PROPOSED

LAKE FOREST COMMUNITY



15' SANITARY SEWER EA EASEMENT

DRAINAGE EASMT

SAN. SR. EASEMENT

15' SANITARY SEWER EA EASEMENT

825

50 FT ROW

50' ROW

PROPOSED  
FIRE LINE

PROPOSED  
FIRE LINE

D/T

EXISTING LIFT STATION

850

825

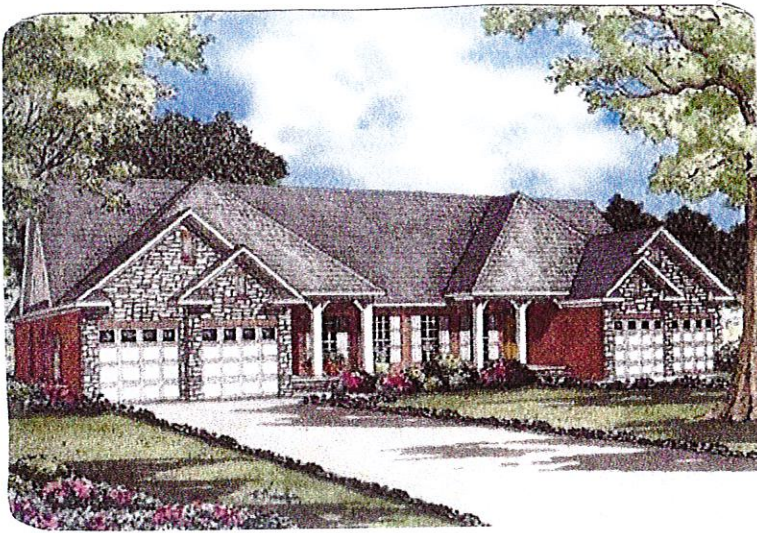
RECREATION EASEMENT



**ITEM A**









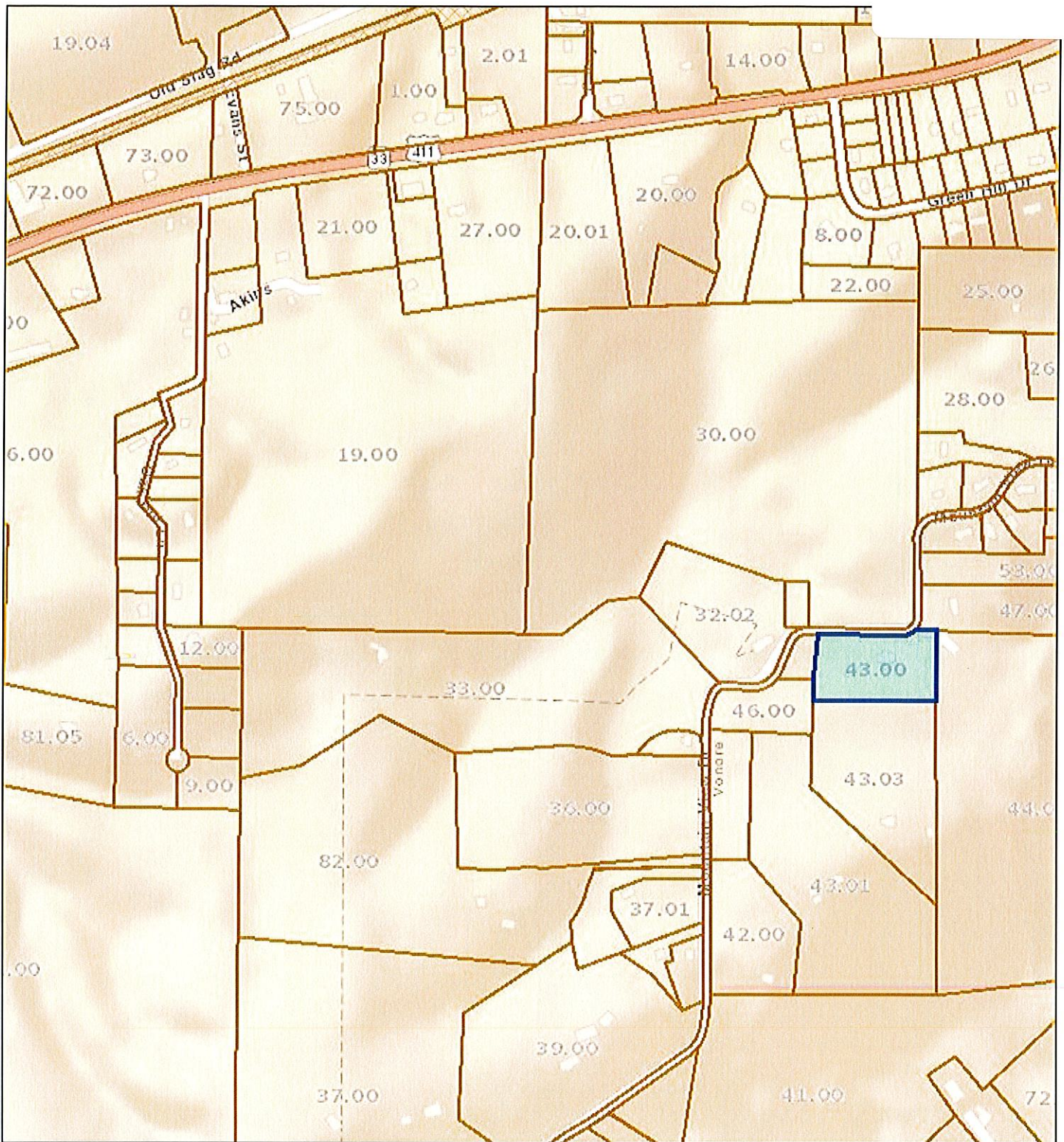


Date: December 21, 2021  
County: Monroe  
Owner: FRANKLIN EDNA  
Address: MOUNTAIN VIEW DR 325  
Parcel Number: 038 043.00  
Deeded Acreage: 0  
Calculated Acreage: 3.2  
Date of Imagery: 2019

TN Comptroller - DPA  
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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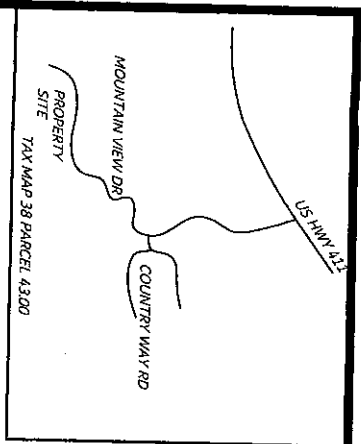
Date: December 21, 2021  
County: Monroe  
Owner: FRANKLIN EDNA  
Address: MOUNTAIN VIEW DR 325  
Parcel Number: 038 043.00  
Deeded Acreage: 0  
Calculated Acreage: 3.2  
Date of Imagery: 2019

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  
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# ITEM B



**General Notes:**  
 Area subdivided 1.66 Acres  
 This tract is not in a Flood Hazard Area  
 Item placed or found on all corners unless noted  
 This address the property recorded in:  
 D.B. 240, Pg. 417

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

10' Utility & Drainage Easement all lot lines  
 Water by Tass Power of Fort Loudon Elec. Coop  
 Sewerage by Town of Vandon

**BUILDING SETBACKS:**  
 FRONT = 5 FEET  
 SIDE = 5 FEET  
 REAR = 10 FEET

LINE BEARING	DISTANCE
1 N 79°39'27" E	23.22
2 N 71°58'19" E	12.02
3 N 71°58'19" E	8.76
4 N 64°34'29" E	19.07
5 N 47°08'28" E	28.75

**CERTIFICATE OF ACCURACY**  
 I certify that the plat shown and described herein is true and correct to the accuracy required by the applicable provisions of the Code of the State of Tennessee governing the recording of land surveys. I am a duly Licensed Professional Land Surveyor in the State of Tennessee. My Commission No. is 1222. My expiration date is 12/31/2022.  
 MICHAEL D. LOWE, R.L.S. No. 2212

