

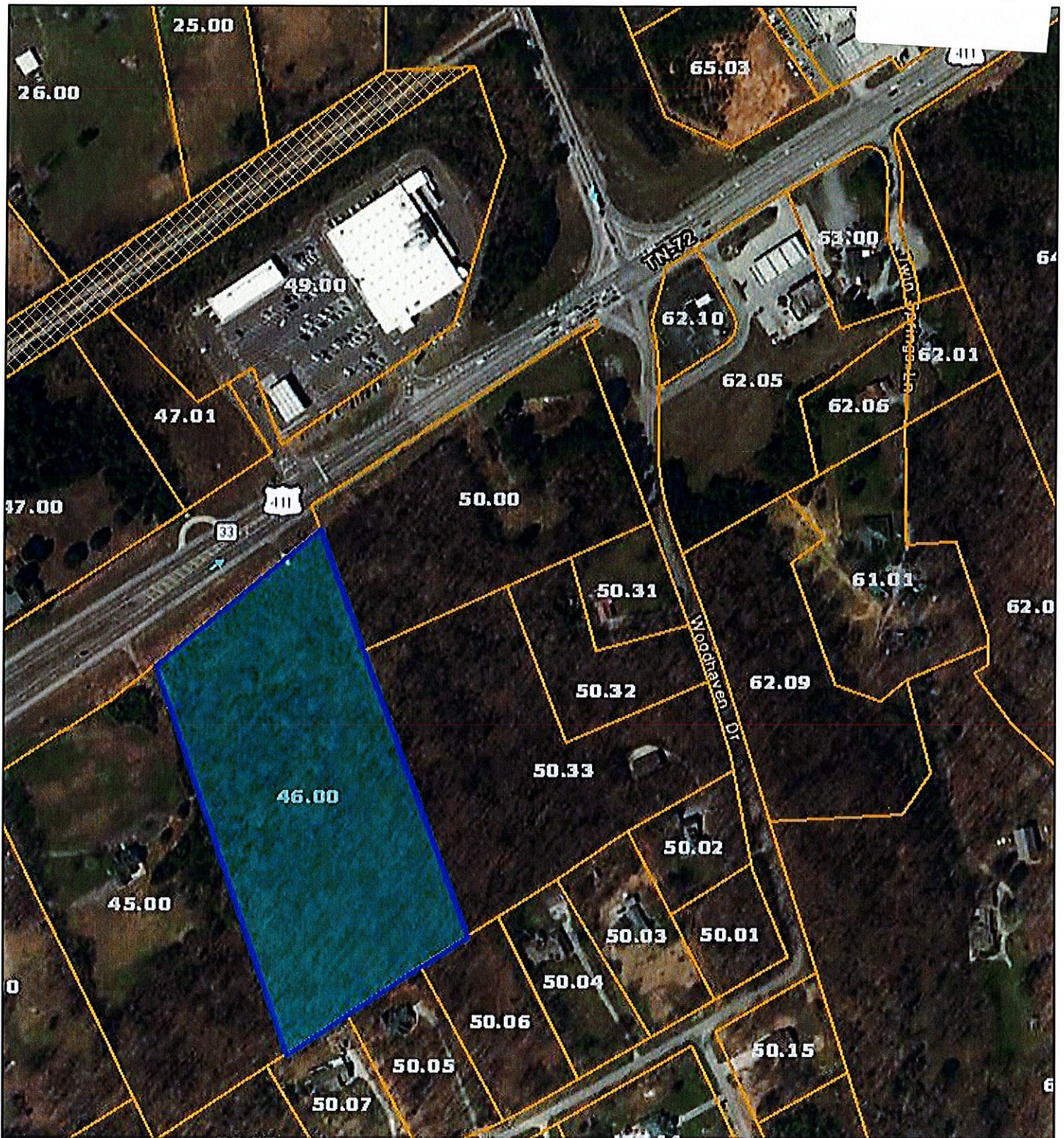
MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: March 29, 2022
Subject: April 5, 2022, Vonore Planning Commission Agenda

AGENDA
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
Vonore Community Center
Tuesday, April 5, 2022
Immediately following BZA

