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

V V G

- 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 66.00 65.01 13.14 65.04 67.00 26.00 64.00 49.00 81.01 4116 81.06 .00 Kincald 62,05 50.00 47.00 HIGHWAY ATT 50.33 46.00 8.00 45.00 44.00 61.00 43.00 60.00 43.01

Date: March 30, 2022 County: Monroe

Owner: THE OVERHILL ELEVEN

Address: HWY 411

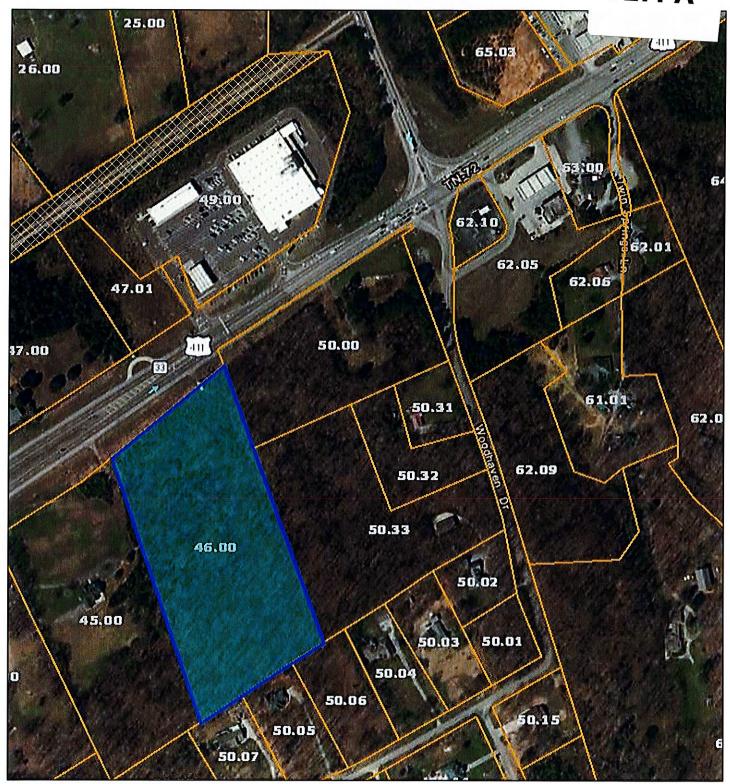
Parcel Number: 037 046.00 Deeded Acreage: 8.81 Calculated Acreage: 0 Date of Imagery: 2019

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

59.00

51.00

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

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

ITEM A " CO WATE COM -IOMARD OCCER 440 037, PG 050.07 000HWAY 5/D - LOT PLAT RM R, PG 171 WOR 378, PG 111 MARY WOLFE MAY 0337, PG 045,00 MILL 280, PG 066 HUSSELL BROWN

WE GET, AC DECID

WORDWICH S,70 - LOT

FLAT Bit B, FC 192

WOD 735, FG 640 -NAME OF THE PARTY TORNETE PARCEL SABOR 383,356.72 Sq. Feet 8.80 Acres NA FRANSANSON LINE LAKEMENT (WOR 700, SQ 52-59) MACHUM PARCEL ONS.DO Sympton Sympton FORMERLY PARTEL DARGO PLAT CAS F. PG TO 15 3CALE: ** - 50" MAN 037, PG 050,33 PLAT BK N, PG 100 WCG 170, PG 13 BINT DE AVAN DEVILLE DE SANTE HAP GAZ, PG DSG,00 MLAT UK IL, PG 199 WISH 283, PG 434 SHEET OF MAY DESCRIBE BY SHAT CARE INS ALL DISCRIBES OF HAS DESCRIBED BY SHAT CARE INS ALL DISCRIBES OF THE SHEET OF THE S MOTORISECT TRE SECRETOR'S A DESCRICT OF SECULIFICATION OF SECRETORISECT AND MET AT TO THE POWER OF SECULIFICATION OF SEC CERTIFICATION OF ACCEMENT
OF CERTIFICATION OF ACCEMENT OF CERTIFICATION OF A TRUE AND
COPPRETE SHAPPEY TO THE ACCEMENT WE CHARGED AT THE THEOLOGYAL
FLAHMENT COMMISSION, AND THAT ACCEMENT OF THE RECEDIAL
FLAHMENT COMMISSION OF THE ACCEMENT OF THE RECEDIAL FLAHMENT
COMMISSION. REGISTERED SIMWEYOR SECRETARY, MONROE COUNTY PLANNING CONNESSION CERTIFICATION OF STREET NAMES. CERTIFY THAT ALL STREET NAMES AND IN COMPLIANCE WITH FIRST AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY COUNTY HEALTH OFFICER OR AUTHOM/ED REPRESENTATIVE LEGEND FROM HOD FROM HOD FROM HOD FROM HOD FOR LINE CLEOTHIC LINE PROPERTY BOUNDARY Code Certification.

