

M E M O R A N D U M

To: Vonore Board of Zoning Appeals
From: Laura Smith, Planner
Date: April 30, 2025
Subject: Tuesday, May 6, 2025, Vonore Board of Zoning Appeals Agenda

AGENDA VONORE BOARD OF ZONING APPEALS Vonore Community Center Tuesday, May 6, 2025 6:00 p.m.

- I. Call to Order and Approval of the minutes of the April 1, 2025, meeting.
 - A. Variances Requests, front setback and side setback, for 2-lots with existing dwellings, Property Owner, Cooper Development LLC, 518 and 522 Church St., Tax Map 028O, Group B, Parcels 003.00 and 004.0, R-1, Low Density Residential District.
- II. Other Business
- III. Adjournment

CERTIFICATE OF STREET NAMES

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

DATE: _____
Moore County E-911 Representative

Certificate of Approval of Final Plat by Planning Commission

Secretary, Planning Commission

DATE: _____

City, Street Commissioner or County Road Superintendent

DATE: _____

City, Street Commissioner or County Road Superintendent

1. (a) I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, ways, paths, and other open spaces to public or private use, as not.

DATE: _____

Owner

DATE: _____

Owner

CERTIFICATION OF ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of

The following condition(s) apply:

- 1. Existing service is to be maintained.
- 2. Existing service is to be replaced by new service as per agreement between owner of subdivision property and utility.
- 3. Existing service is to be replaced by new service as per agreement between owner of subdivision property and utility.
- 4. Existing service is to be replaced by new service as per agreement between owner of subdivision property and utility.