- I. Call to Order and Approval of the minutes of the March 1, 2022 meeting
 - A. Subdivision plat, abandon interior lot lines, Applicant, Susan Saunders, Property Owner, The Overhill Eleven, Hwy. 411, Tax Map 037, Parcel 046.00, C-3, Highway Business District, approximately 8.9 acres;
 - B. Rezoning request, Applicant, Mark Owens, Property Owner, Cross Creek Investments LLC, rezone part of Parcel 076.00, Tax Map 037, Oak Hill Lane, from R-1, Low Density Residential to R-2, High Density Residential District, and part of the parcel from C-3, Highway Commercial District to R-2, High Density Residential District, approximately 27.2 acres;
 - C. Site plan for Niles Ferry Logistics trucking facility, Applicant, Billy Trammell, Project Manager, Sons Construction, Property Owner, Niles Ferry Logistics, 407 Deer Trace Dr., Tax Map 028, Parcel 040.26, M-2, Heavy Industrial District, approximately 9.54 acres;
 - D. Discussion and review, Section 11-604. Signs and other advertising structures for wayfaring signs;
- II. Other Business
- III. Adjournment

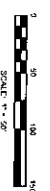
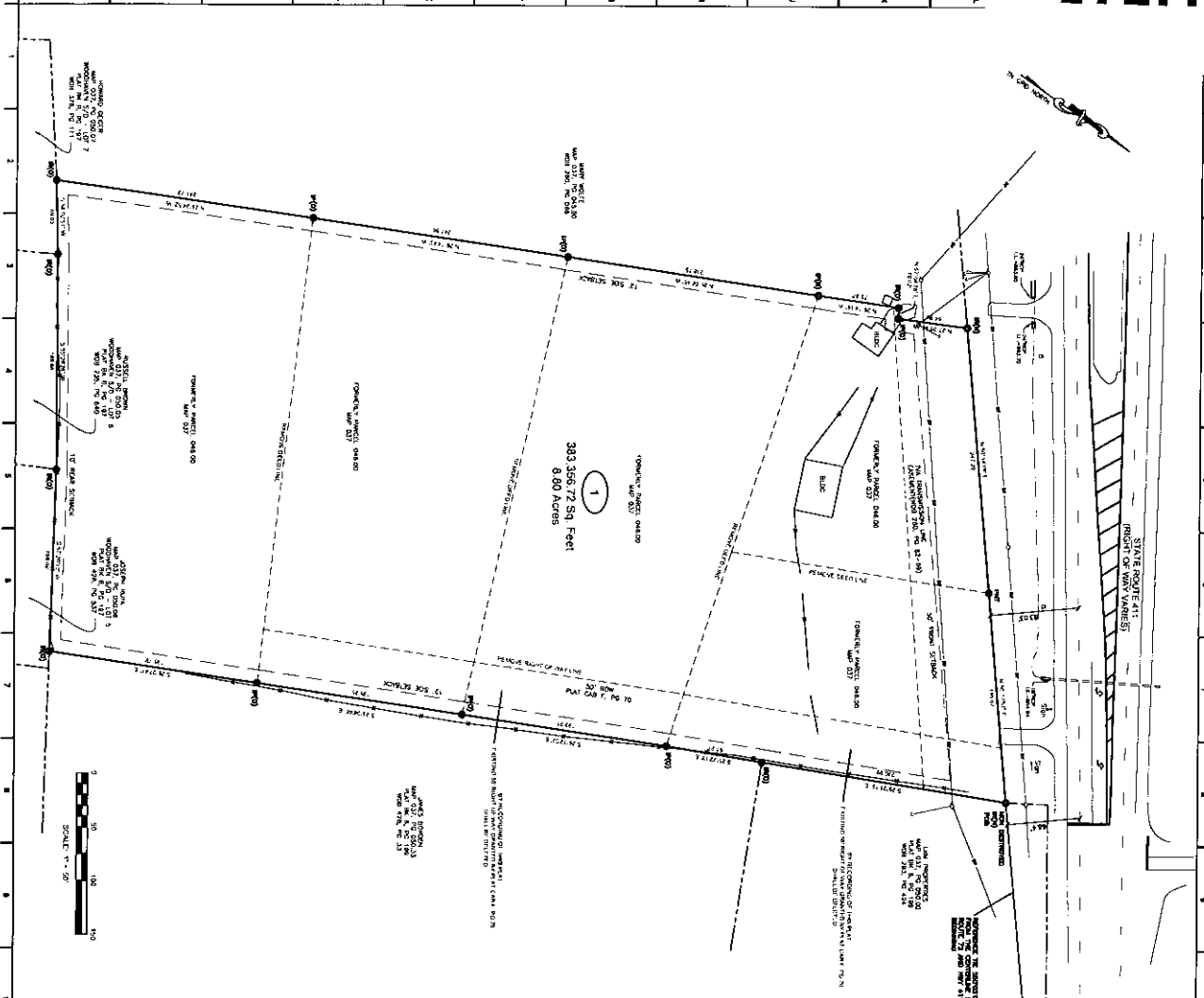
Monroe County - Parcel: 037 046.00 **ITEM A**