(Audold, where, tensor certify that the tab was placed

where the deposition with a purpose of the surfect vision of the

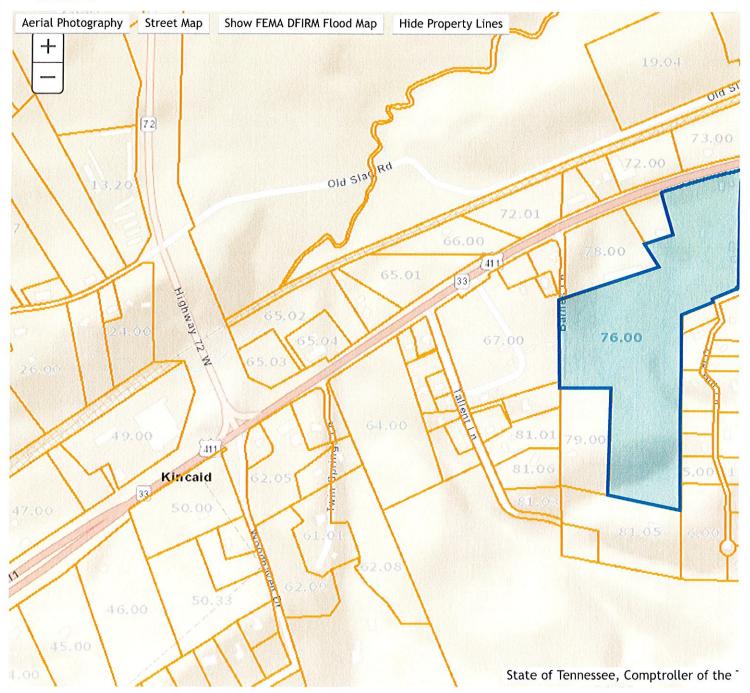
provided of the surfect of the surfect of the surfect

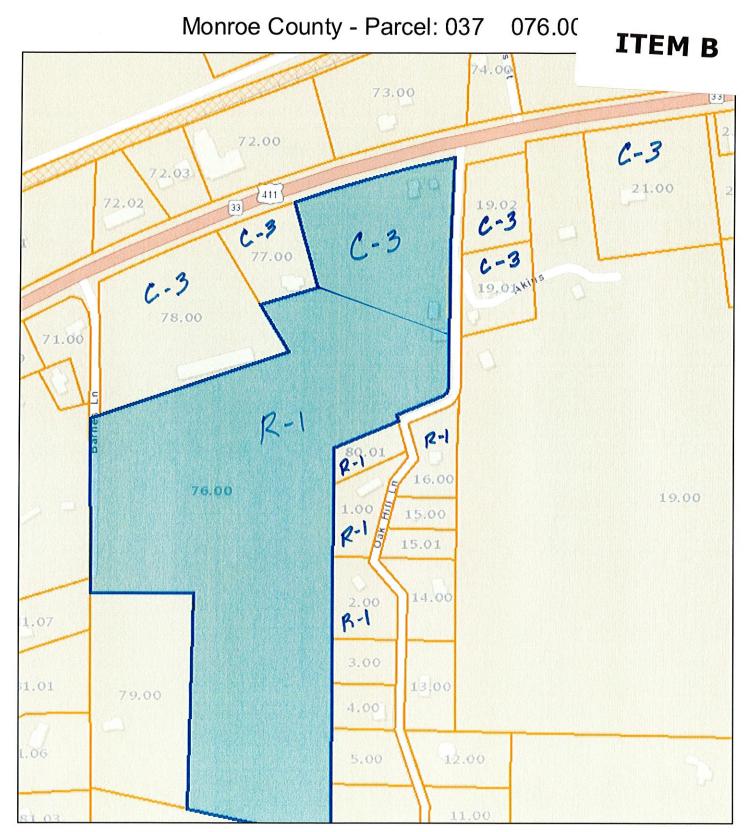
provided of the surfect of the surfect of the surfect

provided of the surfect of the surfect of the surfect

provided of the surfect of t PROPERTY INFO:
HAWY 431
VONORY TN
VONORY TN
VANAP 607, PARKEL 646 66 FIRCH RODS AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON THE THE STATE OF T ALL COCCUMENTS OF RECEIND CONNESSED AND, ON REPREMED BY THE SAMPETPOR AS A ASSET OF THIS SEADON'S AN OUTCO DETERMINE SAMPETPOR HAS NOT FLAMBAGED AS COMMON PETICE COMMITMON! ALL LEED REFERENCES ENOUGHED ASS SOMMINICATION HES THE SAMP AMONETED COCCUMENT ON THE REGISTERS DELDS OTTACL OF MOUNTED COMMY, TENESSEES. SURVEYOR CERTIFICATION