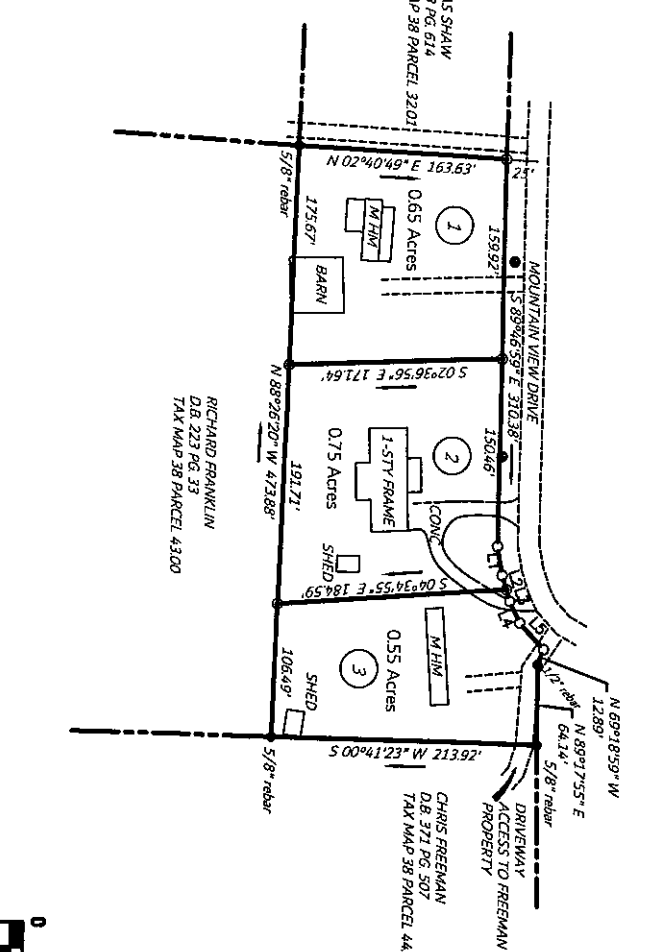
**CERTIFICATE OF ABANDON FROM RECORDING**  
 This plat has been filed for recording with the intention of being recorded. It is hereby certified that the same has been abandoned and is not to be recorded. I, the undersigned, being a duly Licensed Professional Land Surveyor in the State of Tennessee, My Commission No. is 1222. My expiration date is 12/31/2022. This abandonment is approved by the office of the recording officer.  
 MICHAEL D. LOWE, R.L.S. No. 2212

**CERTIFICATION OF SUBSTANCE DISPOSAL**  
 Substantive is approved by the undersigned, being a duly Licensed Professional Land Surveyor in the State of Tennessee, My Commission No. is 1222. My expiration date is 12/31/2022. The same shall establish the boundaries and identify the property of the parties and the secondary related areas. Chain/lengths shall be given in feet and inches. All bearings shall be given in degrees, minutes and seconds. All distances shall be given in feet and inches. This certification is approved by the office of the recording officer.  
 MICHAEL D. LOWE, R.L.S. No. 2212



TELLICO LAND SURVEYING  
 MICHAEL D. LOWE, PLS / CFS

THIS IS A CATEGORY 1 SURVEY  
 I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE KNOWLEDGE AND REASONABLE DUE DILIGENCE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS NOT DERIVED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION  
 MICHAEL D. LOWE, R.L.S. No. 2212



**THOMAS SHAW**  
 D.B. 237 PG. 614  
 TAX MAP 38 PARCEL 3201

**RICHARD FRANKLIN**  
 D.B. 223 PG. 33  
 TAX MAP 38 PARCEL 4300

**CHRIS FREEMAN**  
 D.B. 371 PG. 507  
 TAX MAP 38 PARCEL 4400

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 This is a plat of the property shown and described herein. I, the undersigned, being a duly Licensed Professional Land Surveyor in the State of Tennessee, My Commission No. is 1222. My expiration date is 12/31/2022. This plat is approved by the office of the recording officer.  
 MICHAEL D. LOWE, R.L.S. No. 2212

**CERTIFICATION OF STREET NAMES**  
 I certify that the street names are in compliance with E.B.11 and I have caused the same to be recorded in the county.  
 MICHAEL D. LOWE, R.L.S. No. 2212

**EXISTING WATER CERTIFICATION**  
 The property shown on this subdivision plat is within the service area of the existing water utility. The water utility is the responsibility of the owner of the property shown on this subdivision plat. The water utility is not to be recorded in the county.  
 MICHAEL D. LOWE, R.L.S. No. 2212

**ELECTRICAL UTILITY SERVICE CERTIFICATION**  
 The property shown on this subdivision plat is within the service area of the existing electrical utility. The electrical utility is the responsibility of the owner of the property shown on this subdivision plat. The electrical utility is not to be recorded in the county.  
 MICHAEL D. LOWE, R.L.S. No. 2212

