

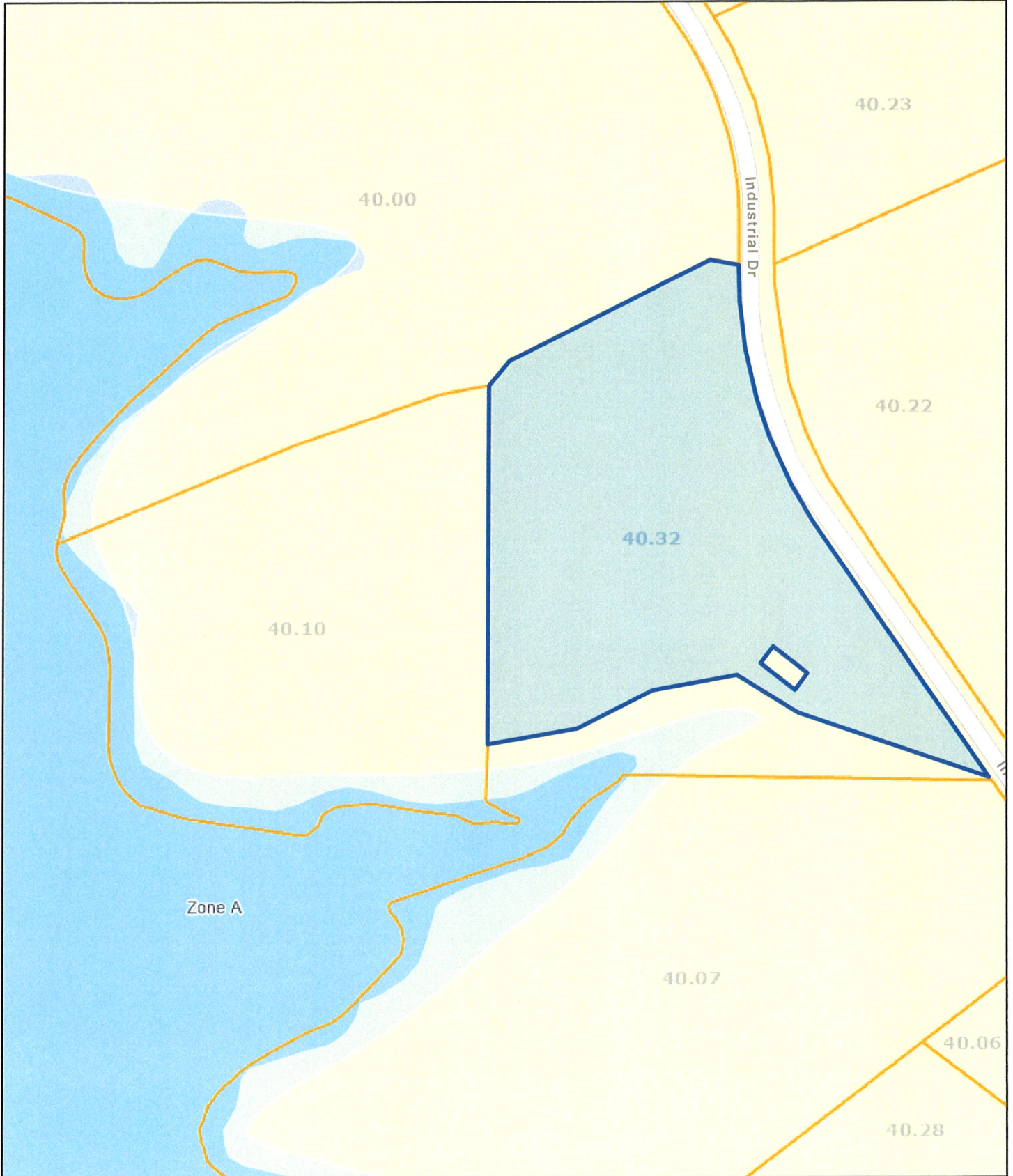
MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: June 30, 2023
Subject: July 5, 2023, Vonore Planning Commission Agenda

AGENDA
VONORE MUNICIPAL/REGIONAL
PLANNING COMMISSION
Vonore Community Center
Wednesday, July 5, 2023
6:00 P.M.

