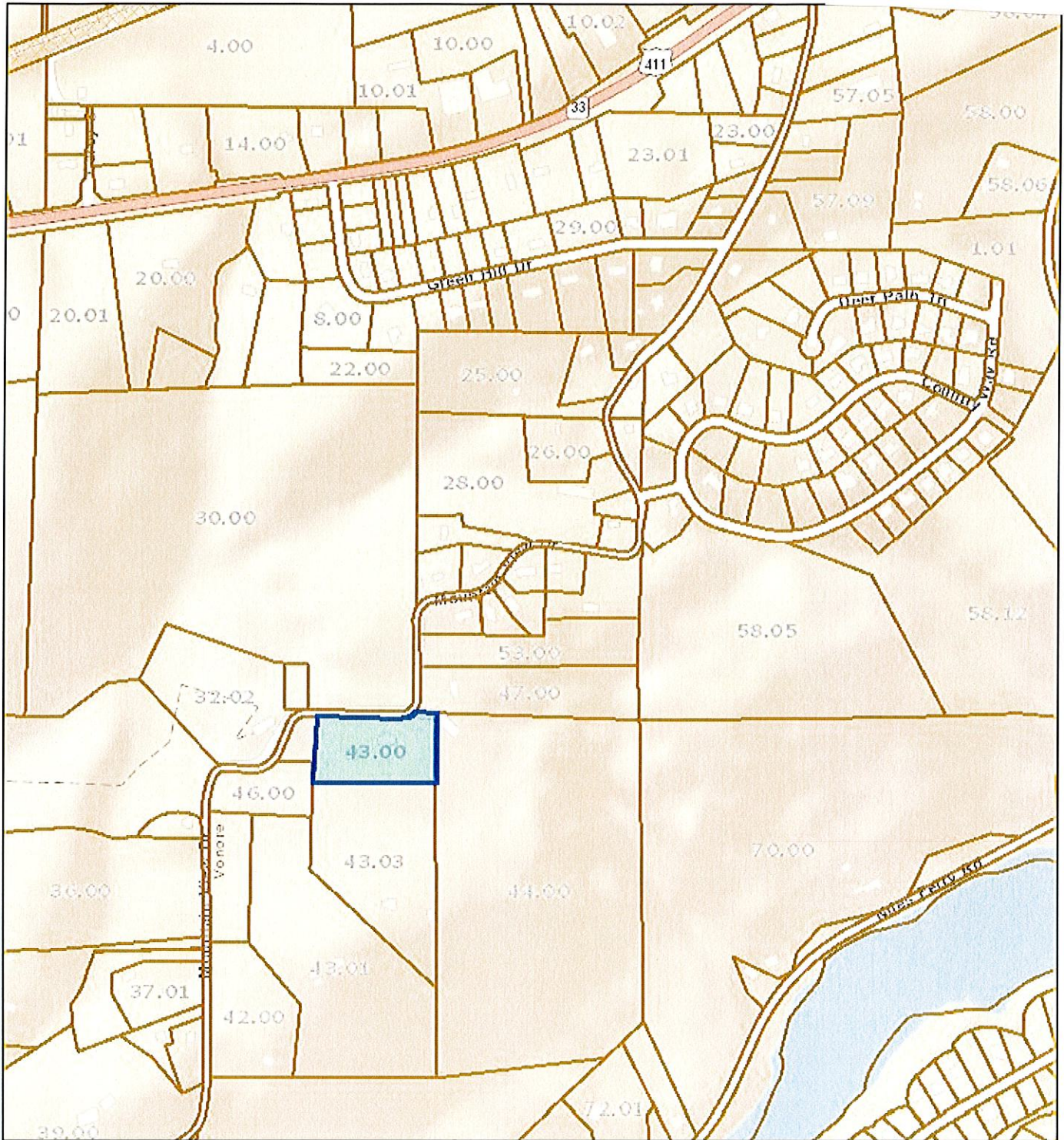


## MEMORANDUM

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** February 23, 2022  
**Subject:** March 1, 2022, Vonore Planning Commission Agenda

AGENDA  
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION  
Vonore Community Center  
Tuesday, March 1, 2022  
*Immediately following BZA*

- I. Call to Order and Approval of the minutes of the February 1, 2022 meeting
  - A. Subdivision plat, 3-lots, Property Owner, Edna Franklin, Mountain View Dr., Tax Map 038, Parcel 043.00, R-1, Low Density Residential District, approximately 1.96 acres (*postponed from Jan. and Feb. 2022 meetings*);
  - B. Subdivision Plat, 3-lots, Property Owner, Wade Davis, Hwy. 411 and Church St., Tax Map 028O, Group D, Parcel 013.00, approximately 3.8 acres, R-2, High Density Residential District and C-3, Highway Business District;
  - C. Amended Site Plan for relocating some parking, Kristin Lang, Britt, Peters & Associates, Inc. for McDonald's USA LLC, Tax Map 037, Parcel 065.04, C-3, Highway Business District, approximately 1.98 acres;
  - D. Discussion of RV Park concept plan for proposed RV Park for 62 tent and RV sites, Chris Brown, Harold Brown Design, LLC, Property owners, Kenneth Mack and Jacqueline O'Conner, Hwy. 411, Tax Map 028, Parcel 016.00 and 016.02, C-3, Highway Business District, approximately 8.76 acres combined;
  - E. Discussion of proposed self-storage facility, C2RL Inc., Engineers, Applicant, Susan Saunders, Property Owner, The Overhill Eleven, Hwy. 411, Tax Map 037, Parcel 046.00, C-3, Highway Business District, approximately 8.9 acres;
  - F. Subdivision Plat, proposed additional lots on easement, J. R. Pugh, Hwy. 411 and Hwy. 72, Tax Map 021, Parcel 001.00, A-1, Agriculture District, approximately 28.1 acres;
- II. Other Business
- III. Adjournment