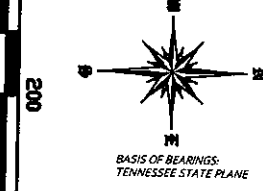
**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 This is a plat of the property shown and described herein. I, the undersigned, being a duly Licensed Professional Land Surveyor in the State of Tennessee, My Commission No. is 1222. My expiration date is 12/31/2022. This plat is approved by the office of the recording officer.  
 MICHAEL D. LOWE, R.L.S. No. 2212

GENERAL PROPERTY SURVEY

0 100 200 300

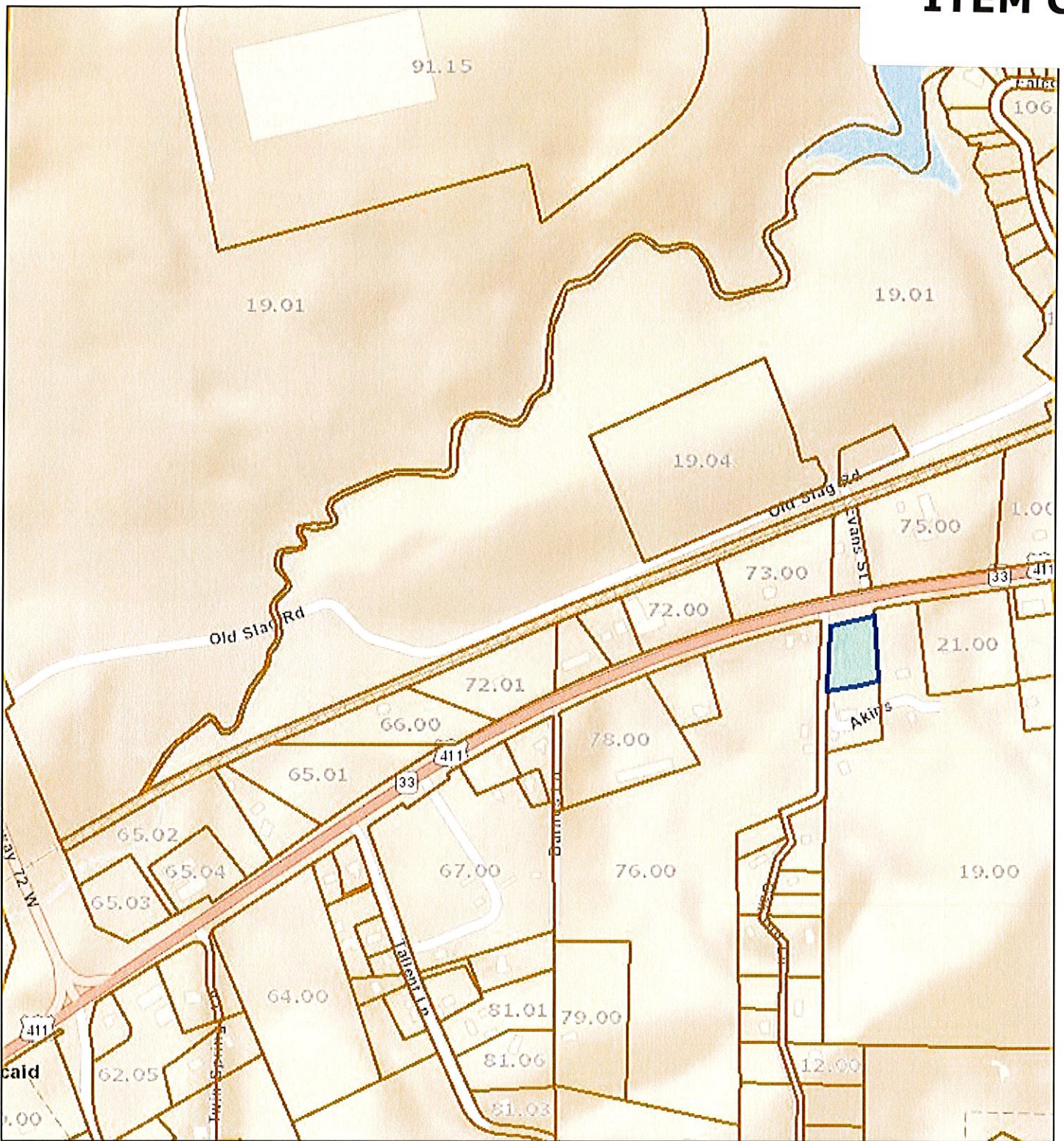
0 100 200 300

0 100 200 300



OWENX EDWARDS PROFESSIONAL





Date: December 21, 2021  
County: Monroe  
Owner: PINA MISTY ETVIR  
Address: HWY 411  
Parcel Number: 037E A 019.02  
Deeded Acreage: 1.36  
Calculated Acreage: 0  
Date of Imagery: 2019

