

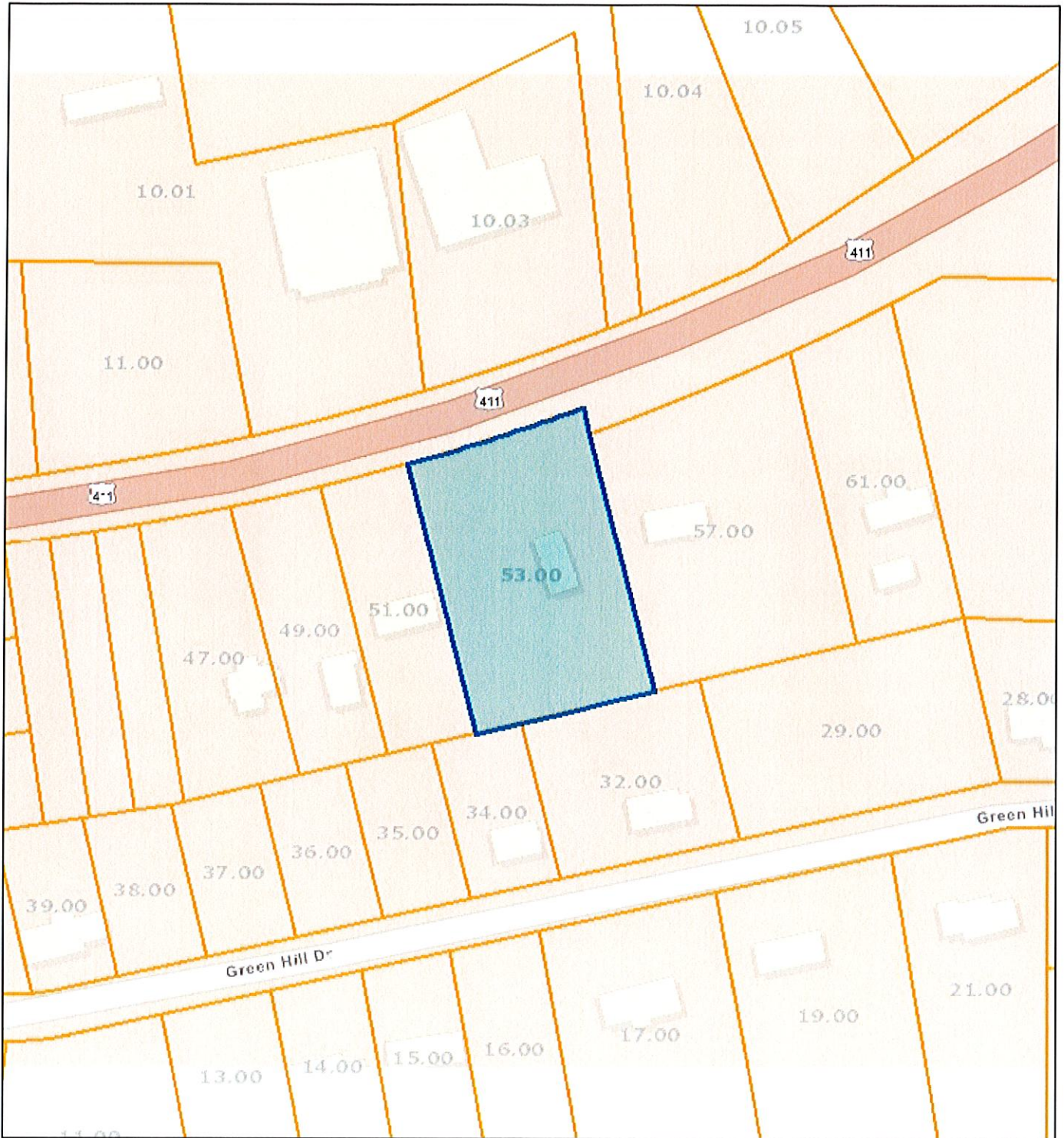
MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: June 24, 2022
Subject: July 5, 2022, Vonore Planning Commission Agenda

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

- I. Call to Order and Approval of the minutes of the June 7, 2022 meeting
 - A. Site Plan for Deli, Tammy Rose, Hwy. 411, Tax Map 038A, Group B, Parcel 053.00, C-3 Highway Business District, approximately 1.34 acres;
- II. Other Business
- III. Adjournment