Date: February 24, 2022

County: Monroe

Owner: FRANKLIN EDNA

Address: MOUNTAIN VIEW DR 325

Parcel Number: 038 043.00

Deeded Acreage: 0

Calculated Acreage: 3.2

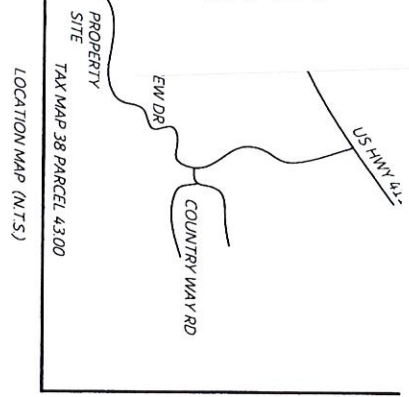
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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.



# ITEM A



## General Notes

Area subdivided 1.96 Acres  
This tract is not in a Flood Hazard Area  
Iron pins placed or found on all corners unless noted.  
This plat subdivides the property recorded in  
DB 240, Pg. 417  
NOTE: THIS PLAT IS SUBJECT TO  
EASEMENTS AND/OR RESTRICTIONS  
THAT MAY EXIST WRITTEN OR UNWRITTEN.  
10' Utility & Drainage Easement all lot lines  
5' Utility & Drainage Easement front and sides  
Water by Tass  
Power by Fort Loudon Elec. Coop  
Sewage by Town of Vonnore  
ZONING R-1  
Accessory buildings are permitted in the rear yard, 5'  
from all property lines, so if the existing structures were  
ever to be demolished, destroyed, burned, etc. a replacement  
would have to meet the zoning requirements.  
BUILDING SETBACKS:  
FRONT = 30 FEET  
SIDE = 12 FEET  
REAR = 20 FEET

LINE	BEARING	DISTANCE
1	N 79°39'27" E	23.22'
2	N 71°58'19" E	12.02'
3	N 71°58'19" E	9.76'
4	N 64°34'29" E	19.07'
5	N 47°08'28" E	28.75'

## CERTIFICATE OF ACCURACY

I certify that the plat shown and described herein is a true and correct copy of the original plat on file in the office of the County Clerk and that the measurements have been taken in accordance with the provisions of the Uniform Regional Planning Act, Chapter 129, R.S. 20-12-01, and that the same are correct and true to the original plat on file in the office of the County Clerk.

## CERTIFICATE OF RECORDING

I certify that the plat has been duly recorded in the office of the County Clerk and that the same are correct and true to the original plat on file in the office of the County Clerk.

## CERTIFICATION OF SUBSURFACE DISPOSAL

Subdivision is approved for the subsurface disposal of sewage effluent, subject to the provisions of the Uniform Regional Planning Act, Chapter 129, R.S. 20-12-01, and that the same are correct and true to the original plat on file in the office of the County Clerk.

## CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the property shown and described herein is the property of the owner and that the same are correct and true to the original plat on file in the office of the County Clerk.

## ELECTRICAL UTILITY SERVICE CERTIFICATION

The property shown on this subdivision plat is within the service area of the utility and that the same are correct and true to the original plat on file in the office of the County Clerk.

## EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of the utility and that the same are correct and true to the original plat on file in the office of the County Clerk.

## CERTIFICATION OF STREET NAMES

I certify that the street names are in compliance with F-911 and do not conflict with other street names in the county.

## CERTIFICATION OF OWNERSHIP AND DEDICATION

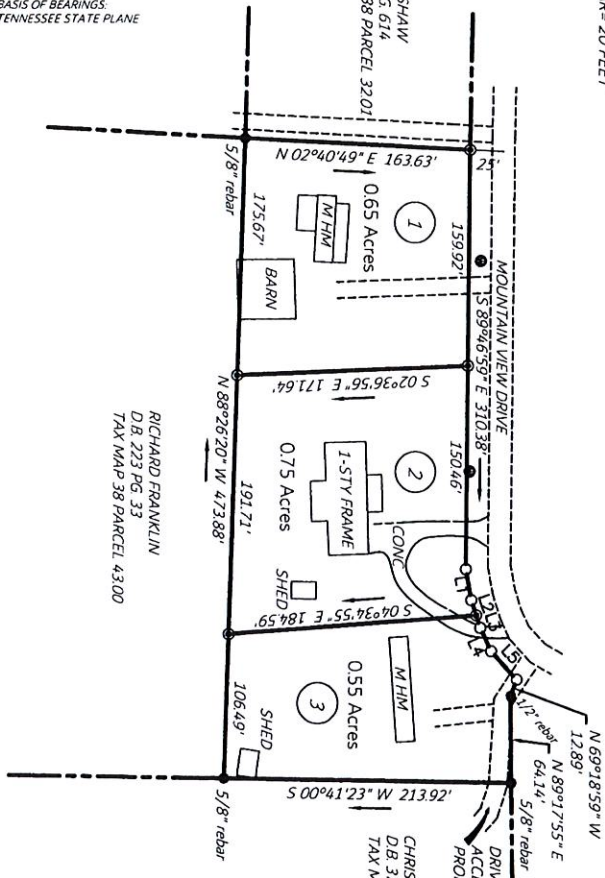
This is to certify that the property shown and described herein is the property of the owner and that the same are correct and true to the original plat on file in the office of the County Clerk.

## EXISTING SEPTIC SYSTEM CERTIFICATE

The existing septic system is located as shown on the plat at lot(s) 1, 2, 3. The location of the septic system is shown on the plat and the same are correct and true to the original plat on file in the office of the County Clerk.

## CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL

Lot 1, 2, 3 have an existing septic system in the rear of the lot and the same are correct and true to the original plat on file in the office of the County Clerk.



TELLICO LAND SURVEYING

MICHAEL D. LOWE PLS / CTS  
195 3/4 AND 3/4 ROAD  
TELLICO PLAINS TN 37385

FINAL PLAT

FRANKLIN SUBDIVISION

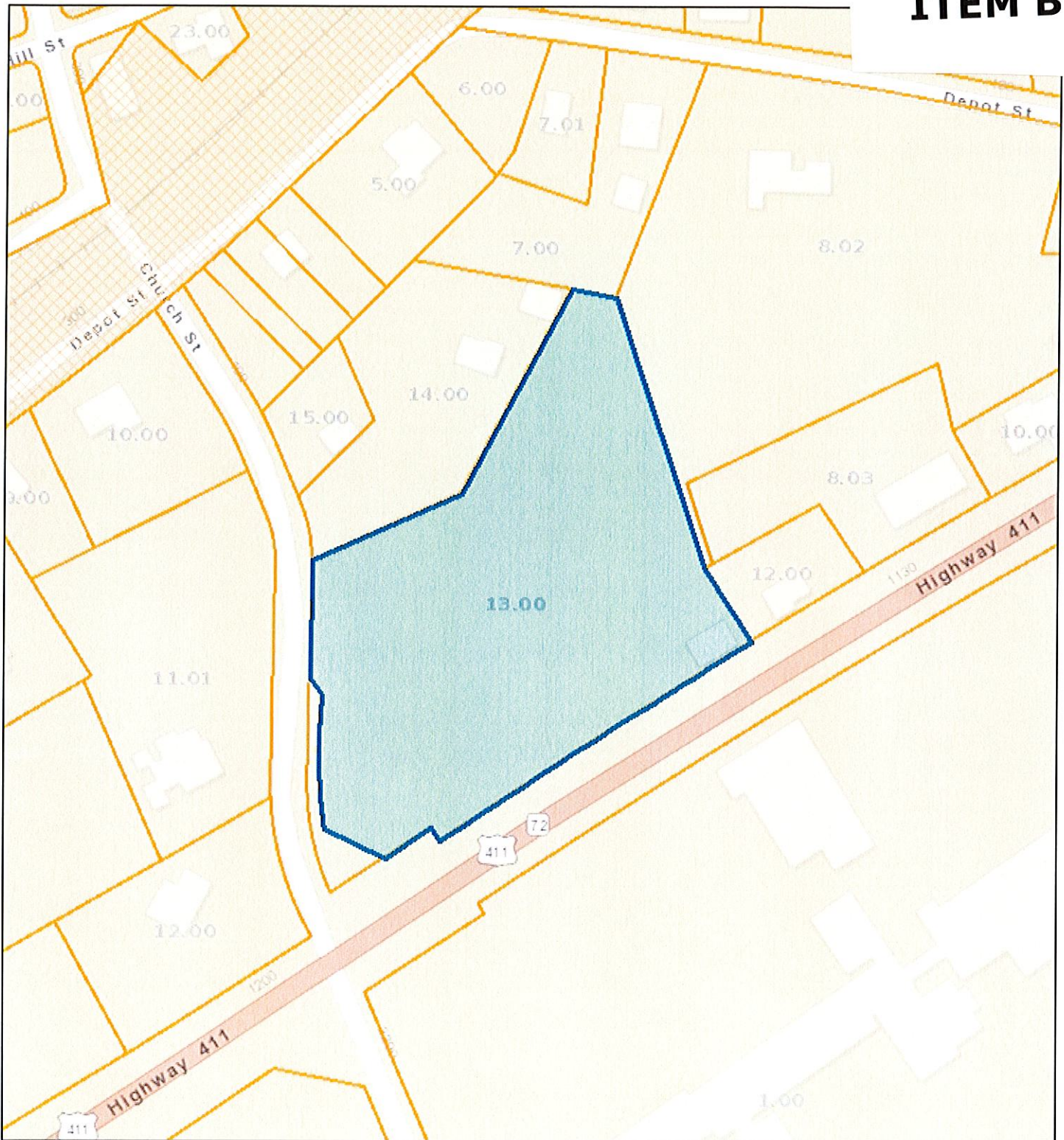
CIVIL DISTRICT SECOND  
COUNTY: MONROE, TN  
DATE: 11-17-2021

OWNER: EDNA FRANKLIN  
335 MOUNTAIN VIEW DR  
VONORE, TN 37885  
JOB: NUMBER: 21-165



# Monroe County - Parcel: 0280 D 013.00

## ITEM B



Date: February 23, 2022  
County: Monroe  
Owner: DAVIS WADE THOMAS  
Address: HWY 411 1146  
Parcel Number: 0280 D 013.00  
Deeded Acreage: 3.8  
Calculated Acreage: 0  
Date of Imagery: 2019