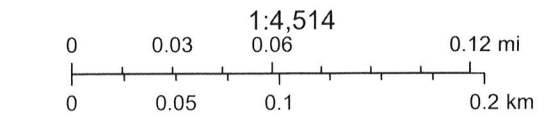
- I. Call to Order and Approval of the minutes of the June 6, 2023, meeting
- II. Planned Agenda Items
 - A. Site Plan for terminal facility, McElroy Truck Lines, Inc. Niles Ferry Industrial Park, Applicant, Thomas Ruffin, H&M Construction Co., Tax Map 028, Parcel 040.32, M-2, Heavy Industrial District, approx. 16.24 acres;
 - B. Review Subdivision Regulations amendment for private streets in the Vonore Planning Region,
 - C. Updates to commission
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 028 040.32 ITEM A



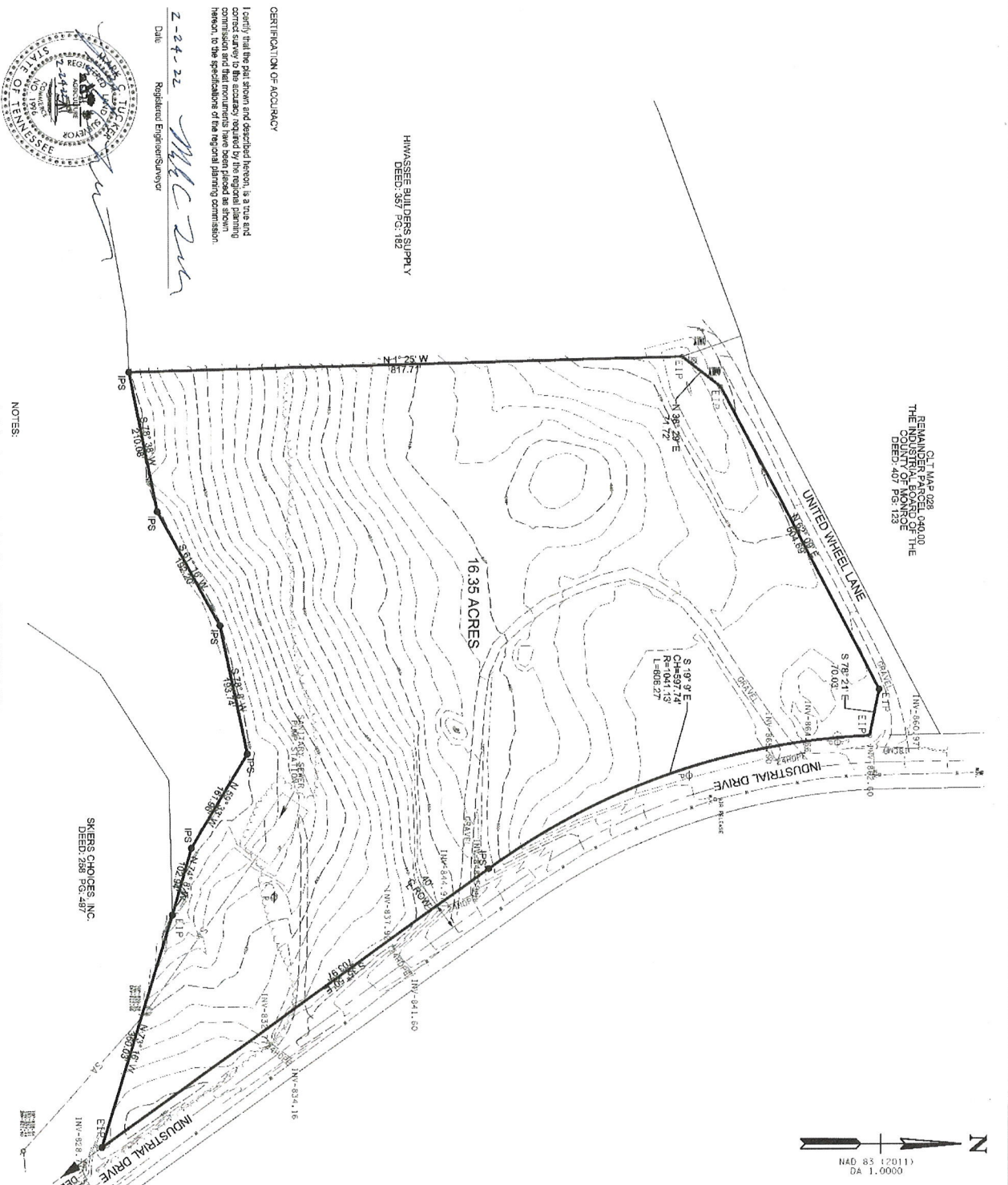
Date: June 30, 2023

County: Monroe
Owner: MCELROY TRUCK LINES INC
Address: INDUSTRIAL PARK DR
Parcel Number: 028 040.32
Deeded Acreage: 16.24
Calculated Acreage: 0



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

The property lines are compiled from information maintained by your local



CERTIFICATION OF ACCURACY

I certify that the plat shown and described herein, is a true and correct survey to the accuracy required by the regional planning commission and that monuments have been placed as shown herein, to the specifications of the regional planning commission.