DATE: _____

Utility Provider

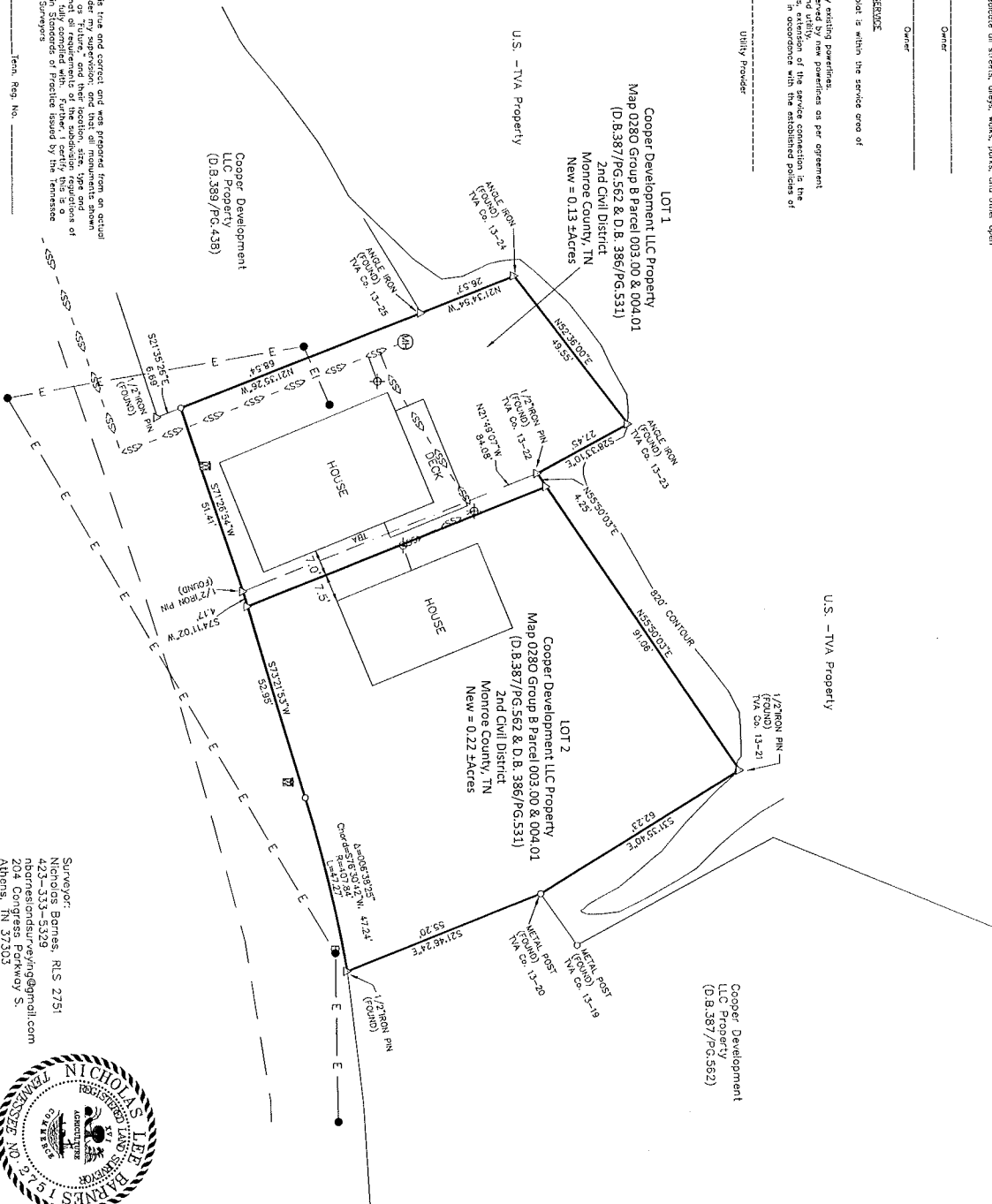
U.S. - TVA Property

Cooper Development LLC Property (D.B.387/PG.562)

U.S. - TVA Property

Cooper Development LLC Property Map 0280 Group B Parcel 003.00 & 004.01 (D.B.387/PG.562 & D.B. 386/PG.531) 2nd Civil District Monroe County, TN New = 0.13 Acres

Cooper Development LLC Property Map 0280 Group B Parcel 003.00 & 004.01 (D.B.387/PG.562 & D.B. 386/PG.531) 2nd Civil District Monroe County, TN New = 0.22 Acres



Surveyor: Nicholas Lee Barnes, RLS 2751
423-333-5329
nbarnes@surveyingmail.com
204 Congress Parkway S.
Athens, TN 37305



SURVEY NOTES

Owner: Cooper Development LLC

Church Street, Venable, TN 37885

Map 0280 Group B Parcel 003.00 & 004.01

1. Survey Requested by Casey Cooper
2. All portions of this survey were completed using a Trimble R12 Dual Frequency Receiver. Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1'. Coordinates are based off of TN NAD 83/NAVD88 using Geoid18 and having a combined scale factor of 1.000073744.
3. The survey completed hereon was completed without obstruct of title.
4. Property shown hereon is subject to all easements, rights, and restrictions in effect at the time of the survey.
5. Flood Hazard Note: By graphic plating only, no portion of this property lies within the 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A. Flood Insurance Rate Map of Monroe County, Tennessee and incorporated areas map number 4712C0150D effective February 21, 2010.
6. Lots 1 & 2 are zoned R-1
7. Sewer is provided by Venable Utilities
8. Setbacks: 30' Front, 20' Back, 12' Sides
9. There is a 5' utility and drainage easement along the front and side lines and 10' along the rear property line.
10. Water is provided by Tellico Area Services.

LEGEND

- Power Pole
- Point as Described or Not Monumented
- △ 1/2" Iron Pin (Set)
- △ Sign
- △ Iron Pin (Found)
- △ Guy Anchor
- △ Gas Valve
- △ Existing Septic Tank
- △ Monhole
- △ Storm Manhole
- △ Water Valve
- △ W.P.
- △ W.P.
- △ Wood Post
- △ Utility Box
- △ Water Meter
- △ Gas Meter
- △ Light Pole
- △ Existing Catch Basin
- △ Electric Power Line
- △ Underground Gas Line
- △ Property Line to Abandon
- △ Telephone Pedestal

FINAL PLAT

Casey Cooper

Surveyed and Dated: Monroe County, Tennessee

Surveyor: Nicholas Lee Barnes, RLS 2751

Project# 25-112