

MEMORANDUM

To: Tellico Plains Regional Planning Commission

From: Laura Smith

Date: August 4, 2026

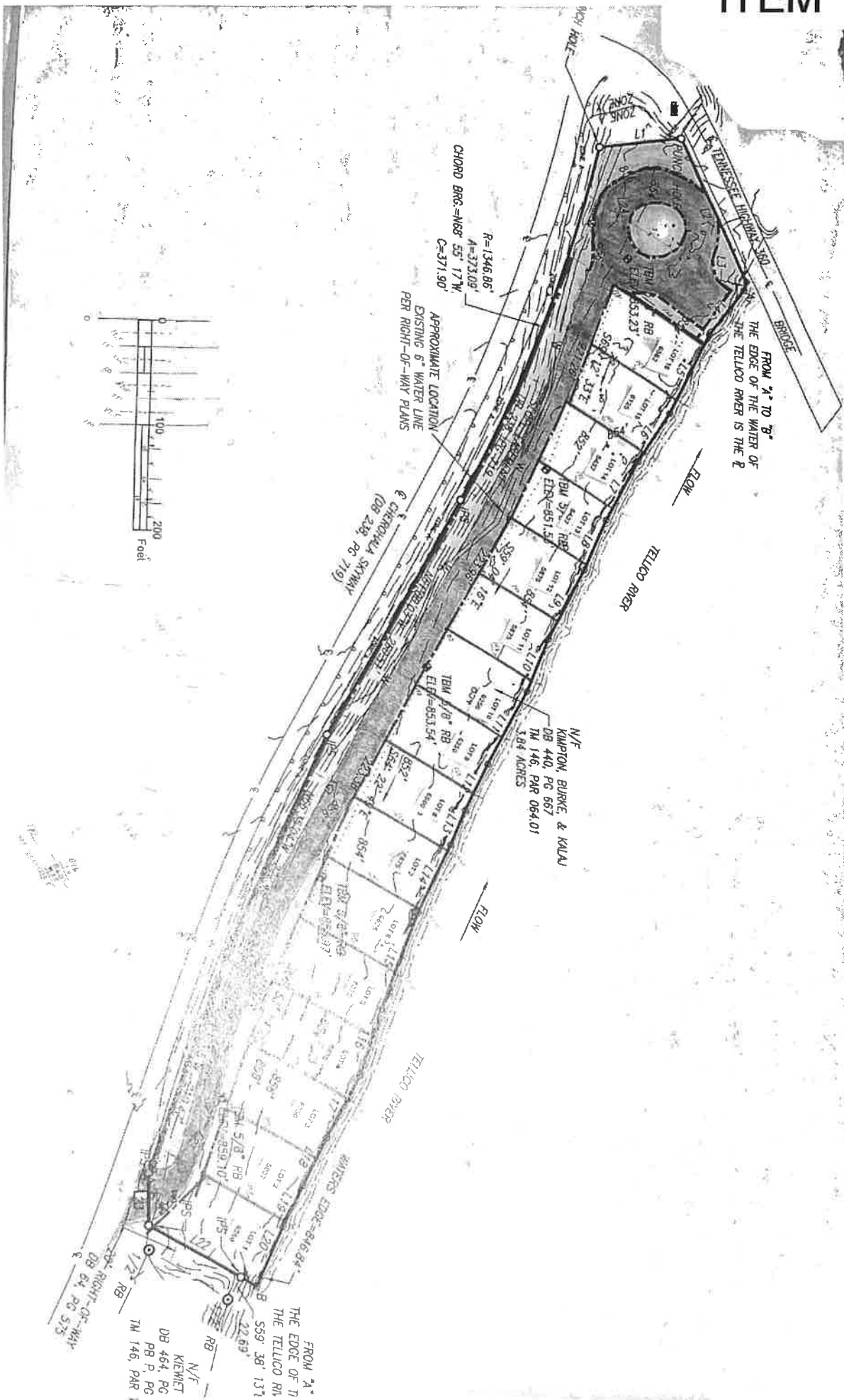
Subject: Monday, August 10, 2026, Tellico Plains Regional Planning Commission Agenda

AGENDA

Regional Planning Commission
Tellico Plains Community Center
Monday, August 10, 2026
6:00 p.m.

