

MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: November 1, 2023
Subject: November 7, 2023, Vonore Planning Commission Agenda

AGENDA
Vonore Municipal/Regional
PLANNING COMMISSION
Vonore Community Center
Tuesday, November 7, 2023
6:00 P.M.

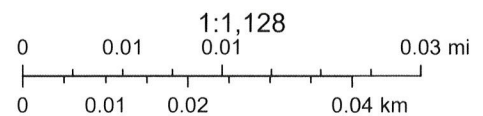
- I. Call to Order and Approval of the minutes of the October 3, 2023, meeting.
- II. Planned Agenda Items
 - A. Rezoning request from C-3, Highway Commercial District to R-2, High Density Residential District for proposed subdivision, Hwy. 360, part of Parcel 021.00, Tax Map 028O, Group F, Applicant, John Carson III, Esq. for Property Owner, Blue Sky Mining, c/o Peter Medlyn, approximately 1.25 acres;
 - B. Preliminary PUD Subdivision Plat, Citico, 156 lots with private streets, Applicant, John Carson III, Esq. for Blue Sky Mining, c/o Peter Medlyn, Hwy. 360, Tax Map 028O, Group F, Parcel 021.00 (see A above), and Parcels 061.00 and 061.01 on Tax Map 038, R-2, High Density Residential District, approximately 44.0 acres;
 - C. Variance request from Subdivision Regulations, Private Streets and Reserve Strips, from requirement to improve shared access easement to minimum Subdivision Regulations construction standards, James Spinks with Virtual Solutions, Property Owner, Fountain Hills Investments, 4231 Sweetwater Vonore Rd., Tax Map 018, Parcel 071.00, approximately 58.7 acres, *Vonore Planning Region*;
 - D. Updates to commission
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 0280 F 021.0 ITEM A



Date: November 1, 2023

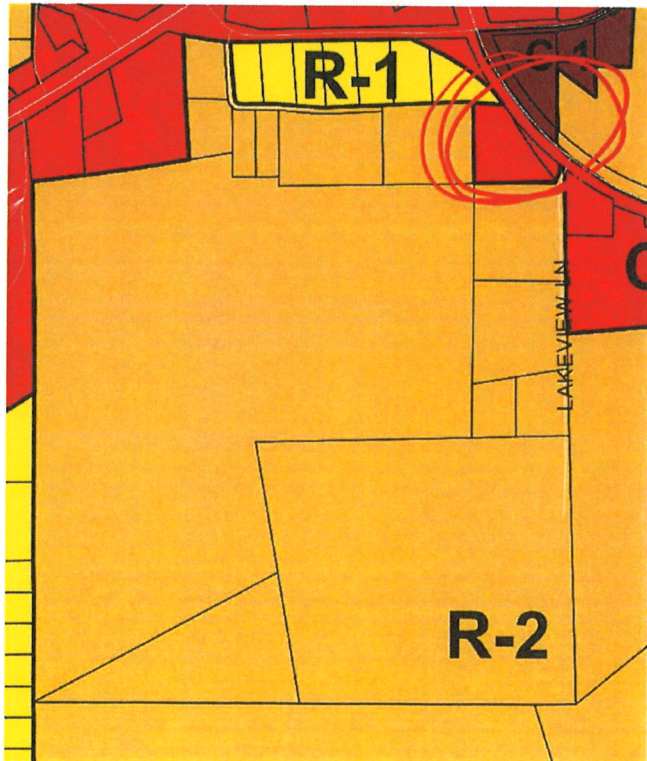
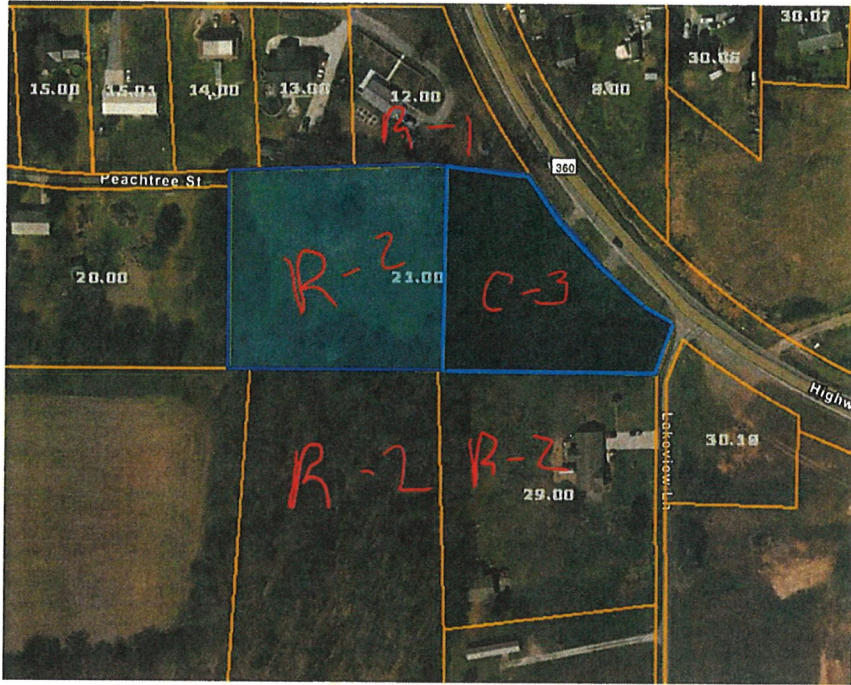
County: Monroe
Owner: BLUE SKY MINING
Address: HWY 360
Parcel Number: 0280 F 021.00
Deeded Acreage: 0
Calculated Acreage: 2.7

