

MEMORANDUM

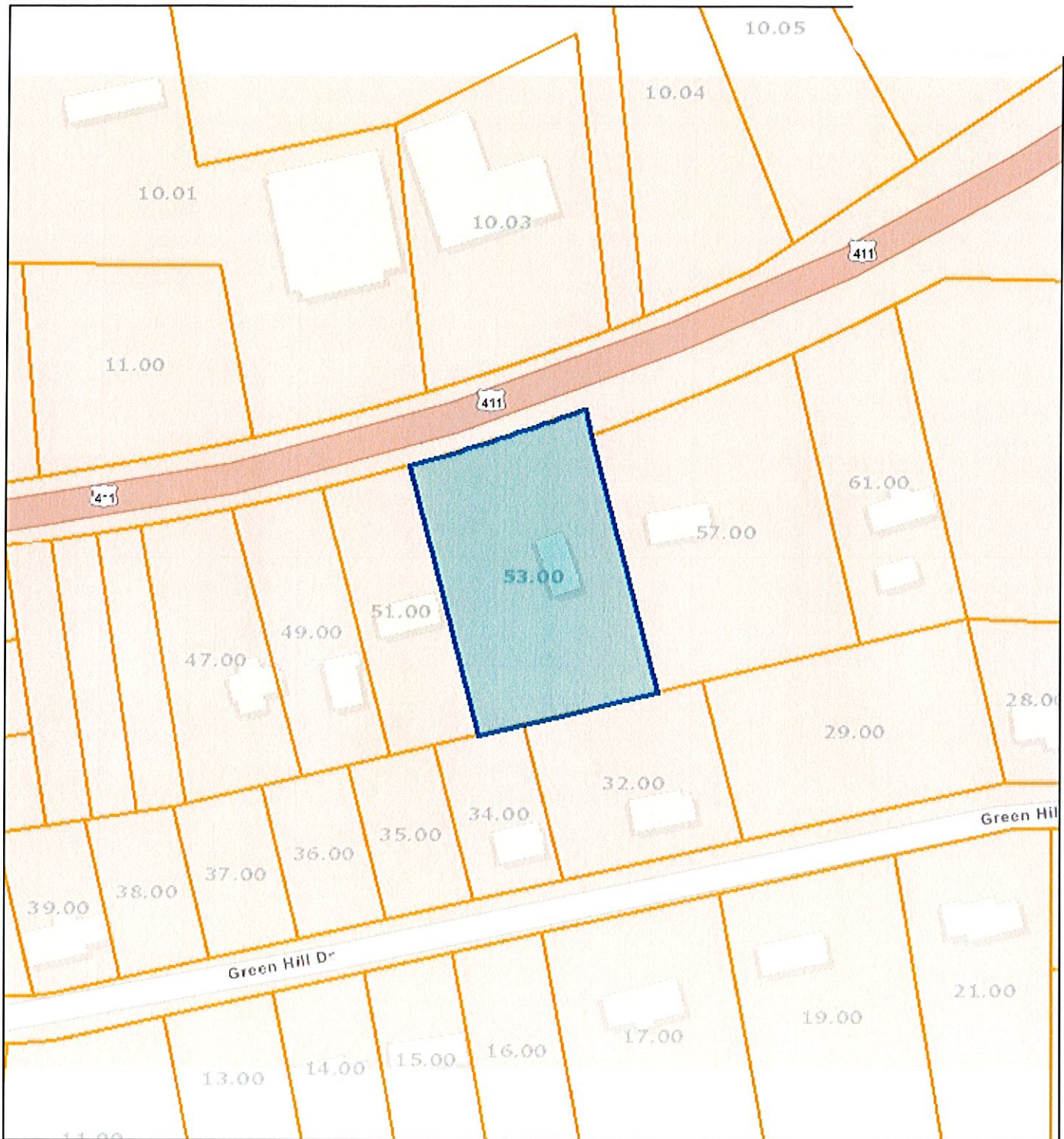
To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: July 27, 2022
Subject: August 2, 2022, Vonore Planning Commission Agenda

AGENDA
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
Vonore Community Center
Tuesday, August 2, 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;
 - B. Preliminary Plat and proposed PUD Concept Plan, Lake Forest Development, LLC, Applicant, Robert Heimann, Dawson St. and Hwy. 360, Monroe County Tax Map 028, Parcels 030.00, 030.03, and 030.05, R-2, High Density Residential District, approx. 12.14 acres;
- II. Other Business
- III. Adjournment