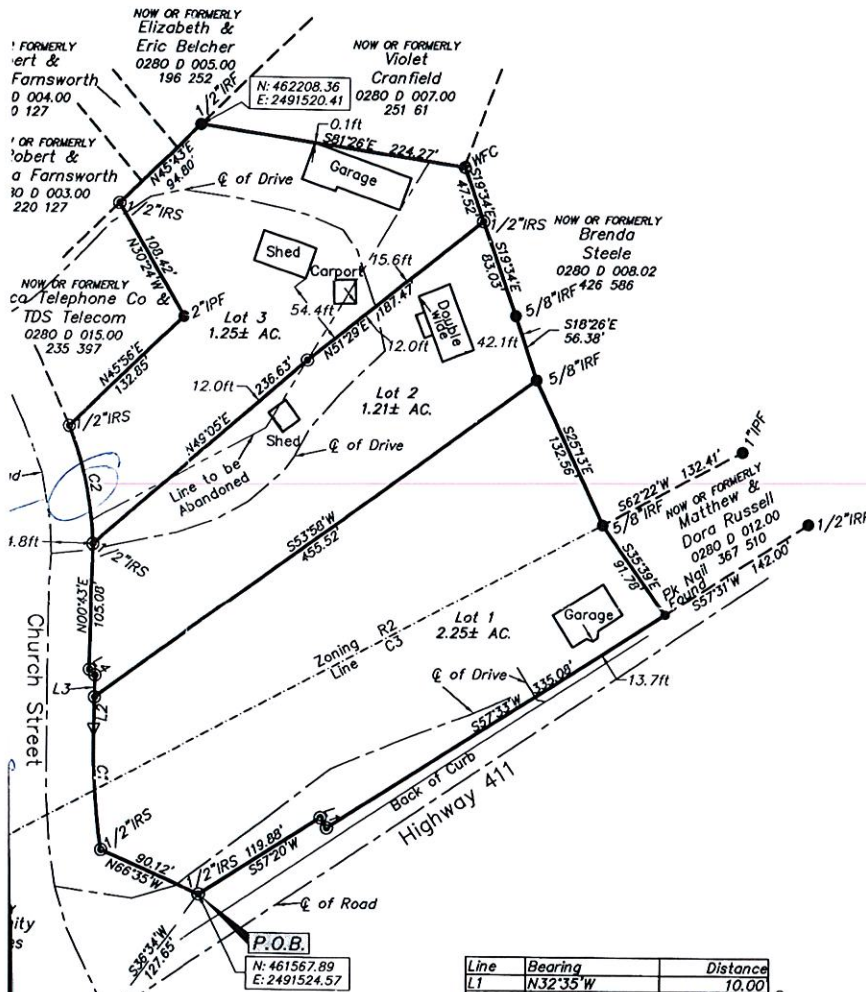
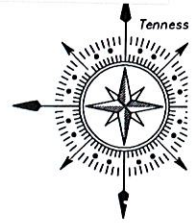
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

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# ITEM B

## FINAL PLAT FOR: TS 1-3, WADE DAVIS PROPERTY TOTAL AREA = 4.71± ACRES



Line	Bearing	Distance
L1	N32°35'W	10.00
L2	N01°17'E	25.78
L3	N01°17'E	18.23
L4	N43°43'W	6.46

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	547.97'	101.36'	101.22'	S04°01'E	10°35'54"
C2	266.08'	100.60'	100.00'	N11°55'W	21°39'42"

**GPS Survey Note:** All boundary monuments and survey control was performed using GPS receiver. Isoge 108 network rover, dual frequency was used (L1, L2, L5). GPS survey performed was network adjusted real time kinematics based on IODOT GNSS Network-MAD63 (NRSR2007). Vertical datum is NAVD83. GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.

**Surveyor's Notes:** Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 26-3-114(c) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

**CERTIFICATION FOR SUBDIVISION SURVEY**

I Certify that this plat meets the requirements of the Subdivision Regulations based on the provisions of T.C. §13-3-401 and T.C.A. §13-4-302. I hereby certify U plat, to the best of my knowledge and belief is a true correct representation of the actual conditions and was prepared from an actual field survey of property by n under my supervision, and Certify that this is division existing property of record and meet the Tennessee s of practice for land surveying in chapter 0820-03, w authority of T.C.A. §62-18-106(c), and does require approval for recording of this plat.

**SURVEY FOR:** WADE DAVIS & BRANDON DAVIS  
FINAL PLAT OF LOTS 1-3, WADE DAVIS PROPERTY, TAX ID # 0280 D 013.00 & 014.00  
2ND CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