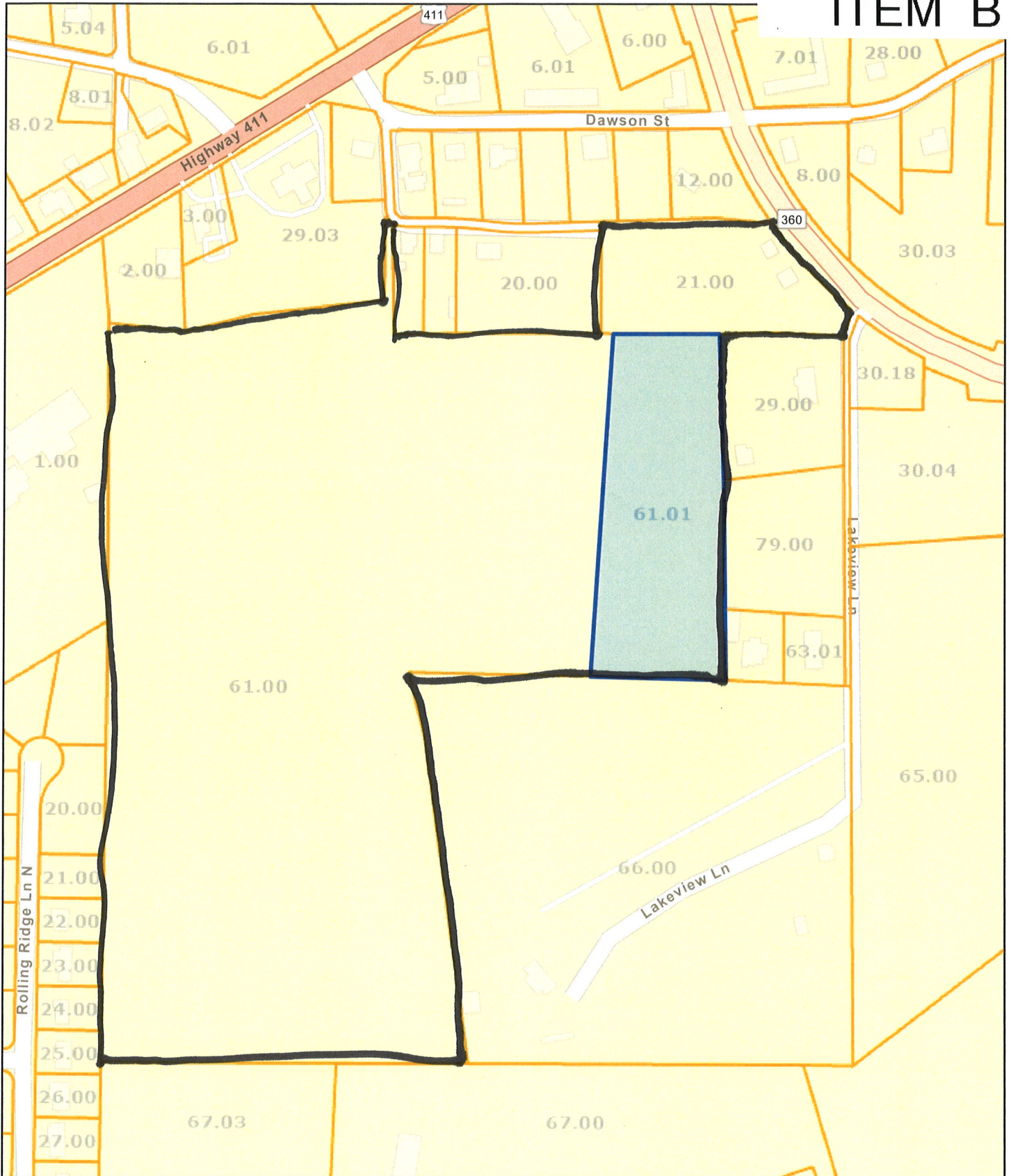


Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

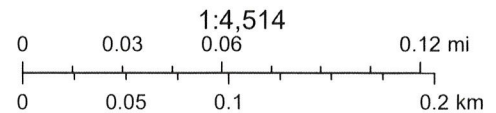
ITEM A





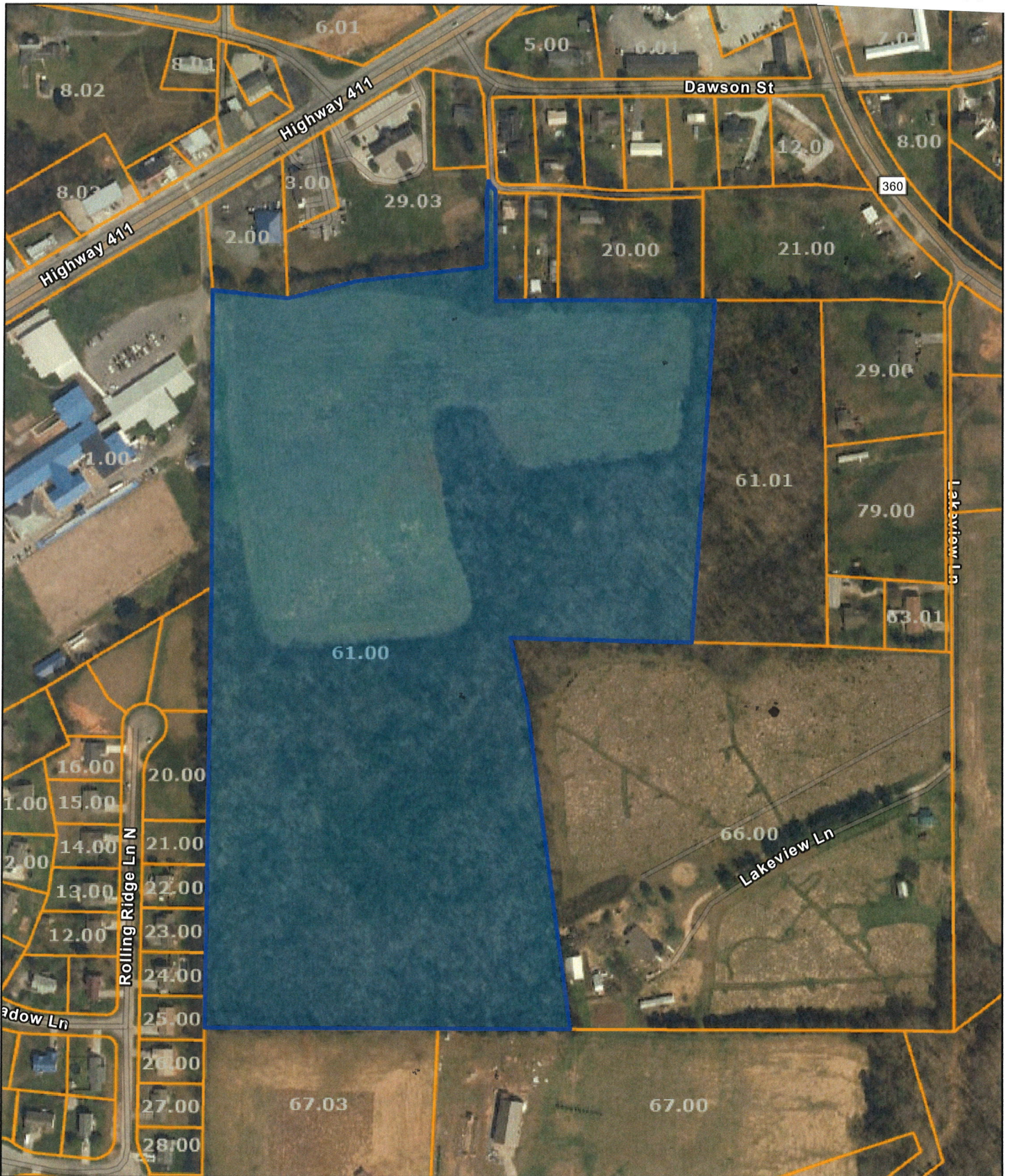
Date: November 1, 2023

County: Monroe
 Owner: ORTIZ DANIEL J ETUX
 Address: LAKEVIEW LN
 Parcel Number: 038 061.01
 Deeded Acreage: 4.95
 Calculated Acreage: 0



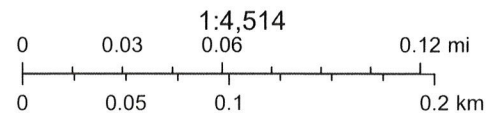
Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local



Date: November 1, 2023

County: Monroe
 Owner: ORTIZ DANIEL J ETUX
 Address: LAKEVIEW LN
 Parcel Number: 038 061.00
 Deeded Acreage: 36.44
 Calculated Acreage: 0



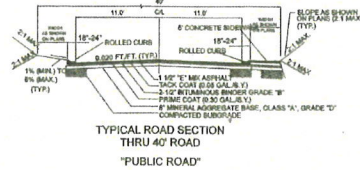
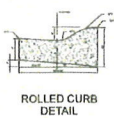
Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

ITEM B

LEGEND

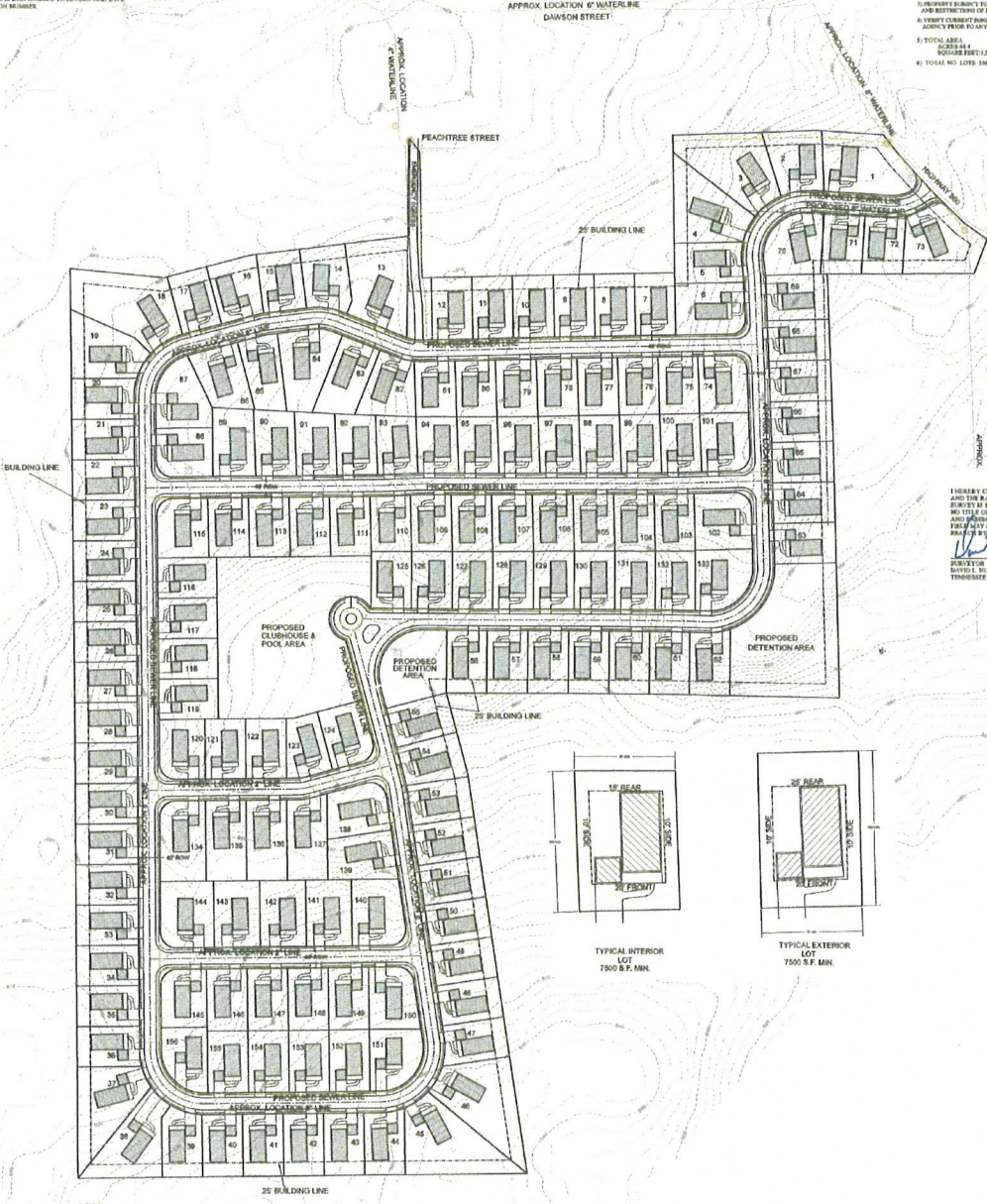
1" DIA. PVC PIPE	UTILITY POLE	SEWER MANHOLE	2" DIA. MANHOLE
1" DIA. PVC SET	AR. DISTRIBUTION PAD	STORM DRAIN MANHOLE	4" DIA. MANHOLE
1" DIA. RIBBED DUCT	LEAKY DRAINAGE	WATER MANHOLE	6" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER VALVE	WATER VALVE	8" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	10" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	12" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	14" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	16" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	18" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	20" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	22" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	24" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	26" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	28" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	30" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	32" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	34" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	36" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	38" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	40" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	42" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	44" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	46" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	48" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	50" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	52" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	54" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	56" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	58" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	60" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	62" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	64" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	66" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	68" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	70" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	72" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	74" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	76" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	78" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	80" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	82" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	84" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	86" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	88" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	90" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	92" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	94" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	96" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	98" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	100" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	102" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	104" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	106" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	108" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	110" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	112" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	114" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	116" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	118" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	120" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	122" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	124" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	126" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	128" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	130" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	132" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	134" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	136" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	138" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	140" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	142" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	144" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	146" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	148" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	150" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	152" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	154" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	156" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	158" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	160" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	162" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	164" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	166" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	168" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	170" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	172" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	174" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	176" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	178" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	180" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	182" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	184" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	186" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	188" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	190" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	192" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	194" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	196" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	198" DIA. MANHOLE
1" DIA. RIBBED DUCT	WATER METER	WATER METER	200" DIA. MANHOLE