Date: March 30, 2022
County: Monroe
Owner: THE OVERHILL ELEVEN
Address: HWY 411
Parcel Number: 037 046.00
Deeded Acreage: 8.81
Calculated Acreage: 0
Date of Imagery: 2019

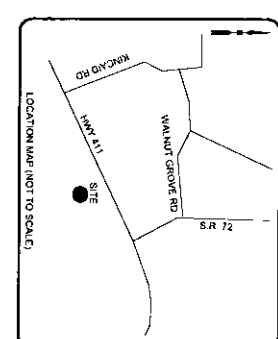
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State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) – Geographic Services
TDOT

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.



LEGEND

- IRON PIPE
- IRON PIPE
- UTILITY POLE
- SOIL
- BAND WIRE FENCE
- STORM SEWER LINE
- ELECTRIC LINE
- PROPERTY BOUNDARY



GENERAL NOTES

1. THE DRAWING IS FOR THE PROPERTY SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
2. ALL LOCATIONS OF RECORD CONVEYANCES ARE SHOWN BY THE SURVEYOR AS A PART OF THIS SURVEY AND ARE NOT TO BE CONSIDERED AS A PART OF THIS SURVEY UNLESS THEY ARE SPECIFICALLY REFERRED TO IN THE SURVEY.
3. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING UTILITIES OR RECORDS OF ANY KIND.
4. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.
5. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.
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9. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.
10. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF STREET MARKS: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF RECORDS: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF UTILITIES: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF ADJACENT OWNERS: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF EASEMENTS: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

IDENTIFICATION OF ENCUMBRANCES: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

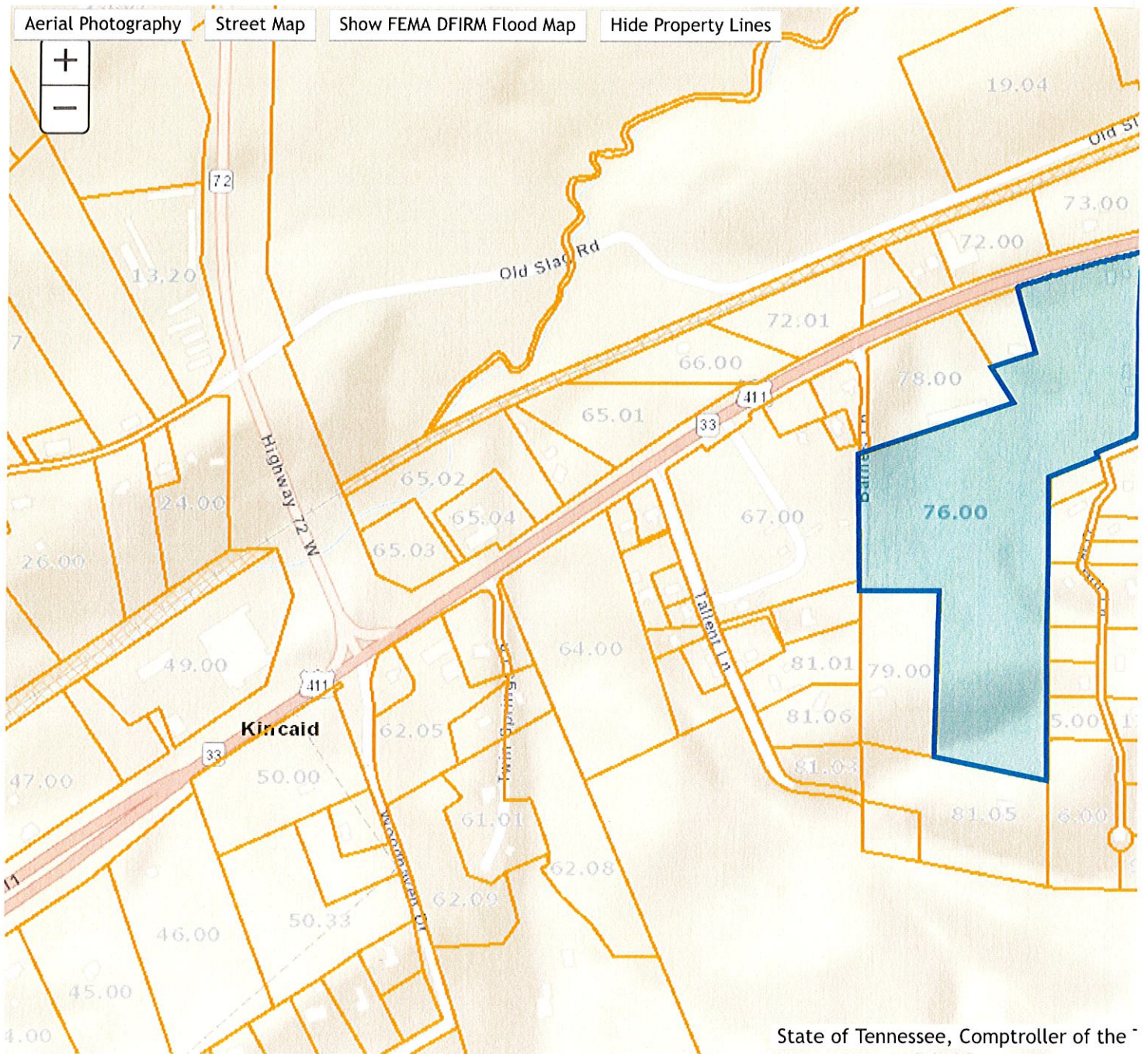
IDENTIFICATION OF OTHER FEATURES: THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY EXISTING RECORDS OF ANY KIND.