CERTIFY PHAT THIS SURVEY MET'S ON FACETOS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THAT THE MATTO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN (.10 00). A 5 UTULTY AND DRAWAGE EASEMENT ON FRONT AND SIDE LOT LINES AND A 10T UTILITY AND DRAWAGE EASEMENT ON IS AN COLLINES CUMHENT OWNER THE OVERHAL FLENEN A TH GENERAL PANTHERSHIP 1804 THE DAKS DRIVE MATLIANG FL 3275 PROPERTY DOES NOT LIE IN A SPECIAL FLOOD ZONE AREA MAP 47121001800 PAWEL 180 OF 575, DATE 2 3-2010 (ZONE X) COPYING AND DRUGE OF THIS DRAMMING FOR ANY PURPOSE DINER THAN THE ORIGINAL INTENT IN PROPRIETED WITHOUT PETRINGSION FROM THE SURVEYOR AND PRODUCKTY DAMPER ELEVATIONS SHOWN HEREON ARE BASED ON GHS CONTROL INFORMATION BIANDRY SURVEYOR NAME (RANDALL WHITE) TEMMESSEE REGISTRATION NUMBER NO 2446 DATE OF SURVEY 12-15-21 MECHANIZON SHOWN ON THIS DIMINING ILLUSTRATES THE FIGSTING CONDITIONS ON 12-15-2021 DESTRICE OF COUNTY WANTED OF COUNTY COU S. <u>OFOID 17A</u> CONTE FACTOR <u>0.5959158</u> CONTUN (NAD 83) VEH HICAL (NAVORE) OCATION MAP (NOT TO SCALE CILLA NONOHE DO'DRO LESSANS OWNER: THE OVERHILL ELEVEN A TN GENERAL PARTNERSHIP DATE: CHROCKED C2RL, INC engineers FOR REVIEW ONLY S.1 4K9 02 3.23.22 RRW RRW EAST COAST TRUCKING 240 W. Besserier Street Alcon, TN: 3770* pn: 865 980 3500 - fax: 865 980 3656 REPLAT OF WOLFE PROPERTY SUBDIVISION





Date: March 30, 2022 County: Monroe

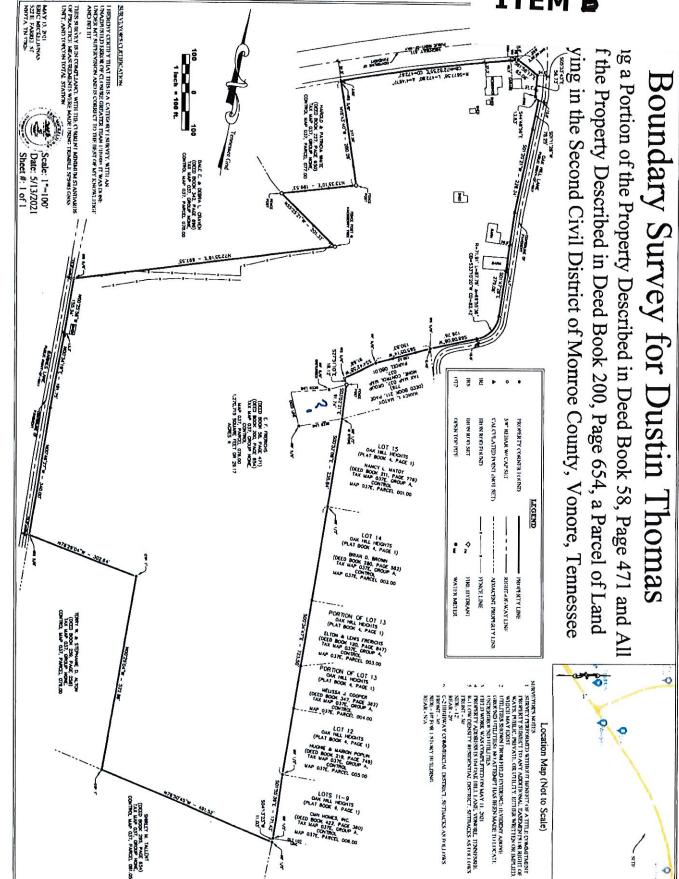
Owner: CROSS CREEK INVESTMENTS LLC

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

ITEM B



LOTS 11-9
OAK PAL HOCHTS
(PLAT BOOK PAL HOCHTS
(PLAT BOOK PALE 1)
LED BOOK 932, PACE MO)
AX MAR 937, CONTRO.
AP 917C, PARCEL COR.CO.