NOTE: THESE PLANS SHOW TO ANY AGENCIES OR CONTRACTORS CONTRACTORS MUST CONTACT TENNESSEE GAS-CALL AT 1-800-321-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONTRACTOR'S NUMBER.

DRAWN BY:
DANIEL CRUZ & DORINA MISHRA
8000 SPRING ST
BAYTOWN, TX 77602

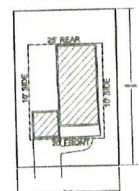
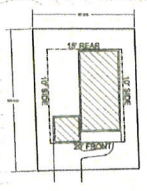
- NOTES:**
1. CURB MARKINGS AS SHOWN
 2. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 5. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 6. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 7. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 8. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 9. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 10. VERIFY EXACT DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.



I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THE BASIS OF PREPARATION OF THESE PLANS IS MY OWN SURVEYING AND FIELD DATA. I HAVE BEEN ADVISED BY THE FIELD PARTY OR BY THE TITLE INSURANCE POLICY THAT THE PLANS ARE CORRECT AND ACCURATE. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES THEREOF.

[Signature]

DIVISION OF SURVEYING
TENNESSEE REGISTERED PROFESSIONAL SURVEYOR NUMBER 1884



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE
621 Vail Street
Sevierville, Tennessee 37862
Phone: (865) 429-4683 FAX: (865) 429-4084

PROPOSED DEVELOPMENT PLAN

CITICO

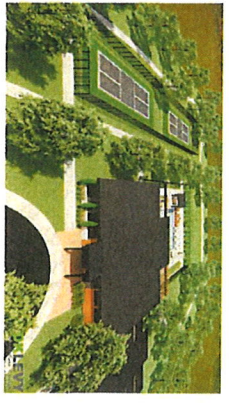
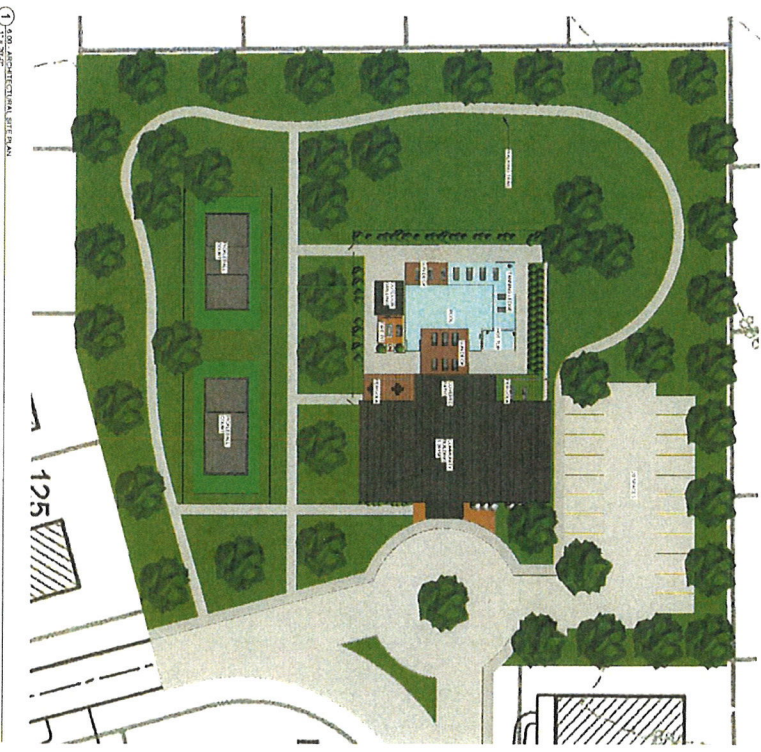
CITY OF YONORE, TENNESSEE
2nd CIVIL DISTRICT, MONROE COUNTY, TENNESSEE
TAX MAP: 38 PARCEL: 81
ADDRESS: 1 AND VIEW LANE
DEED REFERENCES: DEED BK 421 PG 254, DEED BK 249 PG 789
PLAT REFERENCE: PB BOOK L PAGE 152

APPROVED BY: D. HURST
DRAWN BY: D. HURST

FIELD DATE: 12-09-2014
DRAWING DATE: 01-10-2015
LAST REV. DATE:



SCALE: 1" = 100'
PROJECT NUMBER: 23186



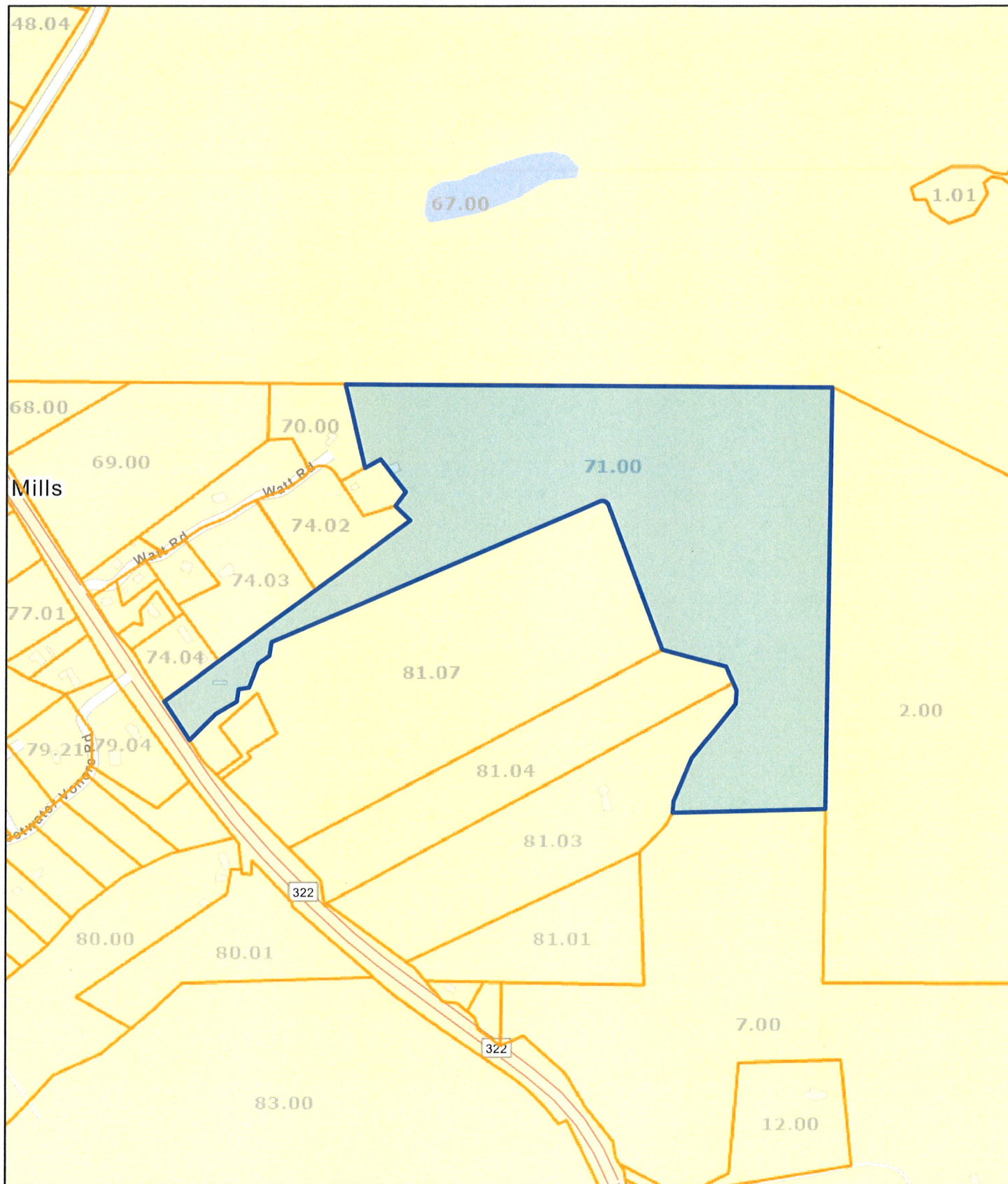
DKLEVY
 architecture + design
 3523 Mainway Rd, Knoxville, TN 37920
 P. 855.474.9284 WWW.DKLEVY.COM