- I Call to Order
- II Approval of minutes from June 8, 2026, meeting.
- III Planned Agenda Items
 - A. Dave Fankhauser, discussion of proposed development, Cherohala Skyway, Tax Map 146, Parcel 064.01, R-1, Low Density Residential District and Floodplain District, approximately 3.77 acres;
 - B. Eugene Katyshev, proposed development, Veterans Memorial Dr., Tax Map 146B Group A, Parcel 003.03, C-1, Central Business District, approximately 1.5 acres;
 - C. Review Zoning Ordinance amendments, Article 2. 2.010. Definitions, and Article 5, Zoning Districts, Section 5.070, C-1, Central Business District.
 - D. Updates to Commission
- IV Other Business
- V Adjournment





3.84 Acre Parcel – Tellico Plains, Tennessee – Corner of Cherokee

RIVER PARCEL CONCEPT

Size – 3.84 Acres Site Area = 167,270.4 Sq. Ft.

Zone- R-1 Single Family

Access- Single Point Entry of internal 50' ROW on Cherokee Side & 70-80' Cul De Sac

Infrastructure-water and sewer- ON site 6" water and Pressure Force Main

Lot Width- Set at 62.5' which serves 16 Lots

Lot Depth- Varies from 87 to 110'

Lot Area Varies- From 5437 SF to 6875 SF

Set Back Front- 30'

Set Back Side- 10'

Set Back Rear- 20'

Coverage 40% - allows 2174.8 SF to 2750 SF

Program 3 Uses with Selection of any 2 –

A- Primary Residential Unit 1200 – 1400 SF (And Possible 2nd Floor)

B- Accessory Unit 600-900 SF

C- RV Site Area

Program Options –

1- Primary Residential Unit and Accessory Unit

2- Residential Unit and RV Unit

3- Accessory Unit and RV Site Area

Rear Set Back 20', River Access with Decks-

Primary Unit on River View

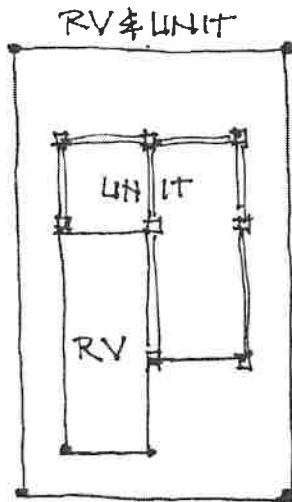
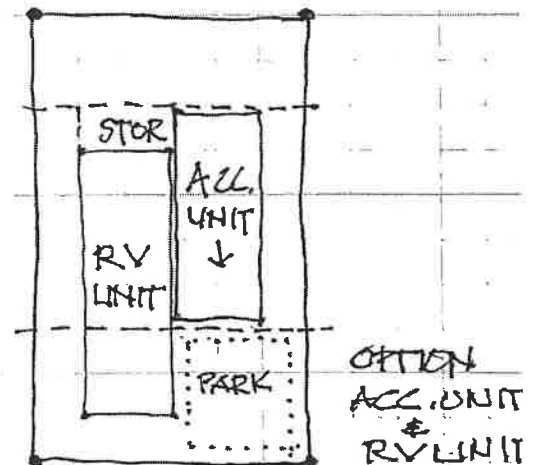
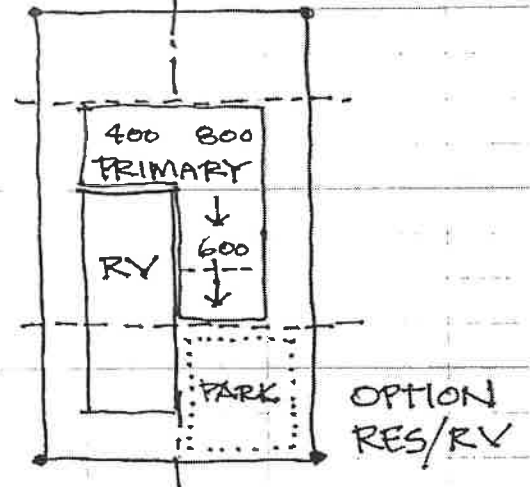
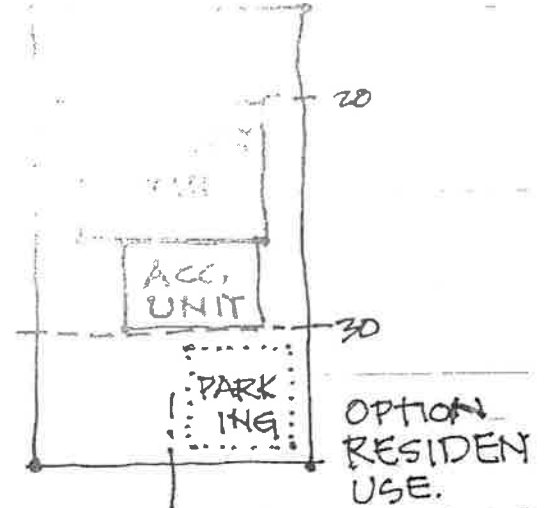
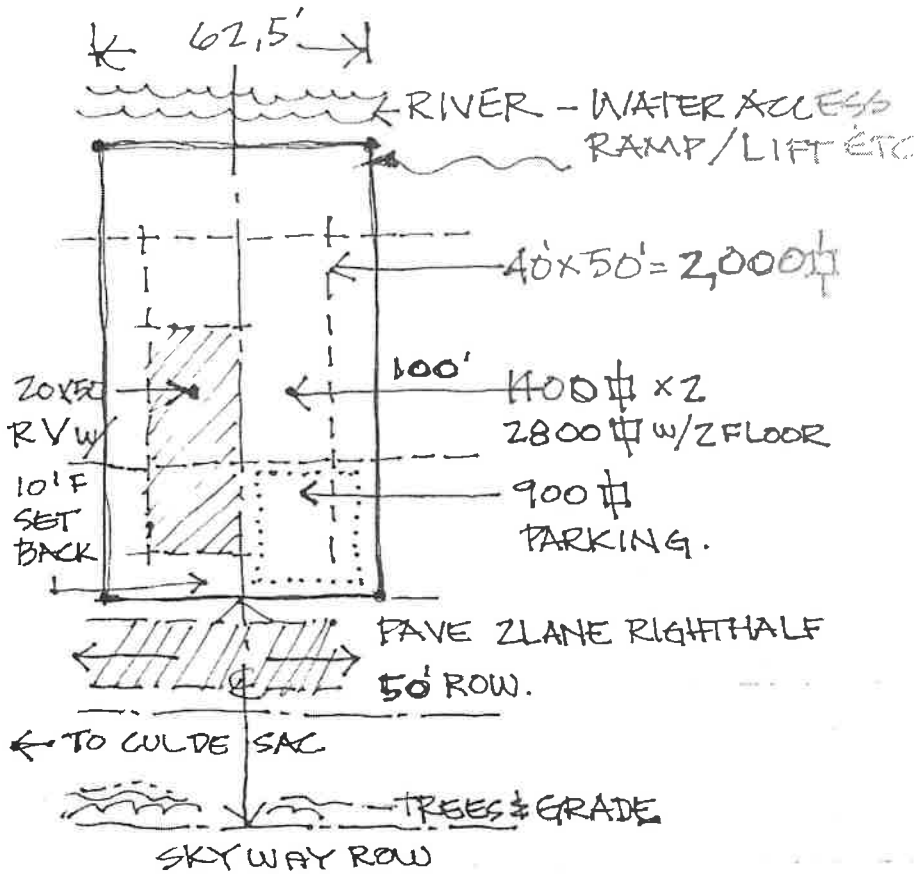
Accessory Unit on Front View

RV Unit on West Lot Half

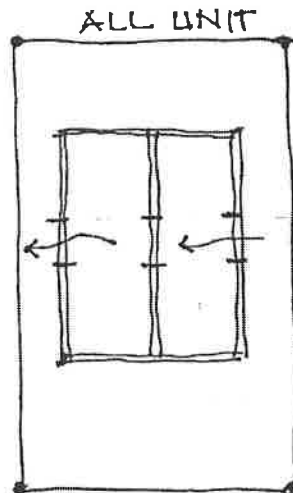
Parking Storage – 3 Vehicles -Cars or Trucks

ITEM A

LOT OPTIONS AND SET BACKS. + VERT. ^L



PIER & STEM
WALL PUT
RV ON PAD
OPTION -



ALL STEM
WALL/NO FILL
FLOW THRU
←→

General Lot Areas -

<u>FRONTAGE</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
1 - 62.5'	100'	6250 SF
2 - 62.5'	95'	5937 SF
3 - 62.5'	108'	6750 SF
4 - 62.5'	110'	6875 SF
5 - 62.5'	110'	6875 SF
6 - 62.5'	110'	6875 SF
7 - 62.5'	110'	6875 SF
8 - 62.5'	104'	6500 SF
9 - 62.5'	100'	6250 SF
10 - 62.5'	100'	6250 SF
11 - 62.5'	94'	5875 SF
12 - 62.5'	94'	5875 SF
13 - 62.5'	87'	5437 SF
14 - 62.5'	87'	5437 SF
15 - 62.5'	98'	6125 SF
16 - 62.5'	105'	6562 SF