Monroe County - Parcel: 038A B 053.00

ITEM A

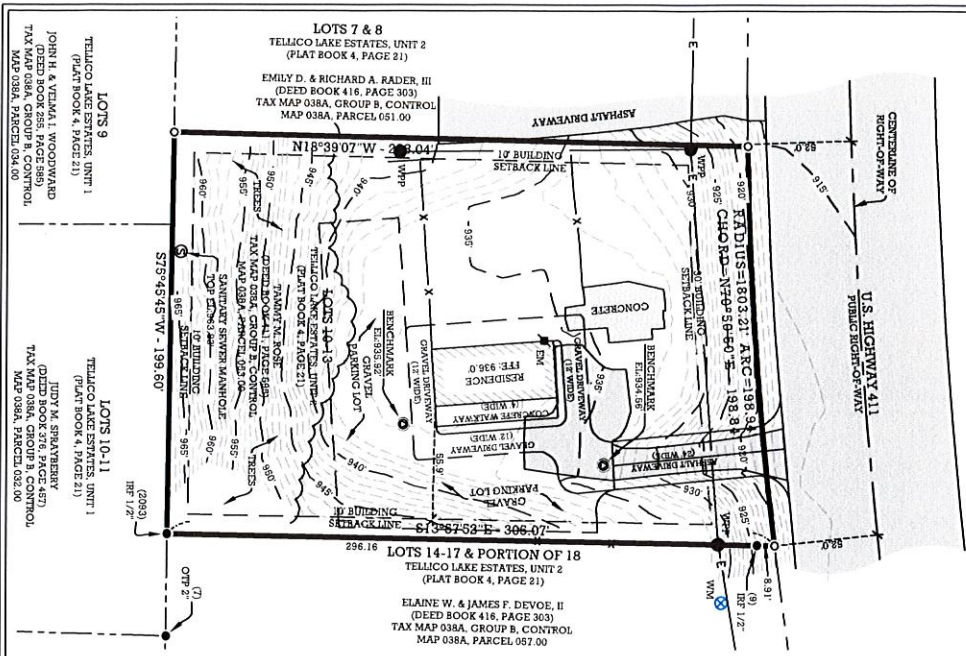


Date: June 24, 2022
County: Monroe
Owner: ROSE TAMMY MARIE
Address: HWY 411
Parcel Number: 038A B 053.00
Deeded Acreage: 1.46
Calculated Acreage: 0
Date of Imagery: 2019

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
⊙	WOOD UTILITY POLE
⊙	ELECTRIC METER
⊙	IRON ROD FOUND
⊙	OPEN TOP PIPE
—	BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJACENT PROPERTY LINE
—	MAJOR CONTOUR INTERVAL WITH ELEVATION
—	MINOR CONTOUR INTERVAL
—	FENCE LINE
—	OVERHEAD UTILITY LINE



Location Map (Not to Scale)

SURVEYOR'S NOTES

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHT OF WAYS, PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR IMPLIED, 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, YONORE, 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. NO NAVD88 ELEVATIONS SHOWN HEREON ARE RECORDED. NO NAVD88. THE PROPERTY SHOWN HEREON IS ADJACENT TO HIGHWAY 411 BUSINESS DISTRICT PER CITY OF YONORE ZONING MAP. BUILDING SETBACKS ARE AS FOLLOWS PER CITY OF YONORE ZONING ORDINANCE:
FRONT - 30'
SIDE - 10' (SINGLE STORY)
REAR - 10' (SINGLE STORY)
4. TAX MAP 038A, GROUP B, CONTROL MAP 038A, PARCEL 053.00
5. PARCEL CONTAINS 38,387 SQUARE FEET, OR 1.34 ACRES, MORE OR LESS.
6. SURVEY AUTHORIZED BY TAMMY M. ROSE.