Date: 2-24-22
Registered Engineer/Surveyor: MJC



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 and the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors Standards of Practice.
Registered Land Surveyor: MJC

- NOTES:**
- 1) EXISTING MONUMENTS AS SHOWN, ALL OTHERS SET BY RGCA.
 - 2) SUBJECT TO RESTRICTIONS, DRAINAGE AND UTILITY EASEMENTS OF RECORD.
 - 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



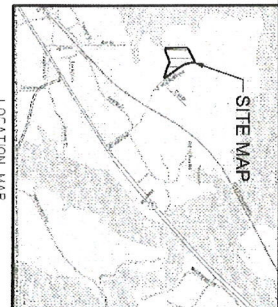
SURVEYOR:
MJC
100 OLD FORD STREET
MONROE CO. TN 38854
PHONE: (423) 452381

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
725 FUGAZOT LANE
MONROE CO. TN 38854
PHONE: (423) 593 2898

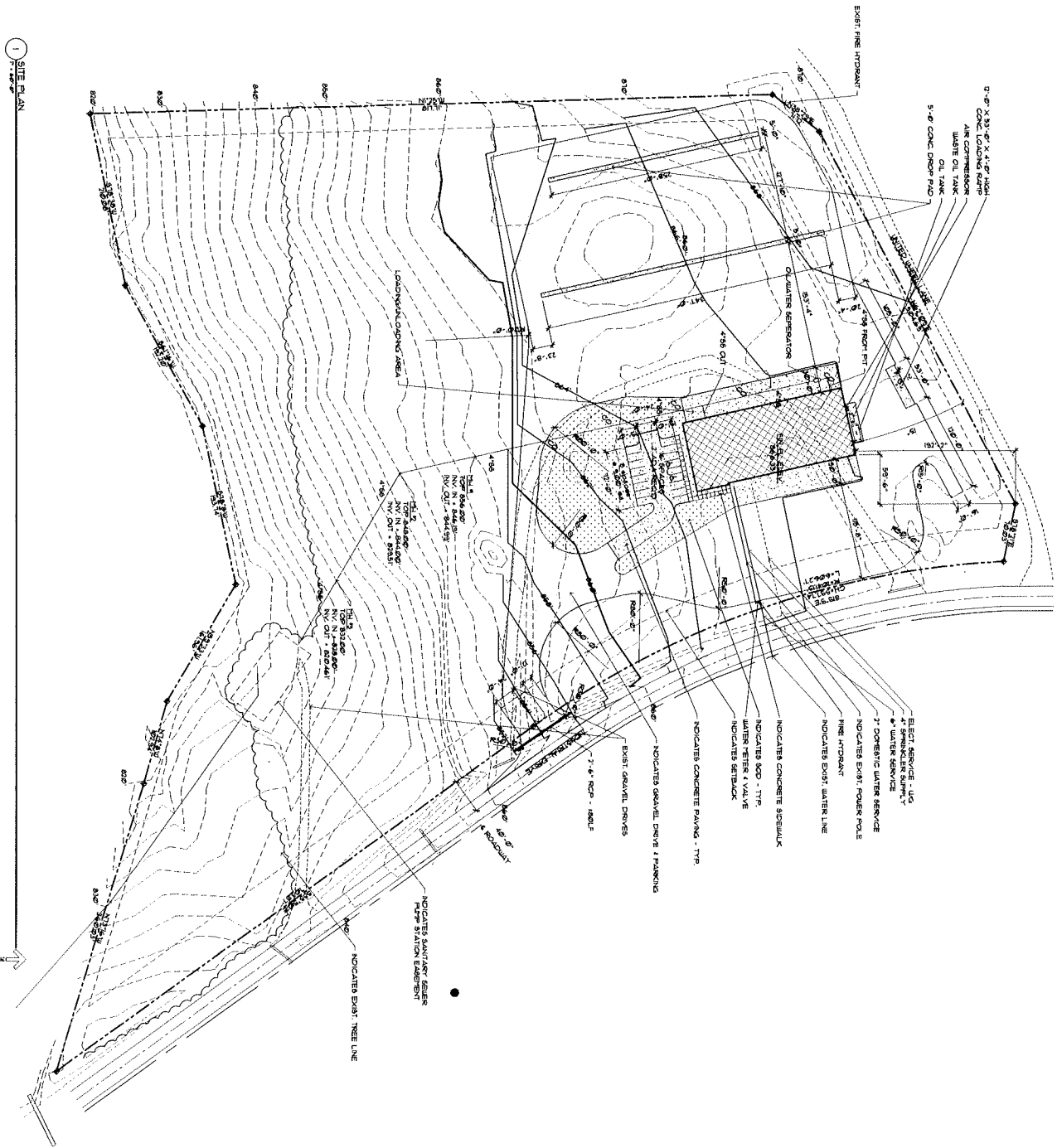
TOPOGRAPHIC & PROPERTY SURVEY FOR	
NILES FERRY INDUSTRIAL PARK	
DIST NO. TWO	DRAWN BY
MONROE CO., TN	DLB
SCALE	1"=100'
SURVEYED BY	
ROBERT G. CAMPBELL & ASSOC., L.P.	
DATE	PROJECT NUMBER
02-24-22	22019