KEY ELEVATIONS -

Base Floor Elevation (BFE) in A -Zone - TBD

River Edge Elevation is 846.84'

Center of Site Elevation is 859.99= 856'

Site Low Elevation is 851.0'

Site High Elevation is 859.1'

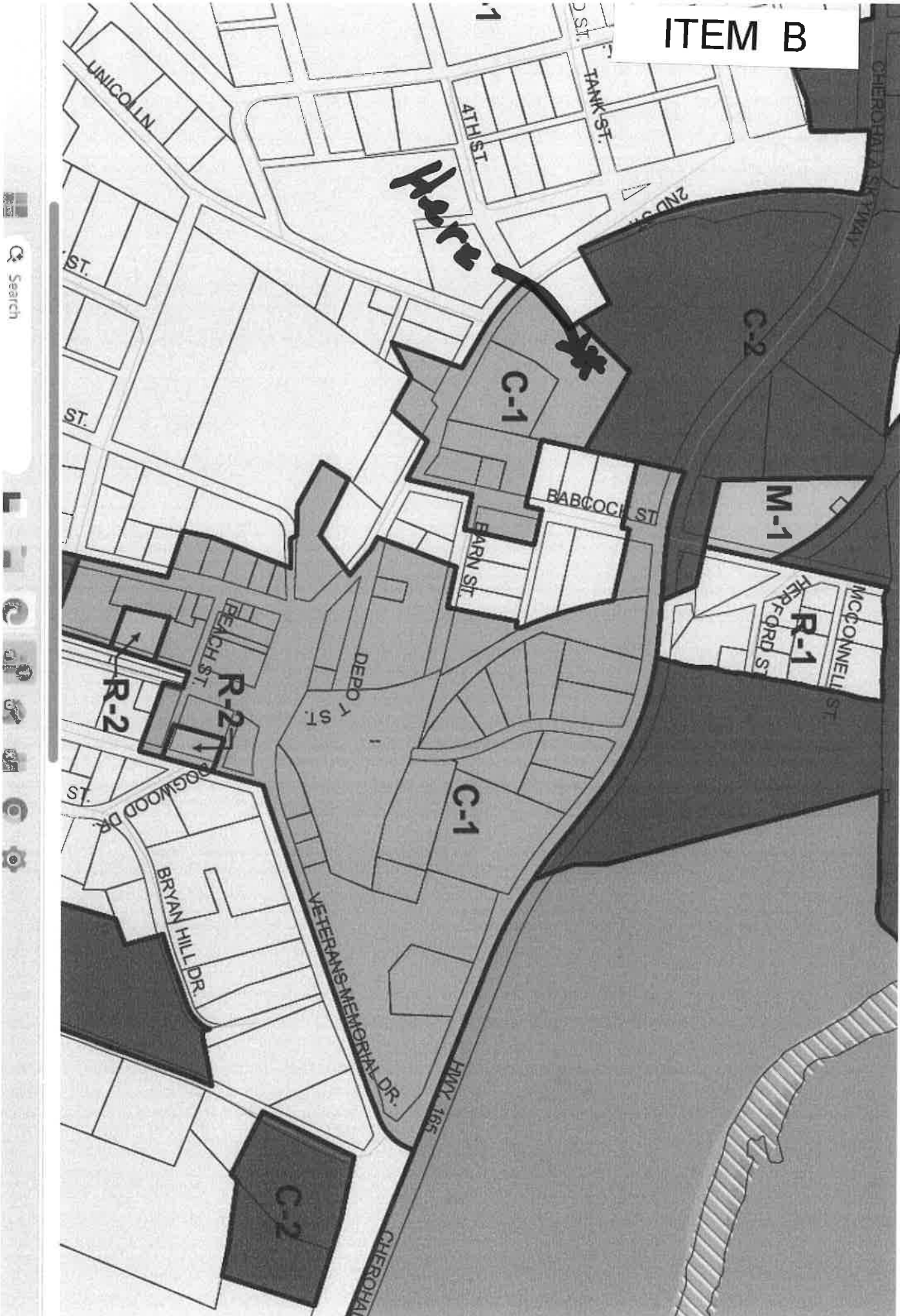
If BFE is 860' grade change will be from 1" to 9"

Assumption of No General Fill, Elevation by Stem Walls & Piers - Check A -Zone Issues

Monroe County - Parcel: 146B A 003.03



ITEM B



315 VETERANS MEMORIAL D
TELLICO PLAINS, TN