SITE PLAN AMENITIES

1. RESIDENCE TO BECOME A DELT.

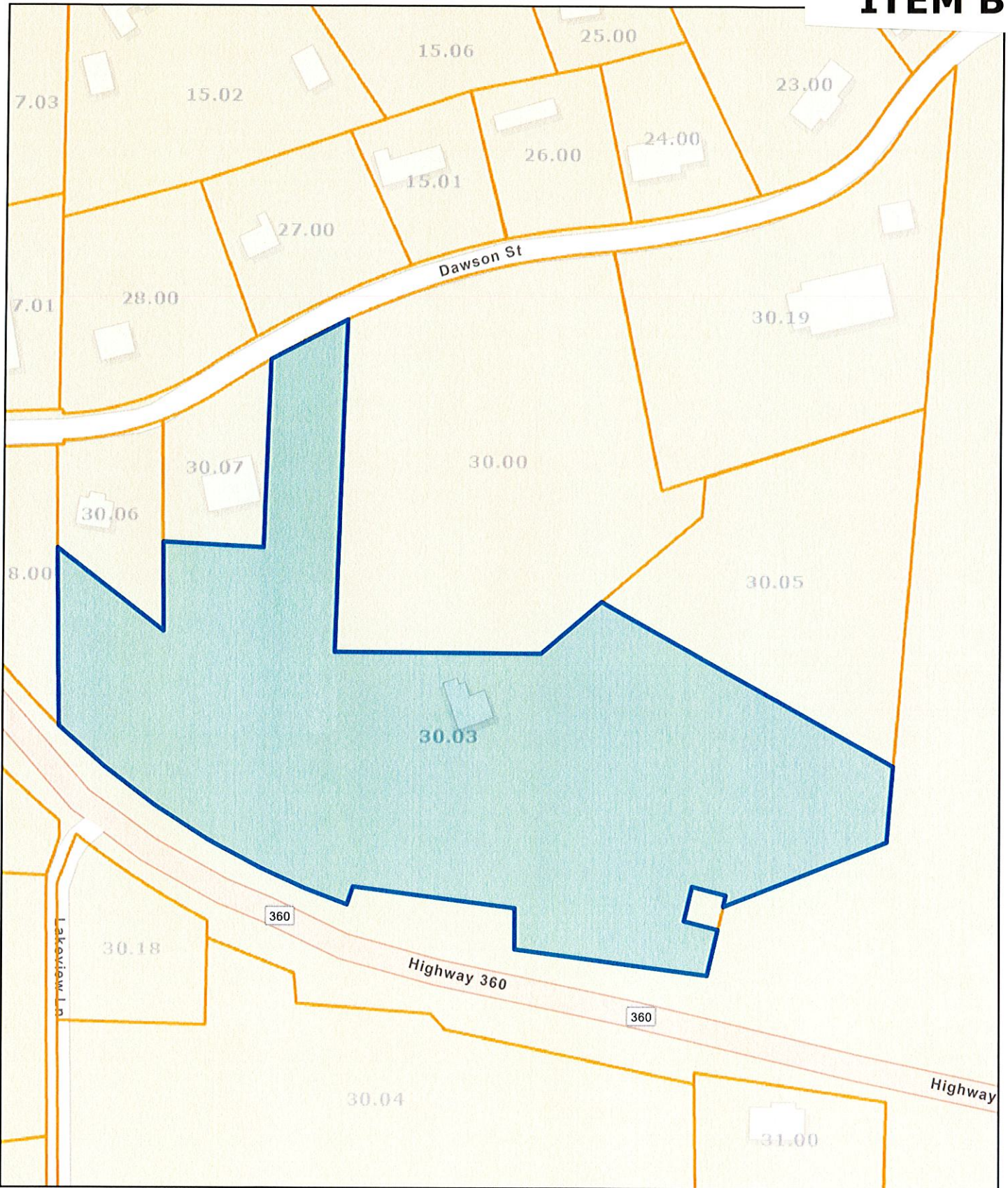
SURVEYOR'S CERTIFICATION

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 = 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

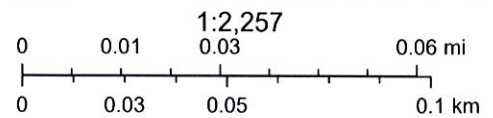
Scale: 1"=60'
Date: 6-13-2022
Job #: 22-075
Sheet #: 1 of 1





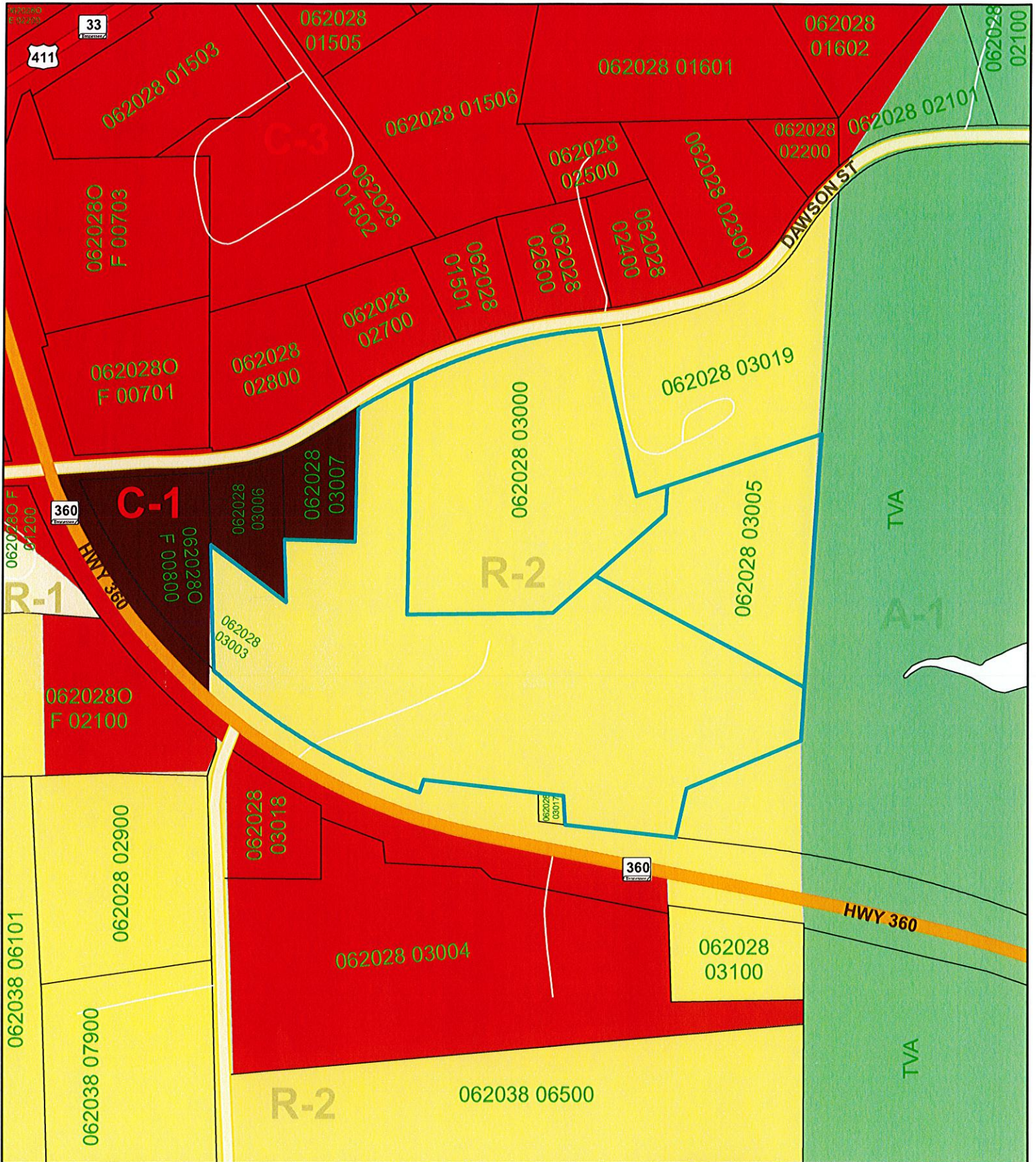
Date: July 27, 2022

County: Monroe
 Owner: LAKE FOREST DEVELOPMENT LLC
 Address: HWY 360 307
 Parcel Number: 028 030.03
 Deeded Acreage: 8.28
 Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