PART OF TRACT 8 OF UNRECORDED 81 AT TITLED
MONROE COUNTY INDUSTRIAL PARK BY
DAVID MATHEWS SURVEYING DATED 2-2-2010
BEARING DRAWING #10-02053

CLT MAP: 028
PART OF PARCEL 040.00
DEED BOOK: 407 PAGE: 123
NUMBER OF LOTS: 1
TOTAL AREA: 16.35 ACRES



- LEGEND**
- IPS IRON PIN SET
 - SANITARY SEWER MANHOLE



1 SITE PLAN

- CONCRETE PAVING - 100
- CONCRETE WATER SERVICE - 2'
- CONCRETE WATER SERVICE - 3'
- CONCRETE WATER SERVICE - 4'
- CONCRETE WATER SERVICE - 5'
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- CONCRETE WATER SERVICE - 100'

C1.0	DATE: 01/13/88 TIME: 2:00 PM	DESIGNED BY: AL DRAWN BY: AL CHECKED BY: AL Arjen Lagendijk - Architect, P.L.L.C. <small>P.O. BOX 80000, MEMPHIS, TENNESSEE 38108</small>	McElroy Truck Lines, Inc. TERMINAL FACILITY Niles Ferry Industrial Park Vonore, Tennessee	REVISION: _____ DATE: _____	CONSULTANT: _____
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For Review Only
Draft

ITEM B

Section 1. The Monroe County Commission does hereby approve the following private easement/private road construction and maintenance standards for the Vonore planning region:

The following requirements govern the establishment of private access easements/private streets within the Madisonville planning region:

1. No private access easement/private street may be created which is less than fifty (50) feet in width. Every private access easement/private street shall adjoin a public right-of-way or another private access easement/private street which meets these requirements.
2. Each lot in subdivided property served by a private access easement/private street shall adhere to the street frontage standard of at least fifty (50) feet.
3. When more than one lot is to be accessed exclusively by a private access easement/private street, then a Private Road Maintenance Agreement shall be legally established to ensure that proper maintenance is provided. All properties accessing a private access easement/private street shall be party to such Private Road Maintenance Agreement. Legal documentation for the establishment of the agreement shall be submitted with the final subdivision plat.
4. The specific conditions noted below apply to private access easements/private streets in subdivided developments:
 - a. A subdivision including no more than four (4) lots fronting a private access easement/private street shall have a gravel or paved street of at least sixteen (16) feet in width. Where a gravel private access easement/private street provides exclusive access to more than one (1) lot in such a subdivision, then at least four (4) inches of compacted gravel shall be required. Also, where more than one (1) lot is accessed exclusively by a gravel private access easement/private street, that private access easement/private street shall meet at a minimum the street turnaround (where applicable) and grading and stormwater drainage requirements of the *Monroe County Subdivision Regulations*. Both the subdivision plat and property deeds shall note that no resubdivision increasing the number of lots may occur, unless the street is improved to public road standards.
 - b. A “low density subdivision”, composed of tracts five (5) acres or more in area and fronting a private right of way, may be created along a paved or gravel street. Where a gravel street is constructed in such a subdivision it shall be at least twenty (20) feet in width, and shall be composed of at least four (4) inches of compacted gravel. It shall meet the street turnaround 16 (where applicable), grading, and stormwater drainage requirements noted respectively in Article III, Section A, Subsection 14 and Article IV, Section B and Section C. If a gravel street is constructed for access to the various tracts, then the subdivision plat and property deeds shall note that no resubdivision of the land may occur which involves a reduction in the areas of the tracts, unless any street accessing them is constructed to meet the construction requirements for paved thoroughfares stated in Article IV, Section D.

*For Review Only
Draft*

ITEM B

- c. (3) Where a street is constructed on a private right of way to meet the standards for a paved thoroughfare, as noted in Article IV, Section D, then the developer may create a subdivision with more than four (4) lots and may design the lots with less than five (5) acres. Such a subdivision shall be subject to any design requirements which would apply to a subdivision served by a publicly dedicated street acceptable to the Monroe County Regional Planning Commission and Monroe County Commission.

Date

Owner

Section 2. This resolution shall become effective from and after its adoption, the public welfare requiring it.

Public Hearing Notice: _____

Public Hearing Held: _____

Adopted: _____

Chairman