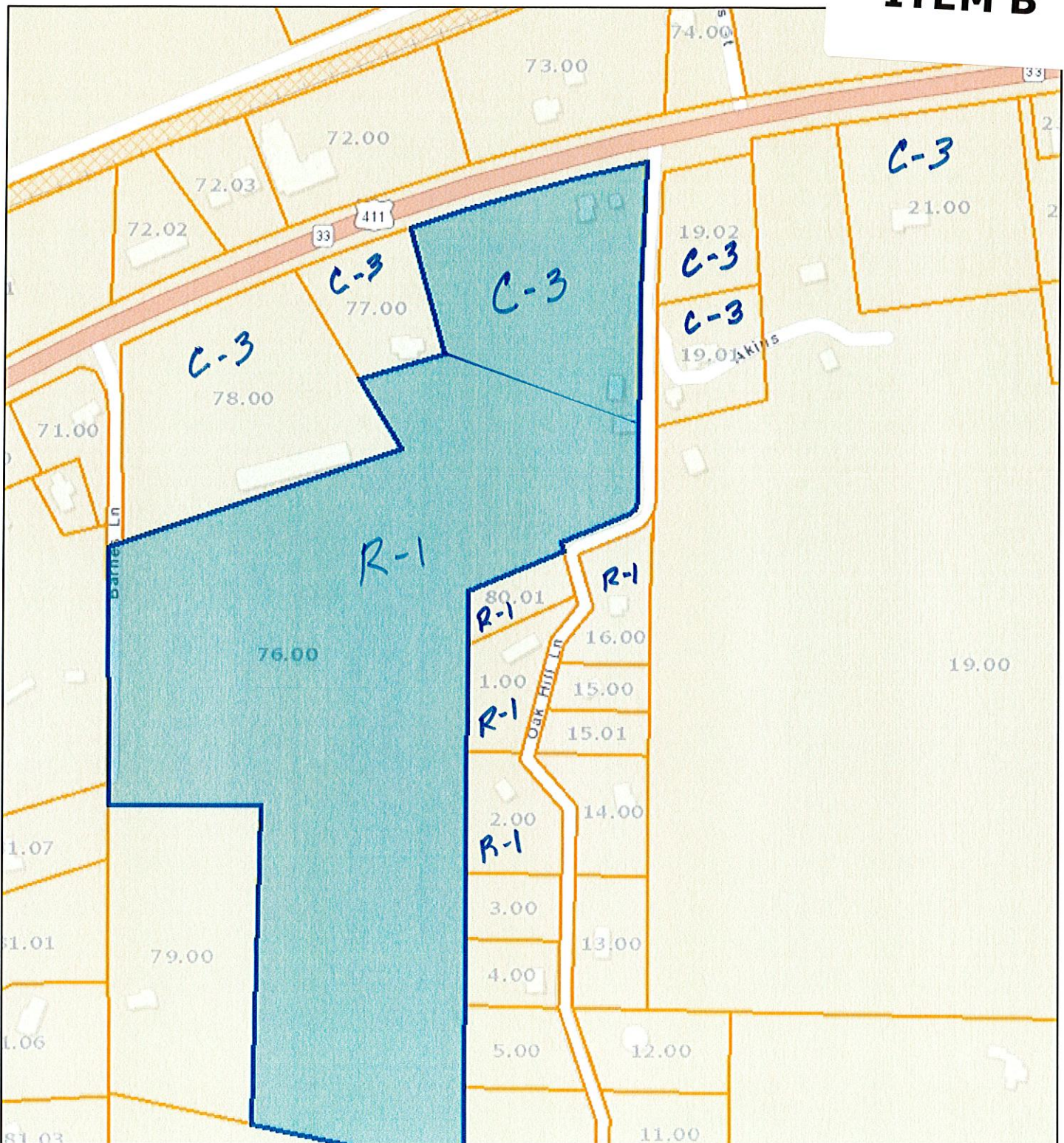
OWNER: THE OVERHILL ELEVEN A TN GENERAL PARTNERSHIP

DATE: 3.23.22

BY: [Signature]

<p>FOR REVIEW ONLY</p>	<p>OWNER: THE OVERHILL ELEVEN A TN GENERAL PARTNERSHIP</p> <p>EAST COAST TRUCKING</p> <p>MADISONVILLE, TN</p> <p>REPLAT OF WOLFE PROPERTY SUBDIVISION</p>	<p>KEYWORDS:</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>DATE:</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>C2RL, INC engineers</p> <p>240 W. Bessemer Street, Alton, TN 37707 ph 865 900 3500 fax 865 980 3555</p>
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Date: March 30, 2022
County: Monroe
Owner: CROSS CREEK INVESTMENTS LLC
Address: OAK HILL LN 104
Parcel Number: 037 076.00
Deeded Acreage: 0
Calculated Acreage: 27.2
Date of Imagery: 2019

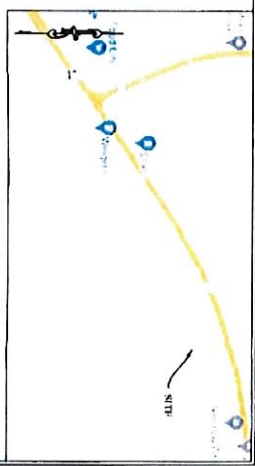
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

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ITEM B

Boundary Survey for Dustin Thomas

ing a Portion of the Property Described in Deed Book 58, Page 471 and All
 the Property Described in Deed Book 200, Page 654, a Parcel of Land
 ying in the Second Civil District of Monroe County, Vonore, Tennessee



LEGEND

○	PROPERTY CORNER (ROUND)	—	PROPERTY LINE
○	5" IRON W/ COAL SET	—	RIGHT-OF-WAY LINE
△	CALCULATED POINT (NON SET)	---	ADJACENT PROPERTY LINE
—	IRON REBAR FOUND	---	TRUCK LINE
—	IRON N/4 SET	---	TRAIL (TRUCKMAN)
—	OPEN TOP PIPE	---	WATER METER
○	UTI	---	

Location Map (Not to Scale)

SURVEYER'S NOTES:

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT
2. PROPERTY SUBJECT TO ANY ADJUTANT, EASEMENT OR RIGHT OF WHICH MAY EXIST
3. UTILITIES SHOWN FROM FIELD EVIDENCE; EVIDENCE ABOVE (GAS AND UTILITIES) IN ADJUTANT HAS BEEN MADE TO EXIST
4. INTERFERING UTILITIES
5. PROPERTY ADDRESS IS 10000 N. STATE ST., VONORE, TENNESSEE
6. ALL LOW DENSITY RESIDENTIAL DISTRICT; SETBACKS AS PER TOWN'S ZONING ORDINANCE
7. CALIFORNIA COMMERCIAL DISTRICT; SETBACKS AS PER TOWN'S ZONING ORDINANCE
8. SURVEY PERFORMED IN MONROE COUNTY, TENNESSEE
9. MONROE COUNTY, TENNESSEE

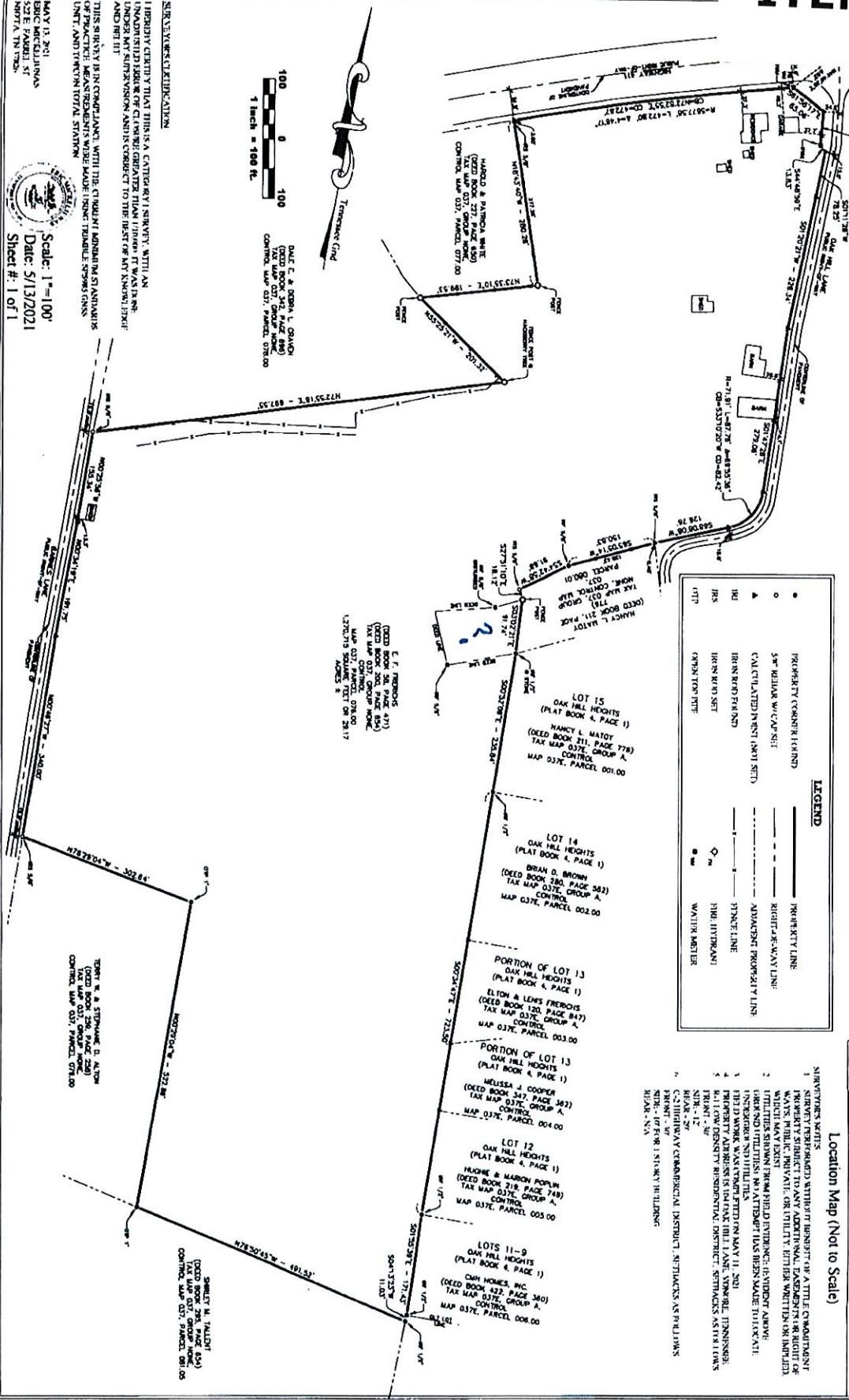


EXHIBIT A

0m

3-18-2022

Item 

Re: 104 Oak Hill Lane
Vonore, TN 37885

VONORE PLANNING COMMISSION

VONORE, TN 37885

Hello,

I currently have a letter of intent to purchase this referenced piece of property with plans of developing into a residential subdivision. I have attached a preliminary lot layout with details. In order to achieve the development goals, I would like to request consideration for re-zoning all of this property that is currently zoned R-1 (low density residential) to R-2 (high density residential). I would also like to re-zone a small portion of the currently zoned C-3 area to R-2 as well.

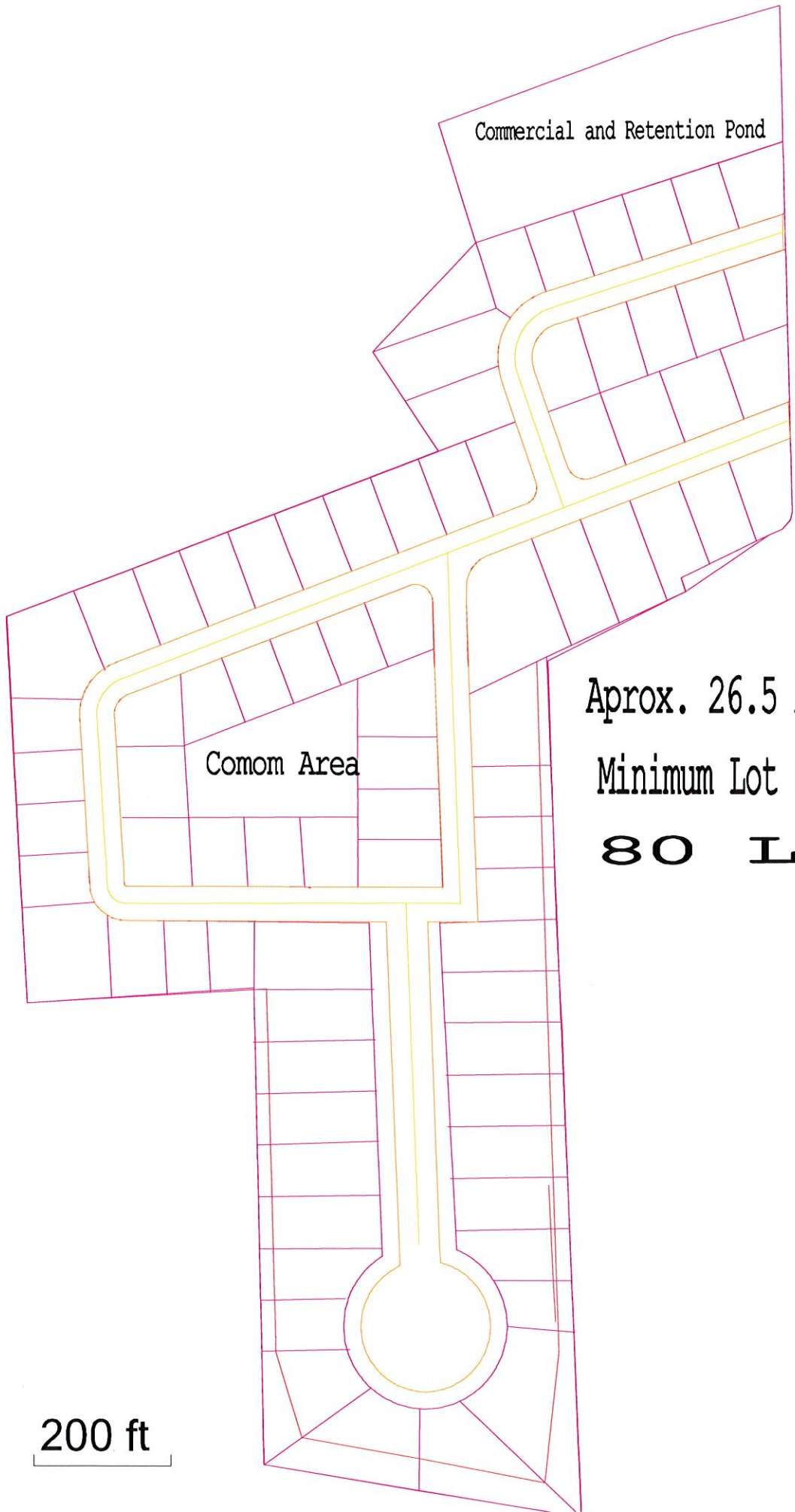
Along with this letter, I submit several other pertinent documents including application for rezoning, signed LOI for this property, current tax card, concept plan (preliminary lot layout), and current survey.

Please let me know what additional information might be needed in order for the planning commission to make a recommendation to city council.

SINCERELY,

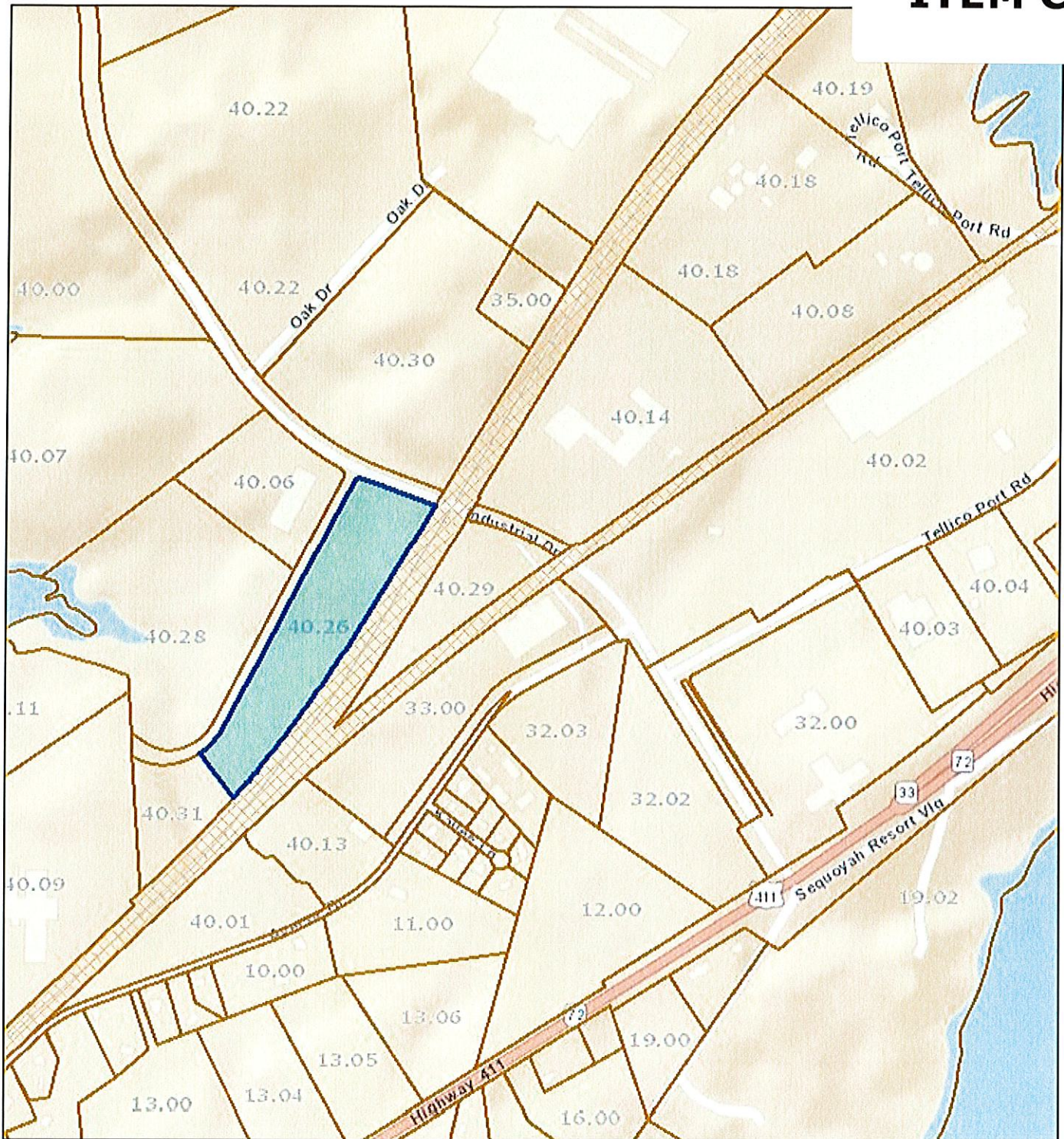
MARK OWENS
865-200-0854

ITEM D



Aprox. 26.5 Acre R2 Development
Minimum Lot Size 7500 Sqare feet
80 Lots

200 ft



Date: March 30, 2022
County: Monroe
Owner: MONROE COUNTY BOARD
Address: INDUSTRIAL PARK DR
Parcel Number: 028 040.26
Deeded Acreage: 9.54
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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