The property lines are compiled from information maintained by your local

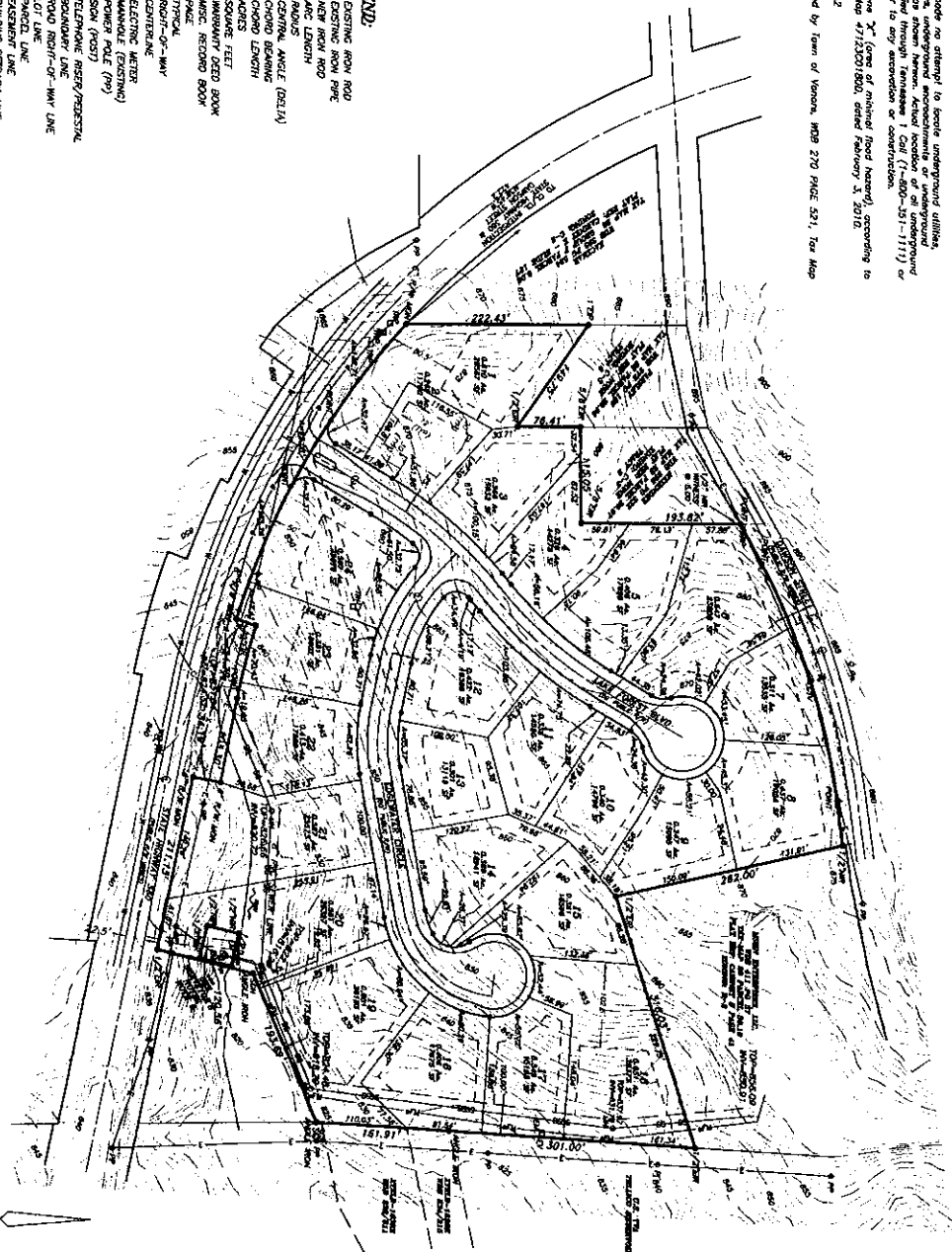


ITEM B

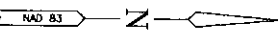
REVIEWER'S NOTES:

1. Topographic and utility easements shall be 5 feet on each side of interior driveway, 10 feet on each side of exterior driveway, 5 feet on each side of water or utility lines, and 7 1/2 feet on each side of on-shaft sewer utility.
2. Front building setback shall be 30 feet from all street rights-of-way and 10 feet from all other rights-of-way.
3. Topographic Survey based on the State of Tennessee GCS (NAD83) datum shall be used for all measurements with the following exceptions: All other measurements shall be based on the North American Vertical Datum of 1988.
4. No encroachments of adjacent adjoining easements, rights of way, and/or utility lines shall be allowed. All encroachments shall be removed or approved by the appropriate authority. The Surveyor has made no attempt to locate underground utilities, easements, or encroachments. Actual location of all encroachments shall be verified through Tennessee 1 Call (1-800-35-1111) or other utility providers prior to any excavation or construction.
5. Located in Flood Zone "X" (Area of Minimal Flood Hazard), according to Flood Insurance Rate Map 47152001000, dated February 1, 2010.
6. Property Zoning: R-2
7. See "Lot 1" owned by Tom of Verona, MAP 270 PAGE 351, Top Map 28 Parcel 3017