Monroe County - Parcel: 038A B 053.00

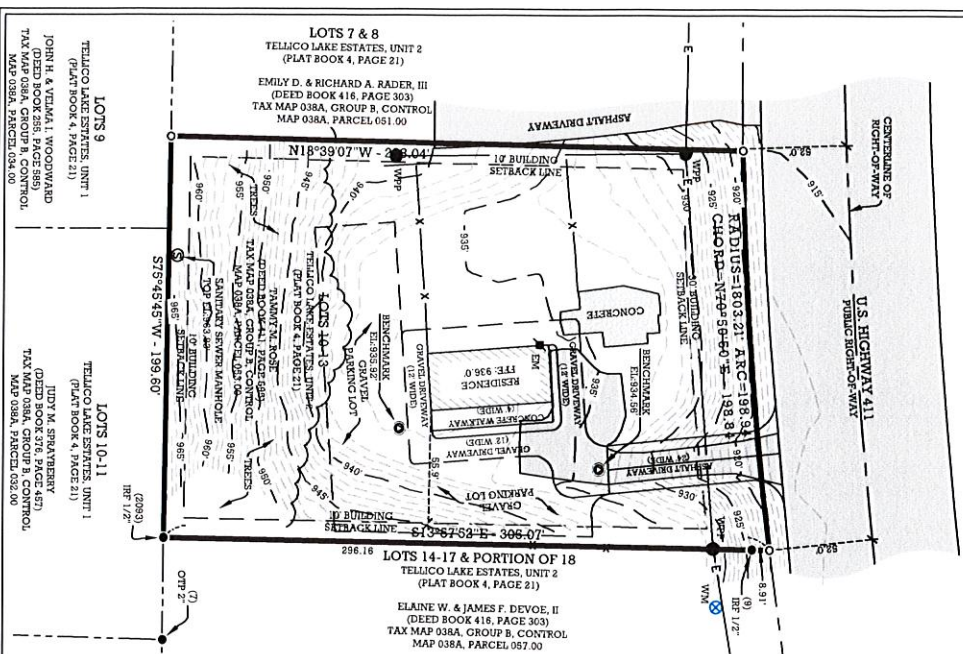


Date: June 24, 2022
County: Monroe
Owner: ROSE TAMMY MARIE
Address: HWY 411
Parcel Number: 038A B 053.00
Deeded Acreage: 1.46
Calculated Acreage: 0
Date of Imagery: 2019

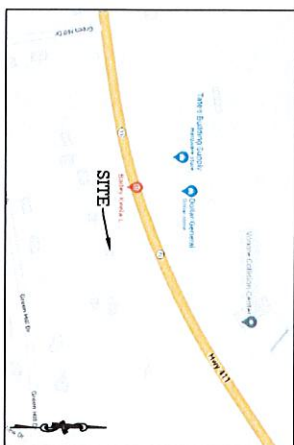
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

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.

Site Plan of Lots 10-13, Unit 2, Tellico Lake Estates as Recorded in Plat Book 4, Page 21, a Parcel of Land Lying in District 2, Monroe County, Tennessee



LEGEND	
●	PROPERTY CORNER FOUND
○	SET 5/8" IRON ROD & CAP
◐	WM
○	WATER METER
○	WPP
○	WOOD UTILITY POLE
○	ELECTRIC METER
○	IRON ROD FOUND
○	OPEN TOP PIPE
○	OTF
—	BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJACENT PROPERTY LINE
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL
—	FENCE LINE
—	OVERHEAD UTILITY LINE



Location Map (Not to Scale)

- SURVEYOR'S NOTES**
1. SURVEY BEING PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHT OF WAY'S, PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR UNWRITTEN, WHICH MAY EXIST UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES), NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
 2. PROPERTY ADDRESS IS _____ U.S. HIGHWAY 411, VONORE, TENNESSEE.
 3. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING THE IMPROVEMENTS AND FLOOR ELEVATIONS AS SHOWN HEREON AND THE ACTUAL LAYOUT ON THE GROUND, ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
 4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.
 5. THE PROJECT SHOWN HEREON IS ZONED C-3 (HIGHWAY BUSINESS DISTRICT) PER CITY OF VONORE ZONING MAP.
 6. BUILDING SETBACKS ARE AS FOLLOWS PER CITY OF VONORE ZONING ORDINANCE:
FRONT - 30'
REAR - 10' (SINGLE STORY)
SIDE - 10'
 7. TAX MAP 038A, GROUP B, CONTROL MAP 038A, PARCEL 053.00
 8. PARCEL CONTAINS 88,587 SQUARE FEET, OR 1.34 ACRES, MORE OR LESS.
 9. SURVEY AUTHORIZED BY TAMMIE M. ROSE.

- SITE PLAN AMENITIES**
1. RESIDENCE TO BECOME A DEL.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION. THIS PLAT MEETS OR EXCEEDS CATEGORY I SPECIFICATIONS. THE SURVEY PRECISION IS 1 IN 10,000 OR LESS THAN 1/10 OF A FOOT PER CORNER.

HILTOP LAND SURVEYING
810 NEW HIGHWAY 88, SUITE 8
SWEETWATER, TN 37874
(423) 717-1031

Scale: 1"=60'
Date: 6-13-2022
Job #: 22-075
Sheet #: 1 of 1