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

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# Monroe County - Parcel: 037E A 019.02



Date: December 21, 2021  
County: Monroe  
Owner: PINA MISTY ETVIR  
Address: HWY 411  
Parcel Number: 037E A 019.02  
Deeded Acreage: 1.36  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
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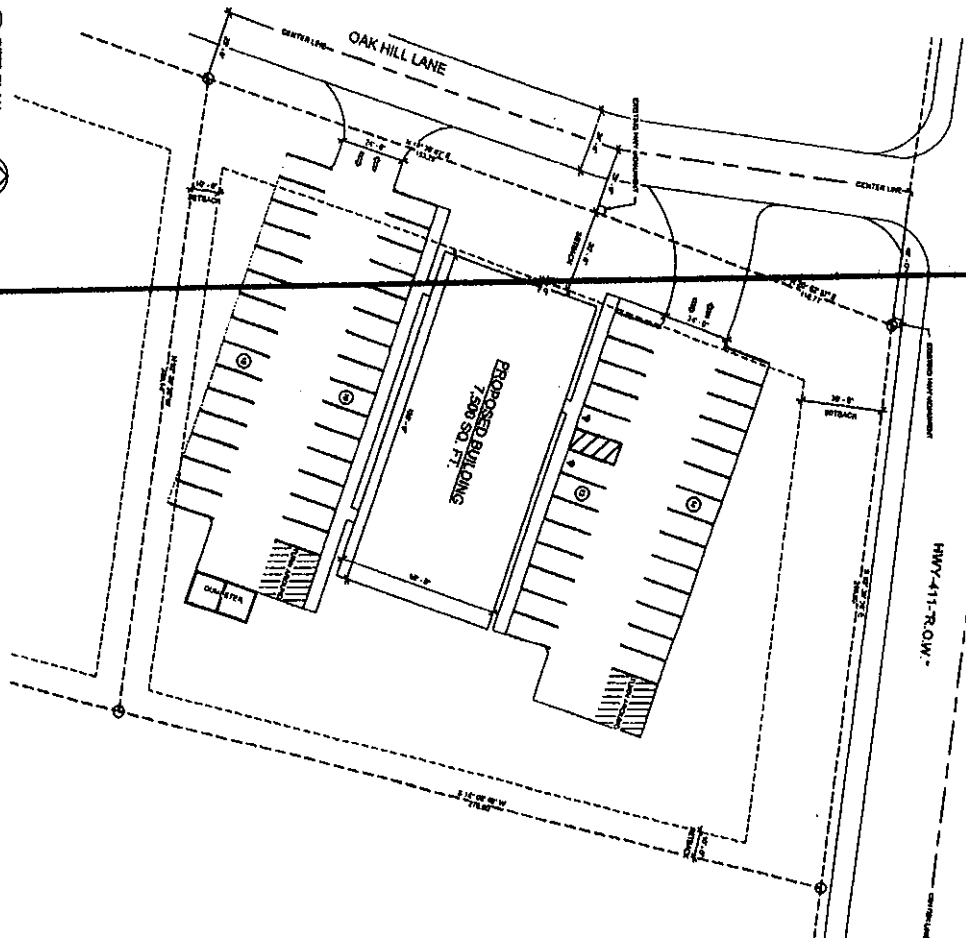


# ITEM C

2 LOCATION MAP



1 SITE PLAN



SP1.1

DATE	BY
NO. OF SHEETS	TOTAL SHEETS
PROJECT	SITE PLAN

**M SALON**  
 125 OAK HILL LN  
 VONORE, TN 37885



698 DALLAS ROAD  
 CHATTANOOGA, TN 37405  
 (423) 266-3272  
 FAX (423) 269-5502