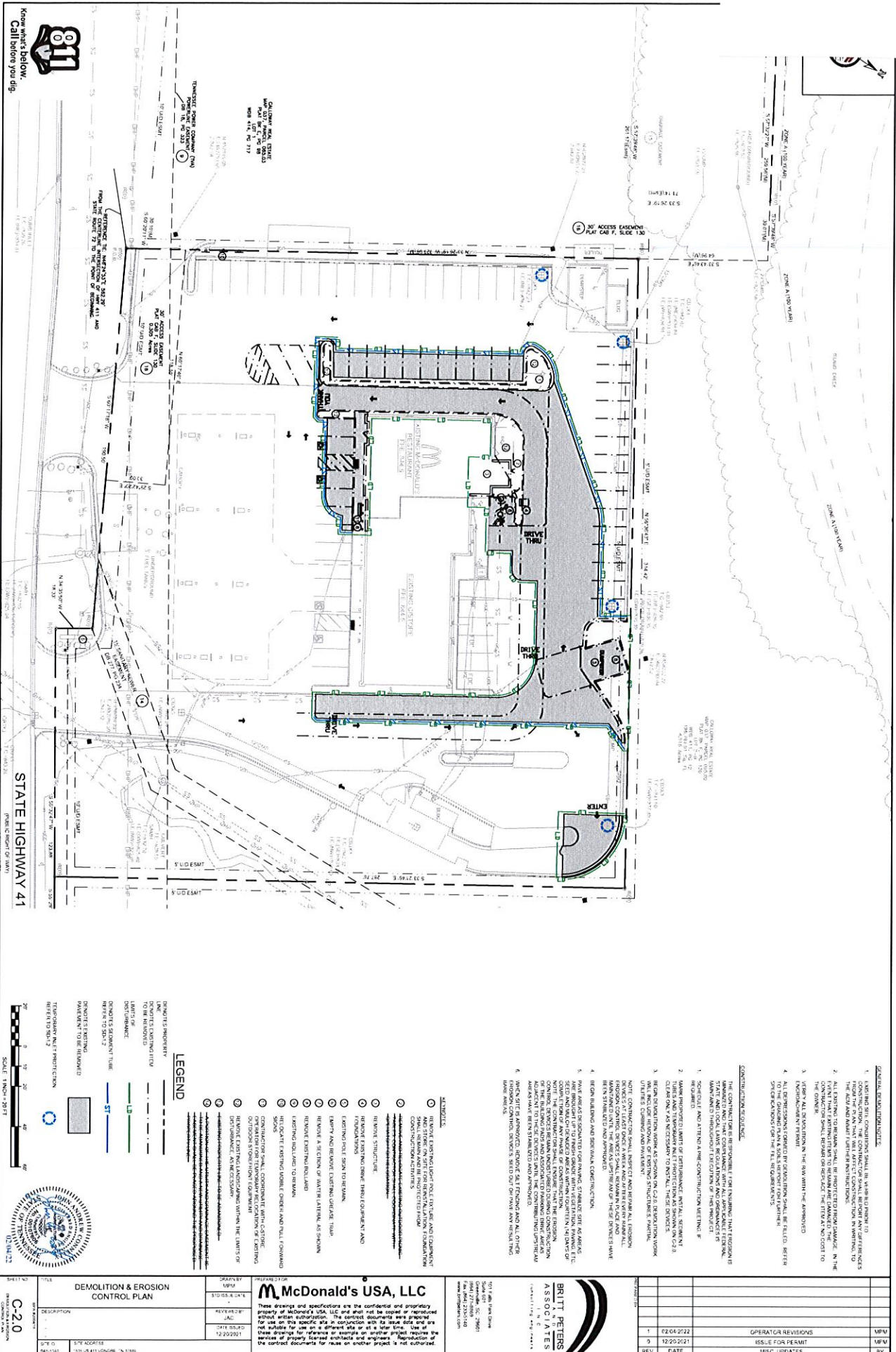
**CHRISTIAN M. MEDDERS**  
REGISTERED LAND SURVEYOR  
BOUNDARY | SUBDIVISIONS | AS-BUILTS  
918 WASHINGTON AVE, ATHENS, TN - PHYSICAL  
P.O. BOX 969, ATHENS, TN 37011-MAILING  
Ph. (423)-745-5449 christian@meddersurveying.com  
copyright © 2021

**JOB NO: 21-650**  
DATE: 11/16/2021  
AREA: 4.71± ACRES  
SCALE: 1"=100'  
DRAWN BY: BAG  
EQUIP: NPL322, IGAGE 1GB  
SHEET: 1 OF 1  
ACCURACY: category II.