- LEGEND**
- ER EXISTING ROW ROAD
 - EP EXISTING ROW PIPE
 - NR NEW ROW ROAD
 - AL ALG LENGTH
 - AC AC LENGTH
 - D- CENTRAL ANGLE (DEG.)
 - B- CHORD BEARING
 - C- CHORD LENGTH
 - A- ANGLES
 - SR SQUARE FEET
 - MSR MISC RECORD BOOK
 - PS PACE
 - TRP TYPICAL
 - H/W RIGHT-OF-WAY
 - Q CENTERLINE
 - DM ELECTRIC METER
 - DM ELECTRIC METER (NEW)
 - 5 POWER POLE (PP)
 - 4500 SIGN (POST)
 - DM TELEPHONE METER/POST/STAKE
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - LOT LINE
 - FRONT SETBACK LINE
 - REAR SETBACK LINE
 - BUILDING SETBACK LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - EDGE OF GRAVEL/ROAD
 - CONCRETE CURB
 - CONCRETE CURB (ASPHALT)
 - WALKER LINE (EXISTING)
 - SEWER LINE (EXISTING)
 - SEWER FORCE MAIN (EXISTING)
 - DITCH LINE
 - DAVE/DRY/ROCK LINE
 - CONTOUR
 - EXISTING MISC CENTERLINE
 - COMPUTERIZED METAL PIVOT



TOTAL ACRES
24 LOTS = 9.72 AC.
ROADS = 1.609 AC.

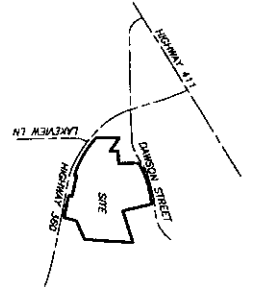


OWNER CLIENT:
LAKE FOREST DEVELOPMENT, LLC
307 HIGHWAY 60
MONROE COUNTY, TN 37001

ZONING: R-2
ADDRESS: 307 HIGHWAY 60
MONROE COUNTY, TN 37001

WDS 433 765 591
TAX MAP 28 PARCEL 30.00, 30.03 & 30.05

100' 50' 0' 100' 200'
1" = 100'