PROJECT NUMBER: 2008
 NO. OF SHEETS: 10
 SHEET NO.: 02
 SHEET DATE: 06.27.2008
 ARCHITECTURAL SITE PLAN

CITICO CLUBHOUSE CONCEPT

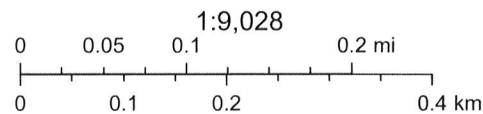
NO.	DESCRIPTION	DATE

Monroe County - Parcel: 018 071.00 ITEM C



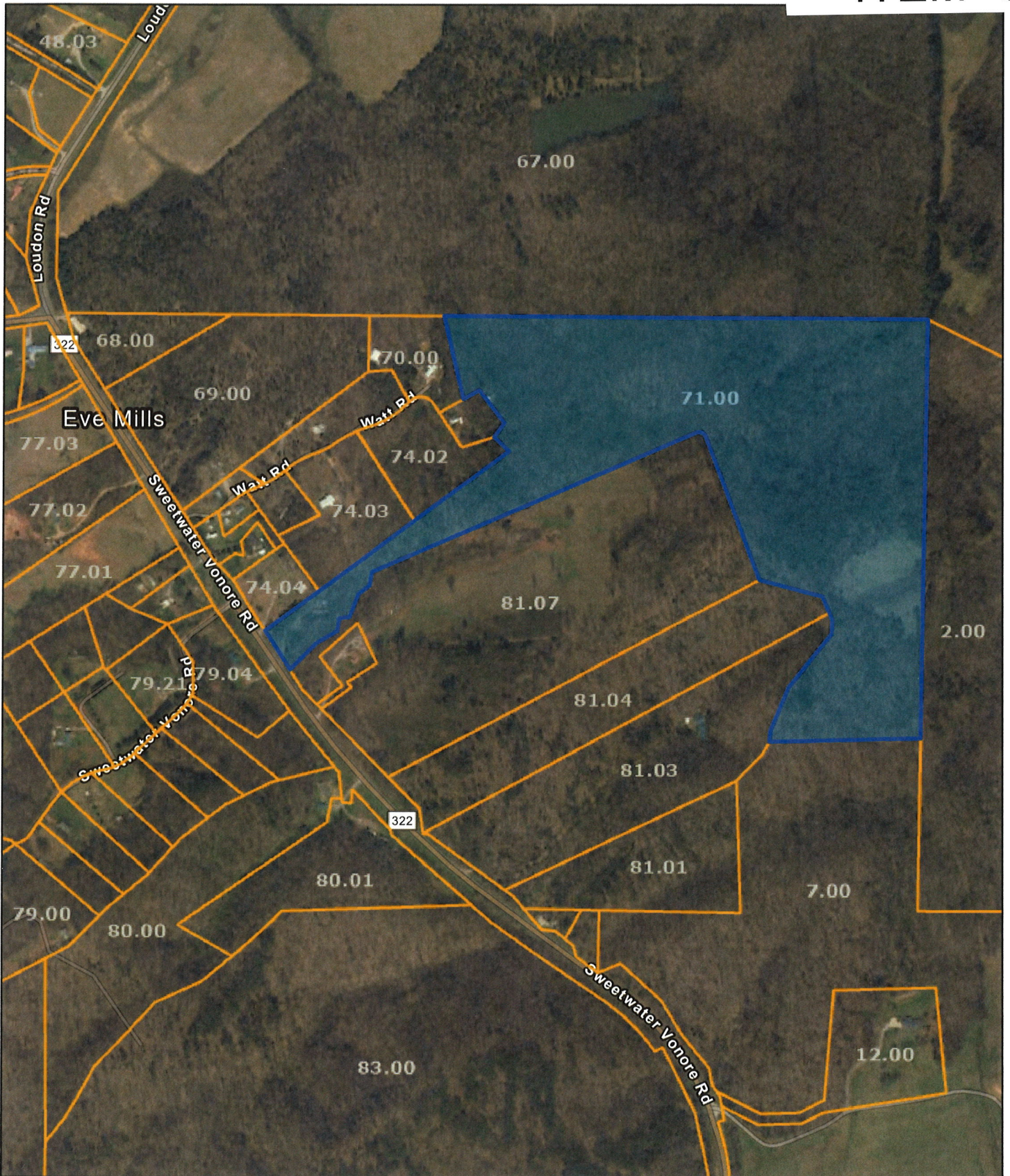
Date: November 1, 2023

County: Monroe
Owner: FOUNTAIN HILLS INVESTMENT LLC
Address: SWEETWATER VONORE RD 4231
Parcel Number: 018 071.00
Deeded Acreage: 0
Calculated Acreage: 58.7



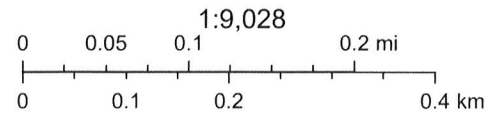
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local



Date: November 1, 2023

County: Monroe
 Owner: FOUNTAIN HILLS INVESTMENT LLC
 Address: SWEETWATER VONORE RD 4231
 Parcel Number: 018 071.00
 Deeded Acreage: 0
 Calculated Acreage: 58.7



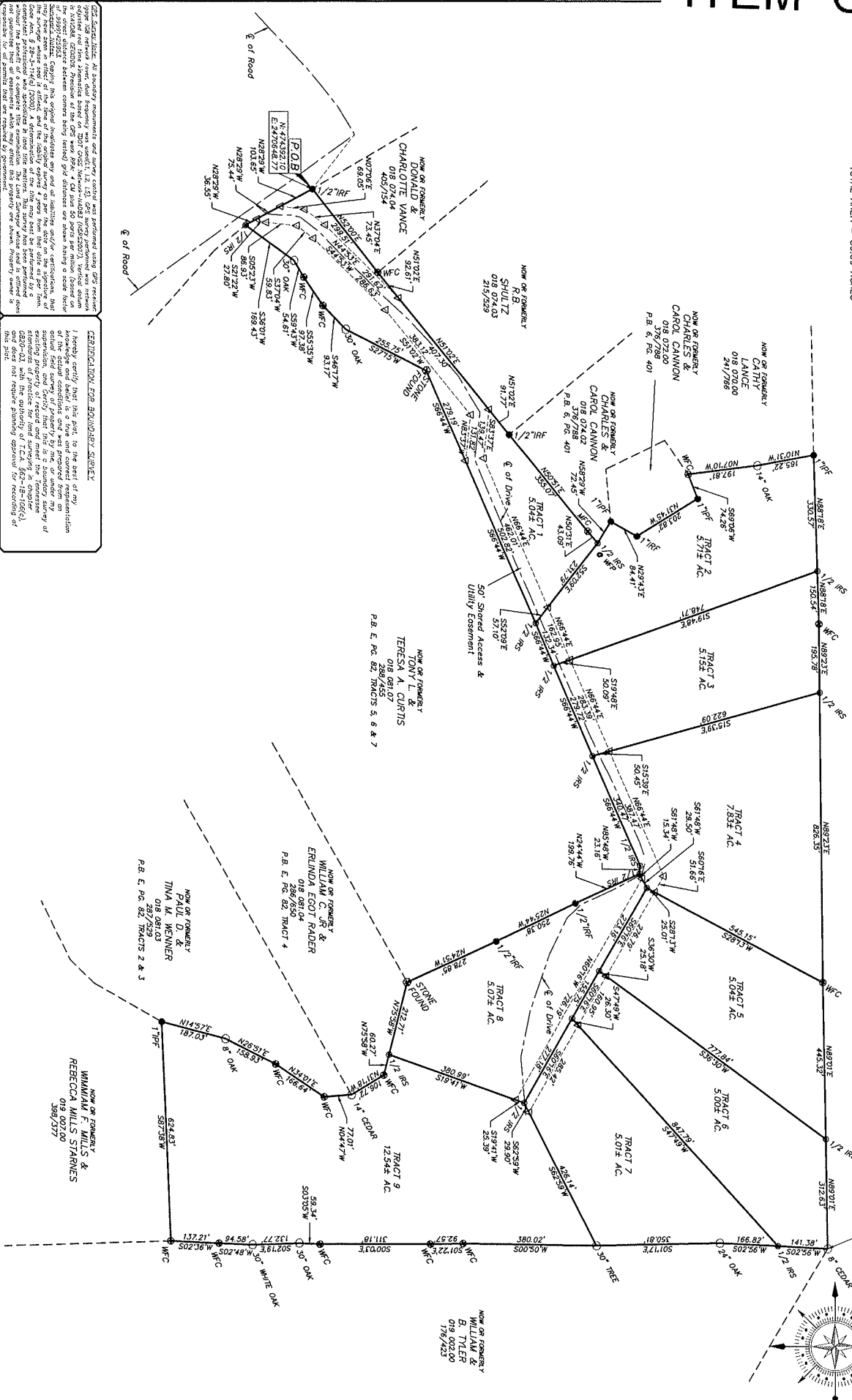
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