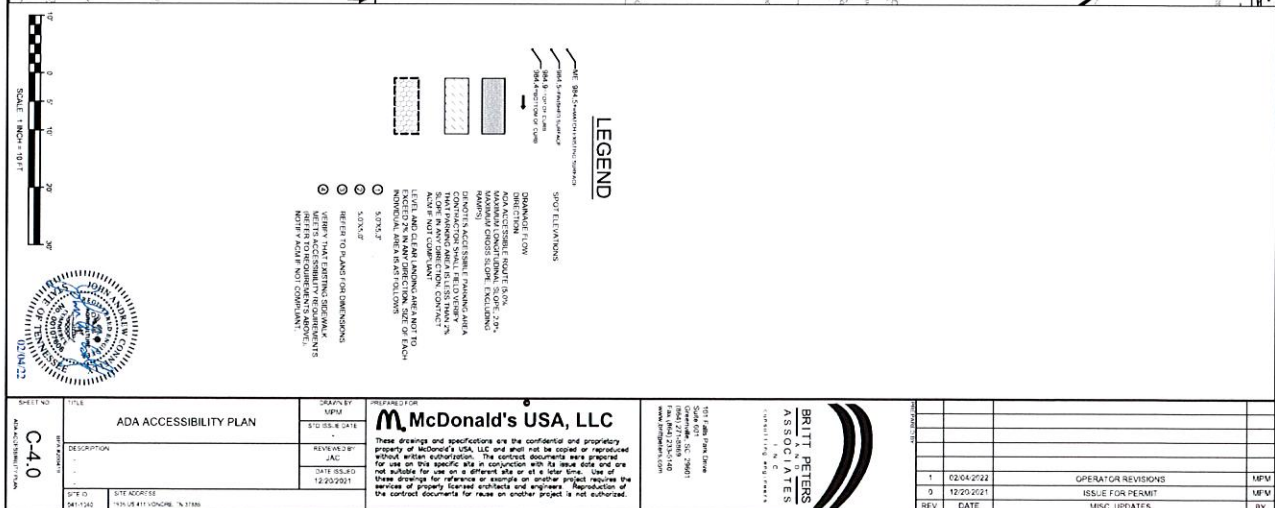
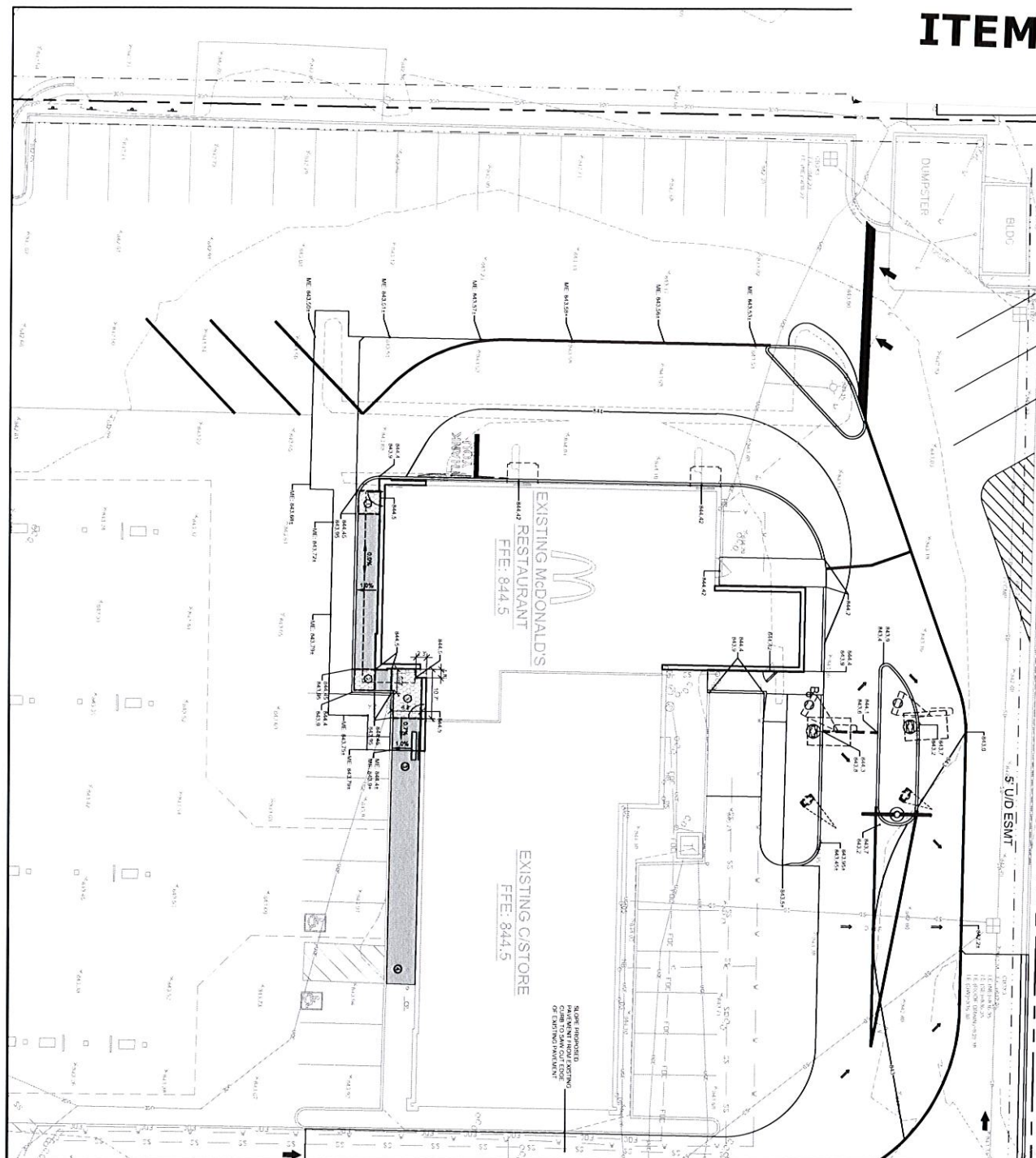
Lot 1 met back 30'  
to back from 411  
50' to back 50'

### ITEM C



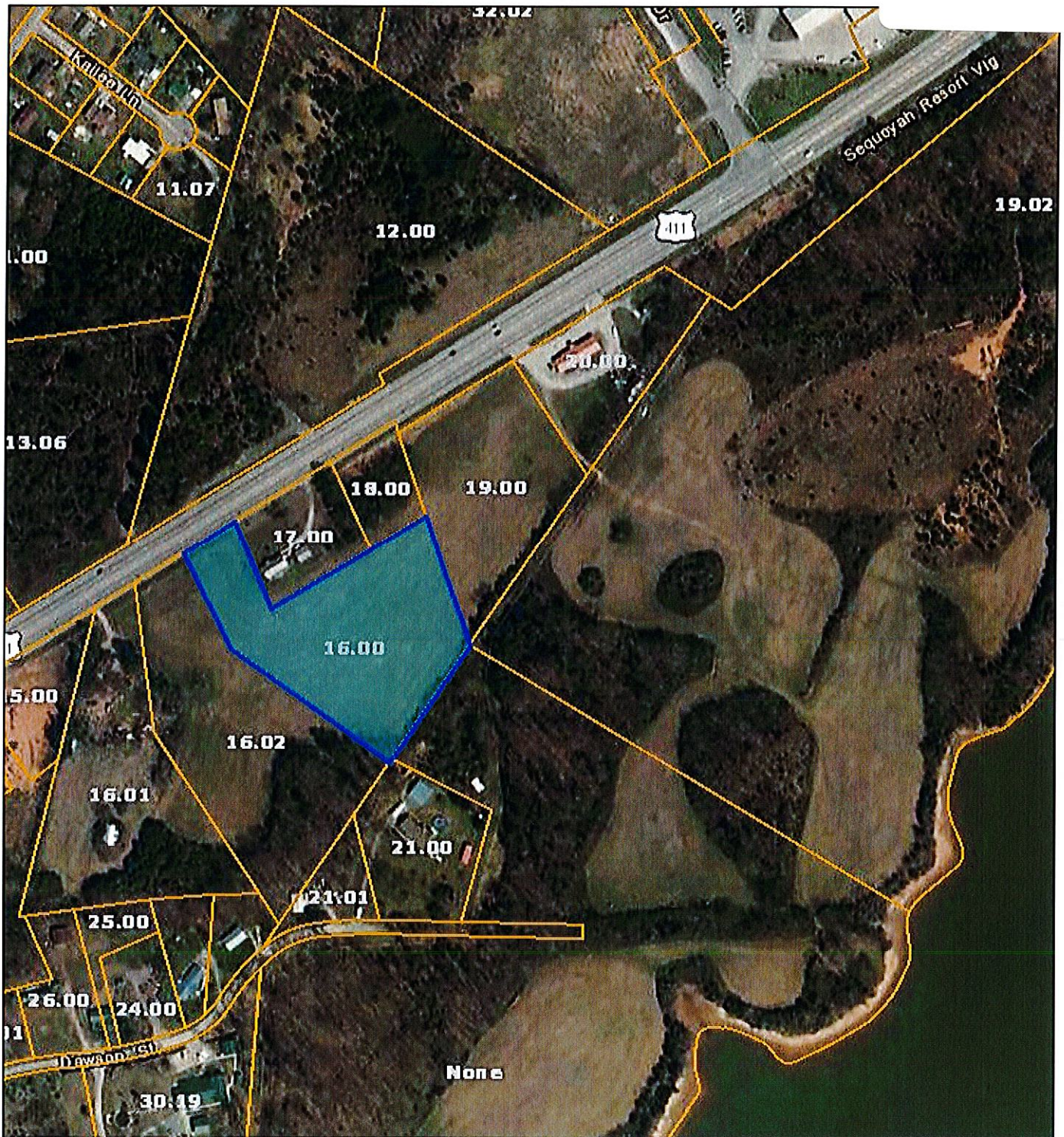


### ITEM C









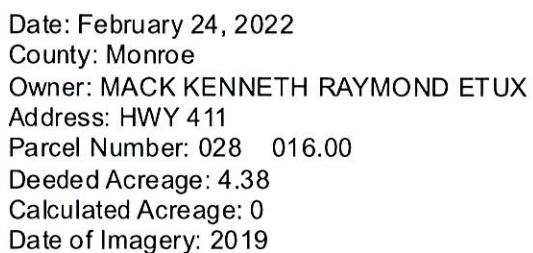
Date: February 24, 2022  
 County: Monroe  
 Owner: MACK KENNETH RAYMOND ETUX  
 Address: HWY 411  
 Parcel Number: 028 016.00  
 Deeded Acreage: 4.38  
 Calculated Acreage: 0  
 Date of Imagery: 2019

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
 State of Tennessee, Comptroller of the Treasury, Department of Property  
 Assessment (DPA) – Geographic Services  
 TDOT

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### ITEM D



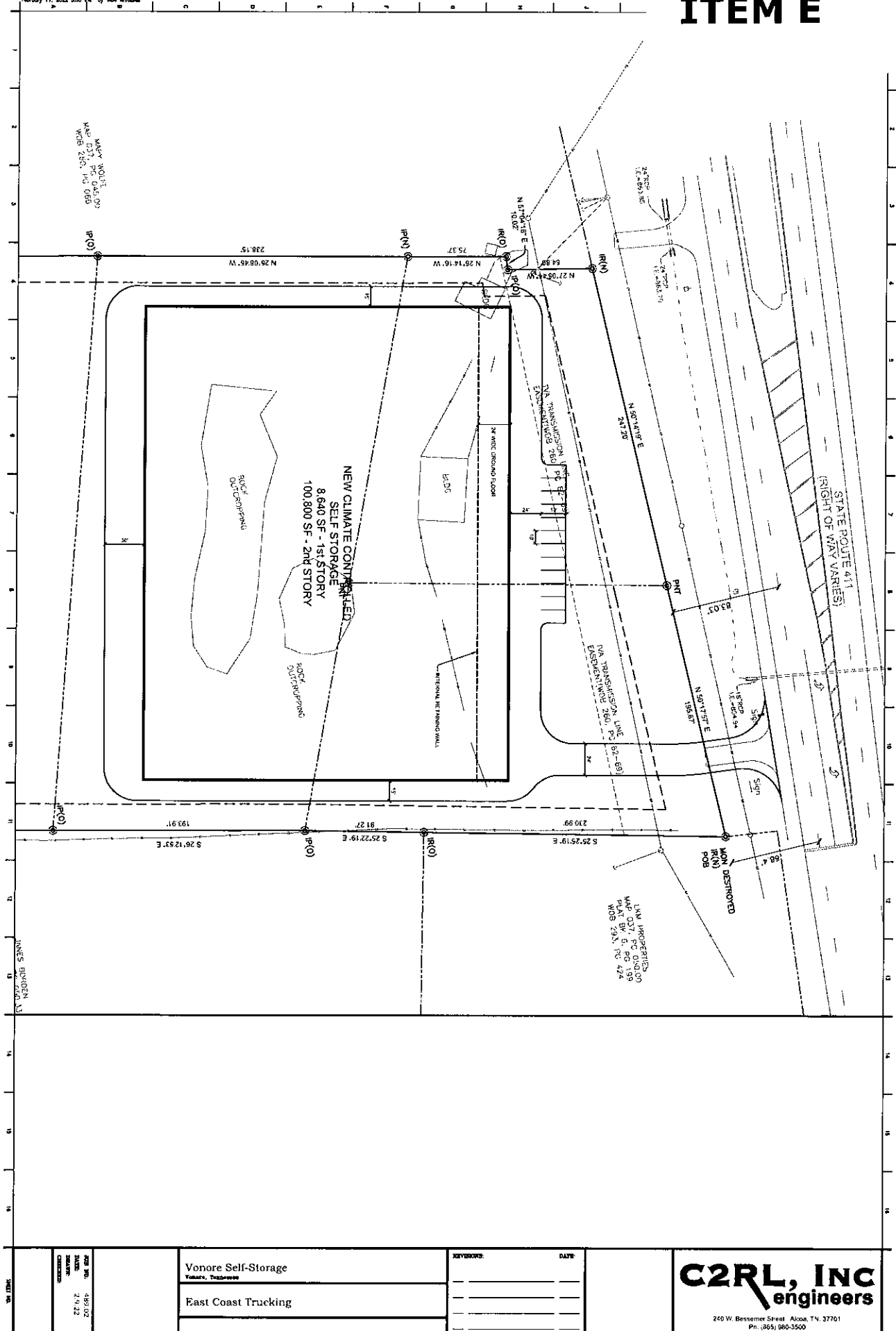
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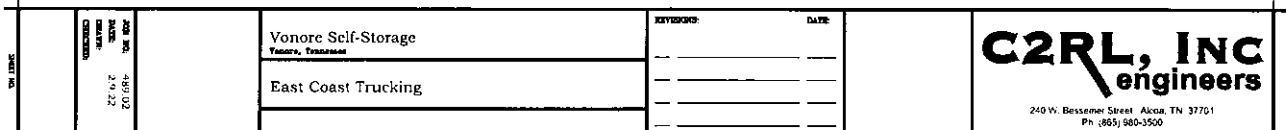
PRELIMINARY - NOT FOR CONSTRUCTION

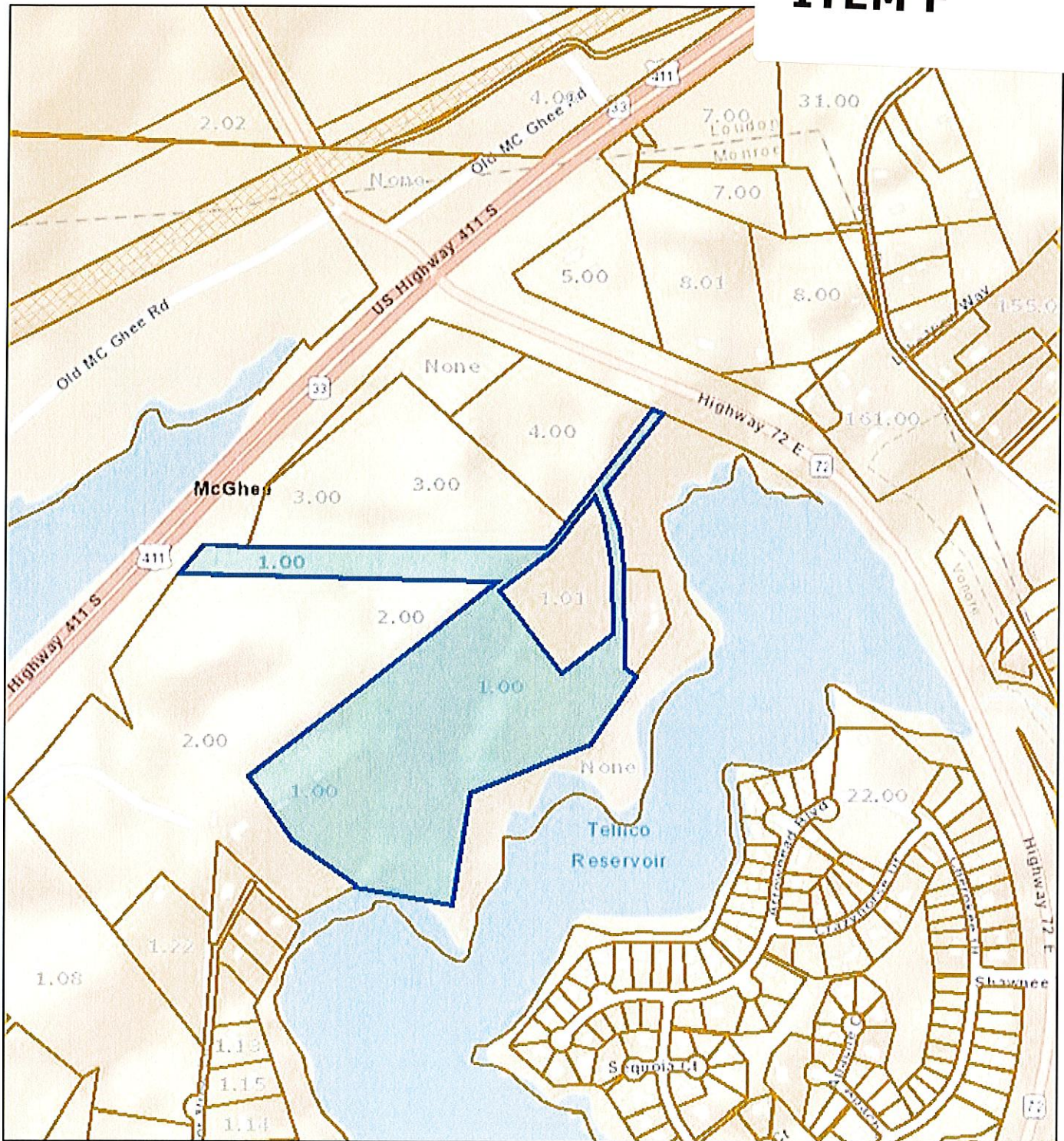


PRELIMINARY CONCEPT PLAN AND DESIGN RECOMMENDATIONS FOR HIGHWAY 411 RV PARK VONORE, TN	PROJECT # 22001.00	PRELIMINARY CONCEPT PLAN
EXHIBIT A		









Date: February 24, 2022  
 County: Monroe  
 Owner: PUGH JR & % TINA SANDERS  
 Address: HWY 72  
 Parcel Number: 021 001.00  
 Deeded Acreage: 0  
 Calculated Acreage: 28.1  
 Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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