SHEET	PS
DESIGNED	SDJ
DRAWN	SDC
CHECKED	CMR
DATE	7/11/22
SCALE	1" = 100'
DRAWING	7492-PS
PROJECT NO.	SE#7492



PRELIMINARY SUBDIVISION PLAT LOTS 1 - 24

LAKE FOREST DEVELOPMENT

307 HIGHWAY 60 MONROE COUNTY, TN.

STERLING
CONSULTING
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

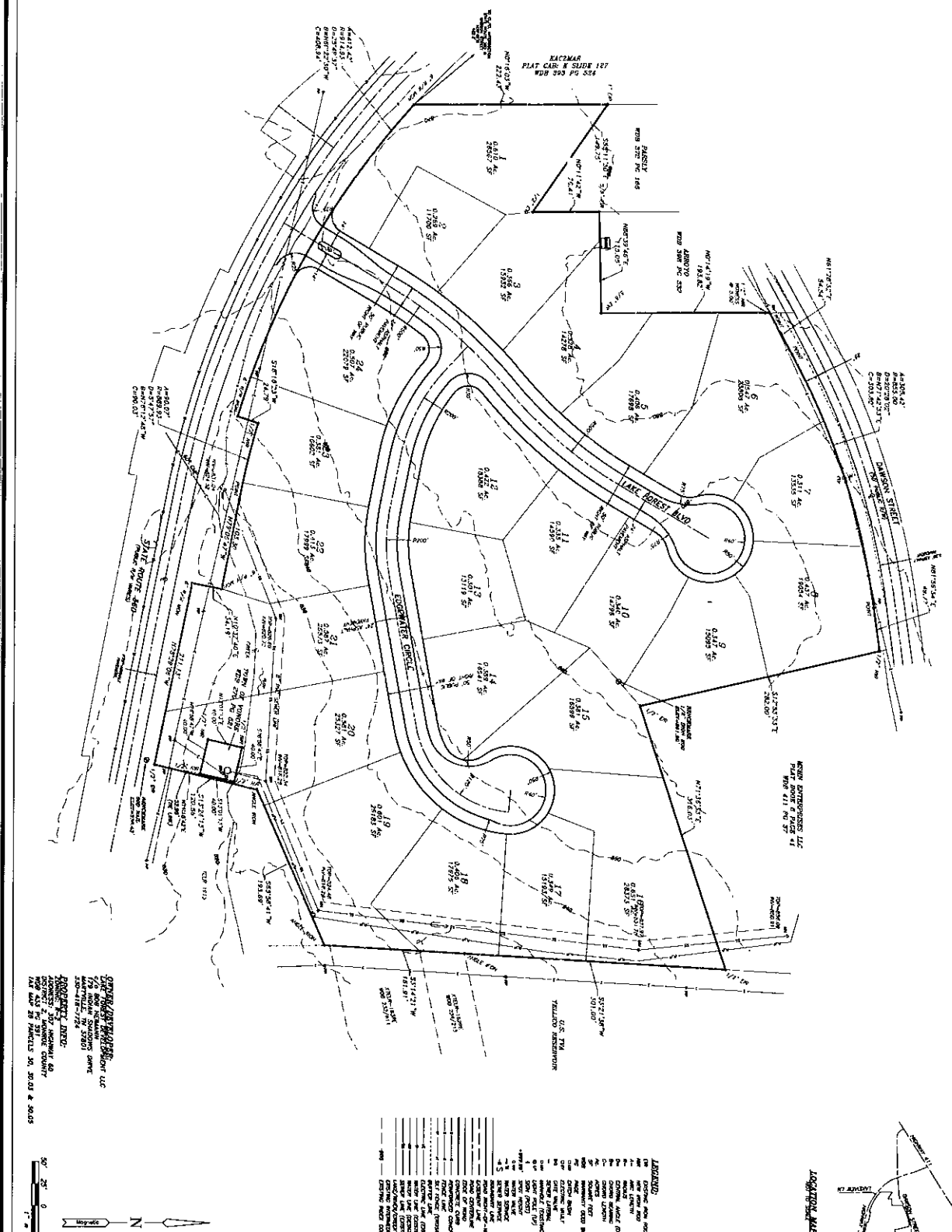
1120 WILLIAM BLOUNT DR
MARYVILLE, TENNESSEE
37802-9401

P.O. BOX 4578
MARYVILLE, TENNESSEE
37802-4878

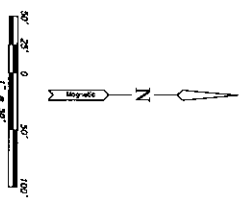
PHONE: 865-994-9805
FAX: 865-981-2815
www.sterling-tn.com

SINCE 1979

ITEM B



OWNER: LAKE FOREST DEVELOPMENT, LLC
 175 MOORE STATION DRIVE
 MOOREVILLE, TN 38561
 PROJECT: 20 MOOREVILLE RD
 PROJECT: 20 MOOREVILLE RD
 20 MOOREVILLE RD, MOOREVILLE, TN 38561