ITEM C

PROPOSED SURVEY OF PARCEL OF RECORD OF TRACT 1, FOUNTAIN HILLS INVESTMENT LLC.
TOTAL AREA = 56.39 ACRES

NOW OR FORMERLY
DAVIS FARMS INC. &
DR JAMES W. DAVIS
018 0872.00
182/788



THIS SURVEY was made by personal observation and measured using GPS receiver and other surveying instruments. The bearings were determined by a compass and the distances were measured by a steel tape. The bearings were determined by a compass and the distances were measured by a steel tape. The bearings were determined by a compass and the distances were measured by a steel tape. The bearings were determined by a compass and the distances were measured by a steel tape. The bearings were determined by a compass and the distances were measured by a steel tape.

THESE ARE THE ORIGINAL RECORDS OF THIS SURVEY. I hereby certify that this map, to the best of my knowledge and belief, is a true and correct representation of the actual conditions and was prepared in accordance with the highest standards of the Surveying Profession. I am a duly Licensed Professional Surveyor in the State of Tennessee. My License No. is 58923. I am a duly Licensed Professional Surveyor in the State of Tennessee. My License No. is 58923.

PROPOSED SURVEY OF TRACT 1-9 FOUNTAIN HILLS INVESTMENT LLC, TRACT ID # 018 071.00
 JAMES SPINKS
 CHRISTIAN M. WIDDERS
 AND CIVIL DISTRICT, MARSH COUNTY, TENNESSEE

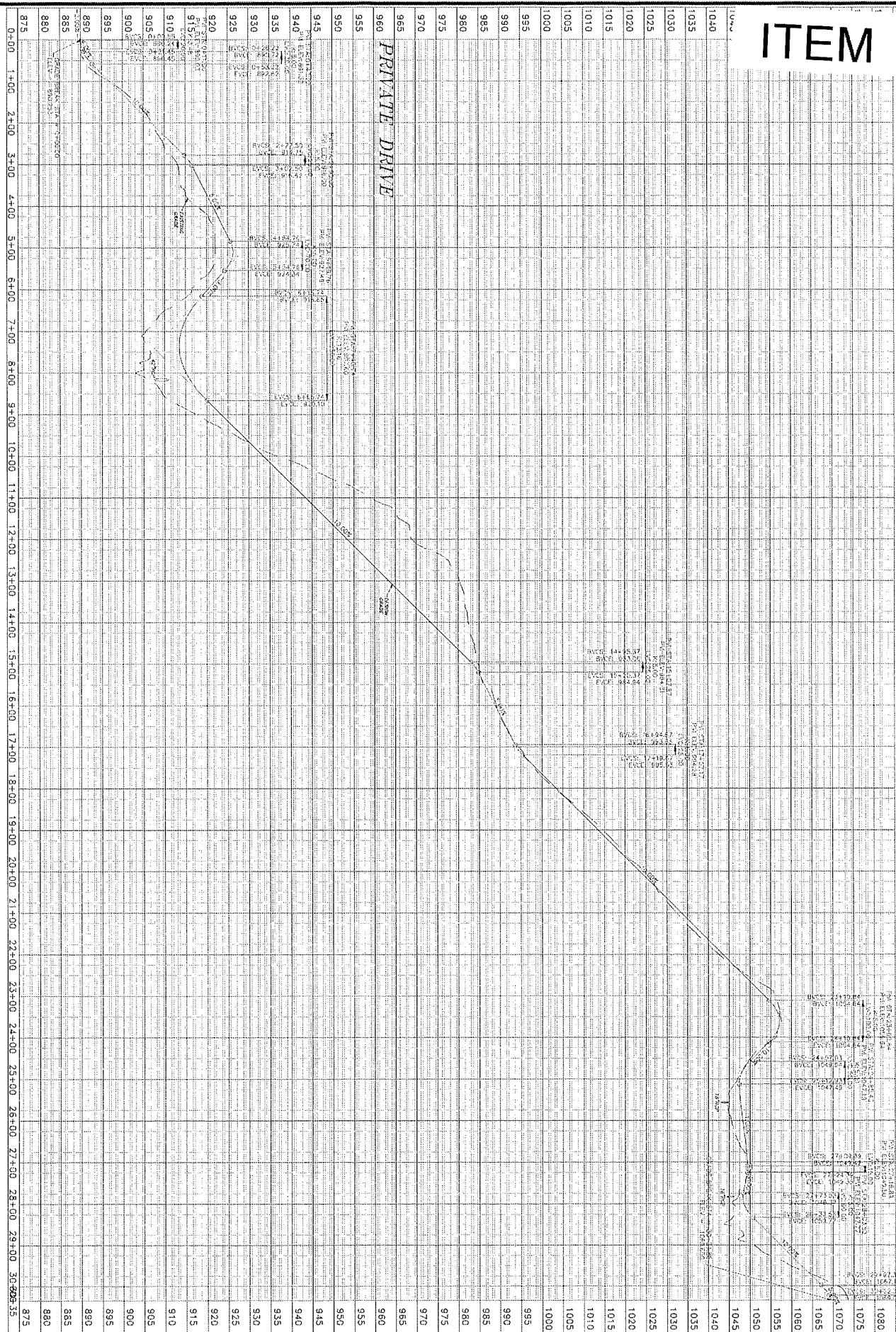
CHRISTIAN M. WIDDERS
REGISTERED SURVEYOR - TENNESSEE

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9

NO. 10: 018 NO. 11-13: 200 PROPOSED

REFERENCE:
 1. Deed Book 416, Page 312
 2. Plat Book 6, Page 199
 3. Plat Book 6, Page 401
 4. Plat Book E, Page 82

ITEM C



1045	1040	1035	1030	1025	1020	1015	1010	1005	1000	995	990	985	980	975	970	965	960	955	950	945	940	935	930	925	920	915	910	905	900	895	890	885	880	875
------	------	------	------	------	------	------	------	------	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

STERLING
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING

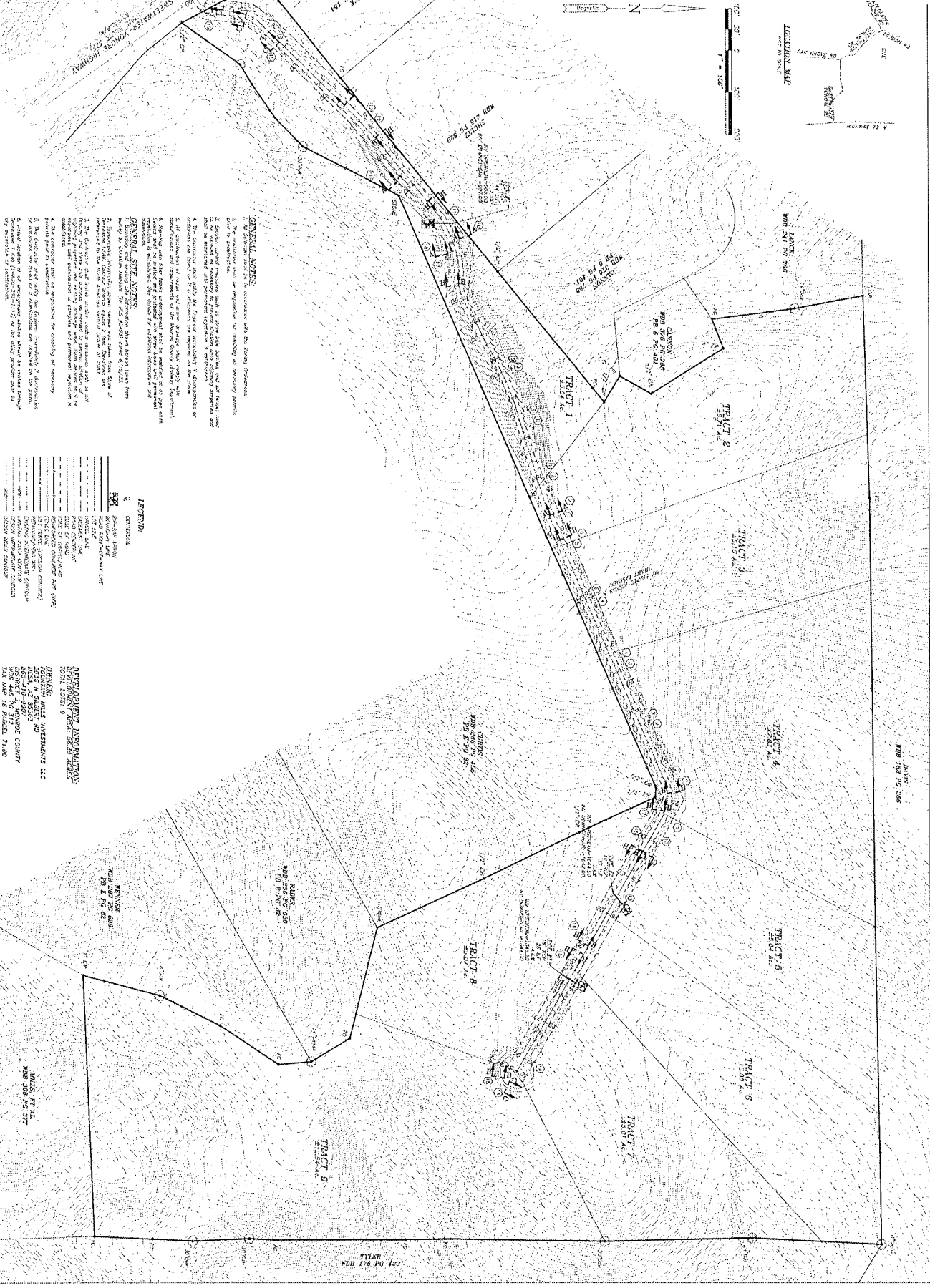
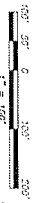
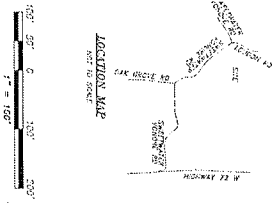
PROPOSED SUBDIVISION
 JAMES SPINKS
 MONROE COUNTY

NO.	DATE	REVISIONS

CR.1
 SHEET
 7832-CR

8/25/23
 1" = 100'
 7832-CR

ITEM C



GENERAL NOTES:

1. The drainage area is to determine with the County Engineer.
2. The subdivision must be deposited for the safety of receiving waters.
3. The drainage area must be determined to the satisfaction of the County Engineer.
4. The subdivision must be approved by the County Engineer and deposited for the safety of receiving waters.
5. The subdivision must be approved by the County Engineer and deposited for the safety of receiving waters.

GENERAL SITE NOTES:

1. The subdivision must be deposited for the safety of receiving waters.
2. The subdivision must be deposited for the safety of receiving waters.
3. The subdivision must be deposited for the safety of receiving waters.
4. The subdivision must be deposited for the safety of receiving waters.
5. The subdivision must be deposited for the safety of receiving waters.

LEGEND:

- CONTOUR
- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- EXISTING ROAD
- EXISTING PROPERTY BOUNDARY
- EXISTING UTILITY LINE
- EXISTING SURVEY BOUNDARY
- EXISTING EASEMENT

PROPOSED SUBDIVISION

DATE: 10/12/10

BY: JAMES SPINKS

DISTRICT 2, MONROE COUNTY

PLAN 18 PLACED 7/1/00

STERLING
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING

700 UNIVERSITY BLVD
 MONROE, LOUISIANA 70501
 PHONE: 225-388-8900
 FAX: 504-388-2852

DRAINAGE PLAN
PROPOSED SUBDIVISION
 JAMES SPINKS
 MONROE COUNTY

REVISIONS	
DATE	BY

CD 1

DESIGNED BY: RDR
 CHECKED BY: CJS
 DATE: 8/23/03
 SCALE: 1" = 100'
 DRAWING NO: 7832-CD
 PROJECT NO: SE#7832