EXHIBIT A

ī

Item 🗗

Po: 1

Re: 104 Oak Hill Lane

Vonore, TN 37885

VONORE PLANNING COMMISSION

VONORE, TN 37885

3-18-2022

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

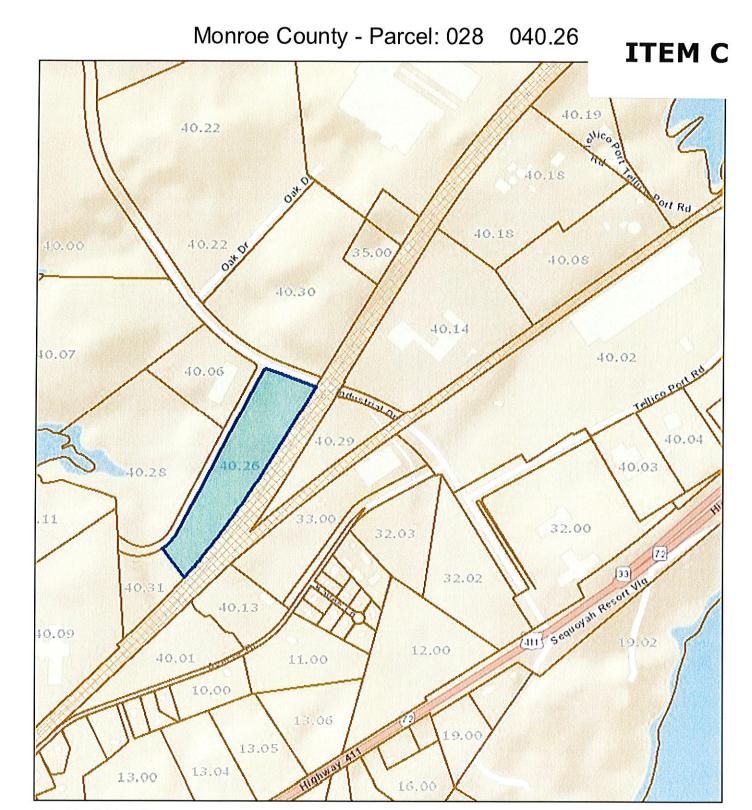


Commercial and Retention Pond

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

200 ft

Comom Area

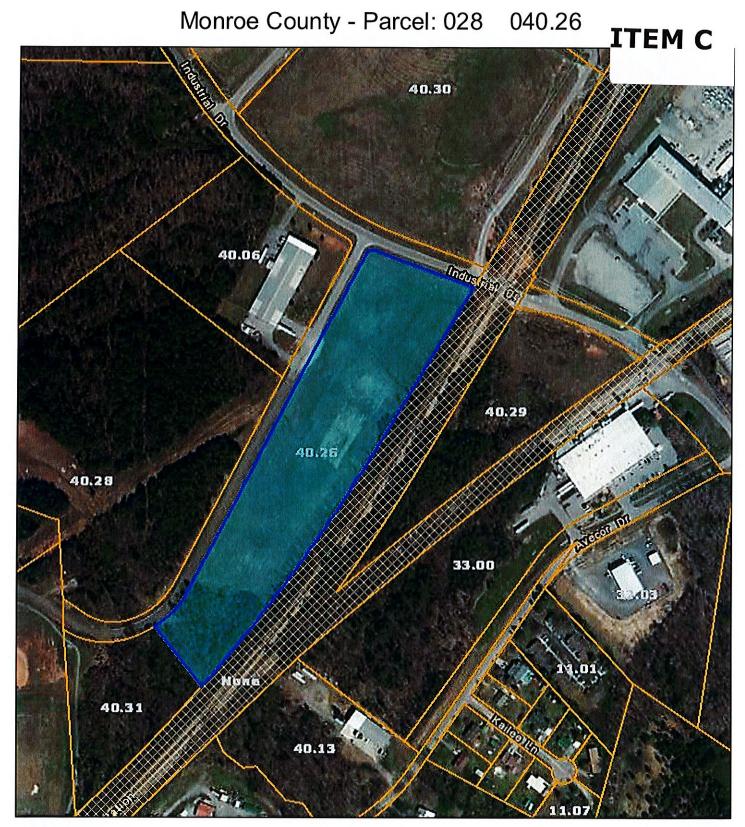


Date: March 30, 2022 County: Monroe

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) Open StreetMap contributors, and the GIS User Community State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services



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

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