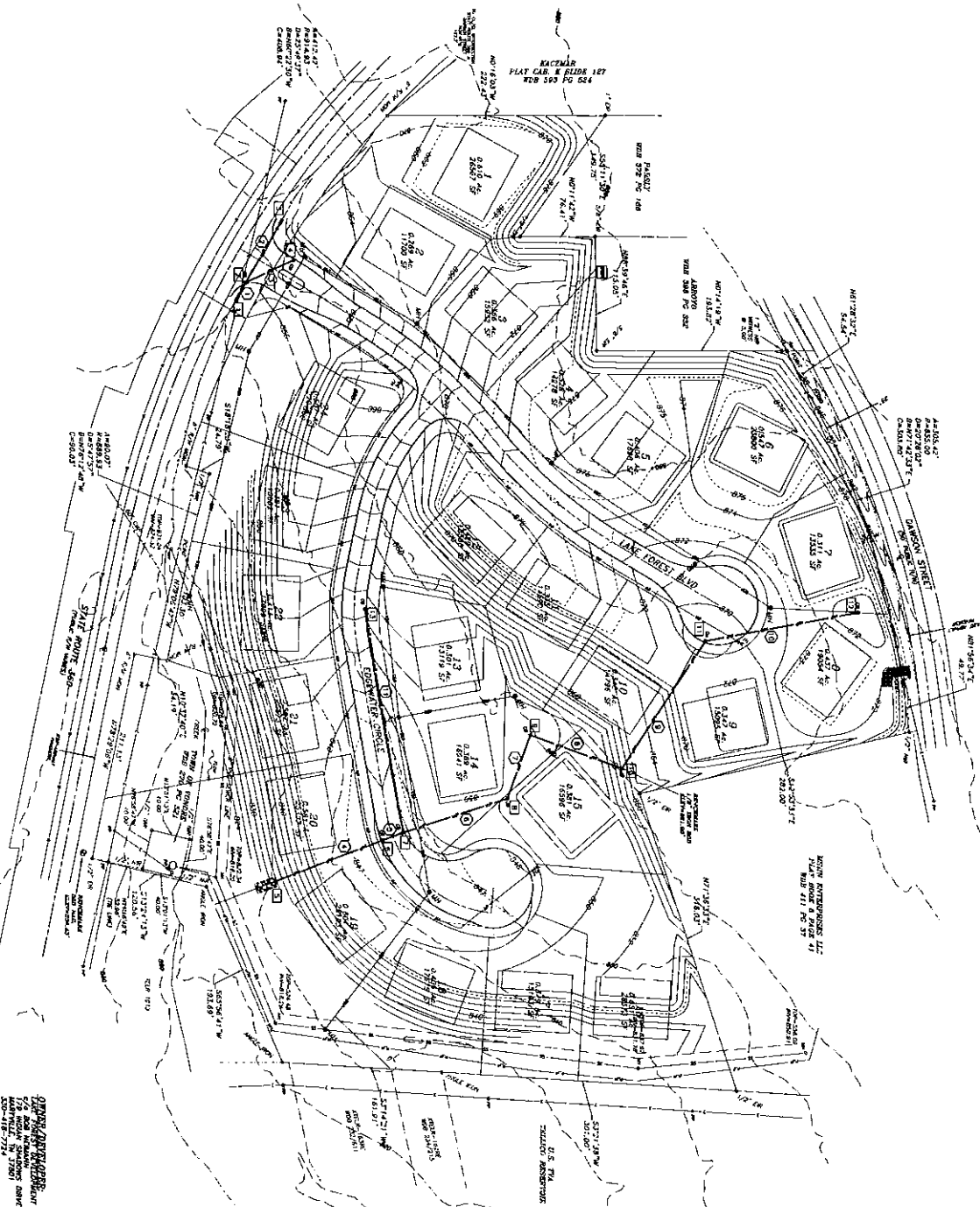


- LEGEND**
- PROPOSED 40' WIDE ROAD
 - PROPOSED 60' WIDE ROAD
 - PROPOSED 80' WIDE ROAD
 - EXISTING 40' WIDE ROAD
 - EXISTING 60' WIDE ROAD
 - EXISTING 80' WIDE ROAD
 - EXISTING 100' WIDE ROAD
 - EXISTING 120' WIDE ROAD
 - EXISTING 150' WIDE ROAD
 - EXISTING 200' WIDE ROAD
 - EXISTING 300' WIDE ROAD
 - EXISTING 400' WIDE ROAD
 - EXISTING 500' WIDE ROAD
 - EXISTING 600' WIDE ROAD
 - EXISTING 800' WIDE ROAD
 - EXISTING 1000' WIDE ROAD
 - EXISTING 1200' WIDE ROAD
 - EXISTING 1500' WIDE ROAD
 - EXISTING 2000' WIDE ROAD
 - EXISTING 3000' WIDE ROAD
 - EXISTING 4000' WIDE ROAD
 - EXISTING 5000' WIDE ROAD
 - EXISTING 6000' WIDE ROAD
 - EXISTING 8000' WIDE ROAD
 - EXISTING 10000' WIDE ROAD



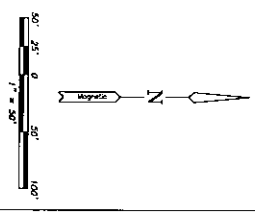
	STERLING CIVIL ENGINEERING CONSULTING LAND SURVEYING LAND PLANNING	OVERALL ROAD PLAN LAKE FOREST SUBDIVISION LAKE FOREST DEVELOPMENT, LLC	VONORE, TN	DATE: _____ BY: _____ REVISIONS: _____ SHEET: CR1 OF: _____
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ITEM B



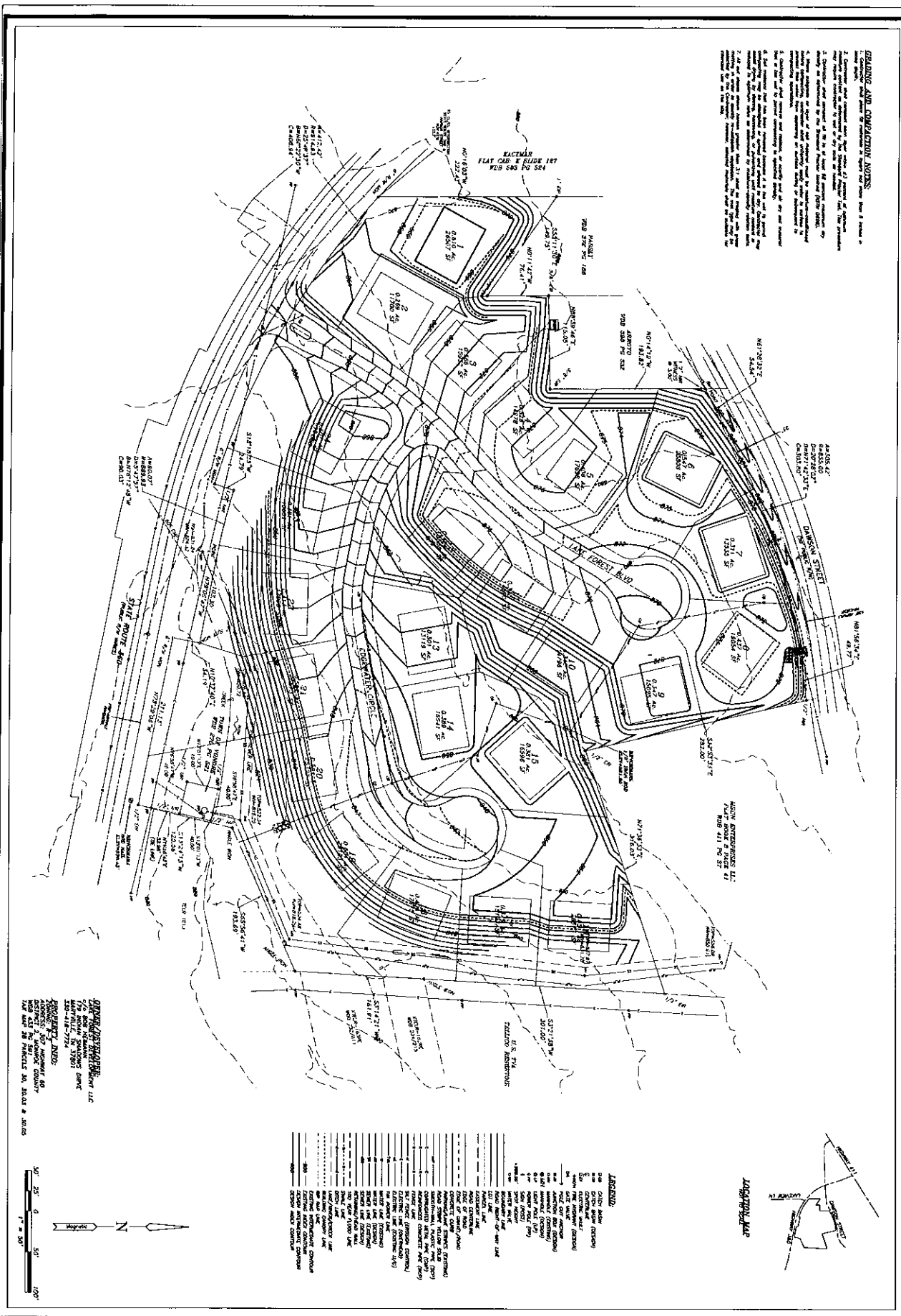
- LEGEND:**
- 1. EXISTING ROAD
 - 2. NEW ROAD
 - 3. EXISTING SIDEWALK
 - 4. NEW SIDEWALK
 - 5. EXISTING DRIVEWAY
 - 6. NEW DRIVEWAY
 - 7. EXISTING UTILITY
 - 8. NEW UTILITY
 - 9. EXISTING DRAINAGE
 - 10. NEW DRAINAGE
 - 11. EXISTING CURB
 - 12. NEW CURB
 - 13. EXISTING CONCRETE
 - 14. NEW CONCRETE
 - 15. EXISTING ASPHALT
 - 16. NEW ASPHALT
 - 17. EXISTING GRAVEL
 - 18. NEW GRAVEL
 - 19. EXISTING SAND
 - 20. NEW SAND
 - 21. EXISTING SOIL
 - 22. NEW SOIL
 - 23. EXISTING GRADE
 - 24. NEW GRADE
 - 25. EXISTING EROSION CONTROL
 - 26. NEW EROSION CONTROL
 - 27. EXISTING FENCE
 - 28. NEW FENCE
 - 29. EXISTING SIGN
 - 30. NEW SIGN
 - 31. EXISTING LIGHT
 - 32. NEW LIGHT
 - 33. EXISTING TREE
 - 34. NEW TREE
 - 35. EXISTING PLANT
 - 36. NEW PLANT
 - 37. EXISTING LANDSCAPE
 - 38. NEW LANDSCAPE
 - 39. EXISTING FURNITURE
 - 40. NEW FURNITURE
 - 41. EXISTING SIGNAGE
 - 42. NEW SIGNAGE
 - 43. EXISTING LIGHTING
 - 44. NEW LIGHTING
 - 45. EXISTING UTILITIES
 - 46. NEW UTILITIES
 - 47. EXISTING DRAINAGE
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 - 55. EXISTING GRAVEL
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 - 72. NEW TREE
 - 73. EXISTING PLANT
 - 74. NEW PLANT
 - 75. EXISTING LANDSCAPE
 - 76. NEW LANDSCAPE
 - 77. EXISTING FURNITURE
 - 78. NEW FURNITURE
 - 79. EXISTING SIGNAGE
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 - 81. EXISTING LIGHTING
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 - 83. EXISTING UTILITIES
 - 84. NEW UTILITIES
 - 85. EXISTING DRAINAGE
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 - 89. EXISTING CONCRETE
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 - 92. NEW ASPHALT
 - 93. EXISTING GRAVEL
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 - 112. NEW PLANT
 - 113. EXISTING LANDSCAPE
 - 114. NEW LANDSCAPE
 - 115. EXISTING FURNITURE
 - 116. NEW FURNITURE
 - 117. EXISTING SIGNAGE
 - 118. NEW SIGNAGE
 - 119. EXISTING LIGHTING
 - 120. NEW LIGHTING

DESIGNED BY: STERLING CIVIL ENGINEERING
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 6/23/22
SCALE: 1" = 50'
DRAWING NO.: 7492-CD
PROJECT NO.: SE#7492



<p>STERLING CIVIL ENGINEERING CONSULTING LAND SURVEYING LAND PLANNING</p> <p>7700 LITTLERDALE BLVD SUITE 200 MEMPHIS, TN 38117 PH: (901) 555-5555 WWW.STERLINGCIVIL.COM</p>	<p>DRAINAGE PLAN LAKE FOREST SUBDIVISION LAKE FOREST DEVELOPMENT, LLC</p>		<p>VONORE, TN</p>	
	<p>DATE: [] BY: []</p> <p>REVISIONS:</p>	<p>PROJECT NO.: SE#7492</p>		
	<p>SHEET: CD.1 DESIGNED BY: SD1 DRAWN BY: SD1 CHECKED BY: [] DATE: 6/23/22 SCALE: 1" = 50' DRAWING NO.: 7492-CD</p>	<p>PROJECT NO.: SE#7492</p>		

GRADING AND CONSTRUCTION NOTES:
 1. Grading shall be in accordance with the approved grading plan.
 2. Grading shall be in accordance with the approved grading plan.
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 9. Grading shall be in accordance with the approved grading plan.
 10. Grading shall be in accordance with the approved grading plan.



DESIGNED BY: STERLING
DATE: 6/23/22
DRAWN BY: CG
SCALE: 1" = 50'
PROJECT NO.: 7492/CG
CLIENT: LAKE FOREST DEVELOPMENT, LLC

LEGEND:

---	2.0% SLOPE
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STERLING
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING



NO.	DATE	BY	REVISIONS

GRADING PLAN
LAKE FOREST
SUBDIVISION
 LAKE FOREST DEVELOPMENT, LLC
 VONORE, TN

STERLING
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING