

MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: August 26, 2026
Subject: September 1, 2026, Vonore Planning Commission Agenda

AGENDA
Vonore Municipal/Regional
PLANNING COMMISSION
Vonore Community Center
September 1, 2026
6:00 p.m.

- I. Call to Order and Approval of August 4, 2026, 2026, meeting minutes.
- II. Planned Agenda Items
 - A. Final Plat, Oak Hill Subdivision Phase 2, Lots 20-28, White Oak Lane, 33-41, and 62-68, Chestnut Oak Lane and Red Oak Lane, Tax Map 037, Parcel 076.00, Applicant, Todd Robbins, Property Owner, Foothills Excavating LLC, R-2, High Density Residential District, approximately 16.04 total lot.
 - B. Site plan, Baywood Homes Showroom, Property Owner, Garrett DeVries, 853 Hwy. 411, Tax Map 028, Parcel 018.00, C-3, Highway Business District, approximately .5 acres.
 - C. Updates to commission
- III. Other Business
- IV. Adjournment



ITEM A

LINE TABLE

No.	Bearing	Len.
L1	S03.50°E	106.56'
L2	S04.56°E	346.02'
L3	S78°27'56"E	300.56'
L4	N03°03'06"W	172.21'
L5	N89°23'56"E	167.54'
L6	S02°04'16"E	69.30'
L7	N89°23'56"E	115.00'
L8	S89°05'44"E	50.00'
L9	N89°23'56"E	142.23'
L10	N03°52'04"W	164.62'
L11	N03°42'24"W	235.84'
L12	N31°01'17"W	91.43'
L13	N03°56'49"W	182.1'
L14	N65°31'54"W	88.70'
L15	S72°57'49"W	87.50'
L16	S72°57'49"W	50.00'
L17	S72°57'49"W	240.00'
L18	S43°1'6"W	36.18'
L19	N89°23'10"W	132.68'
L20	N89°23'10"W	50.00'
L21	N89°23'10"E	125.04'
L22	S89°23'10"E	125.04'
L23	S03°50'04"W	75.00'
L24	S89°23'10"E	124.97'
L25	N03°50'04"E	75.00'
L26	S03°50'04"W	75.00'
L27	N89°23'10"W	123.88'
L28	N0°46'56"W	43.46'
L29	N03°50'04"E	31.56'
L30	N03°50'04"E	21.49'
L31	S89°23'10"E	70.94'
L32	S04°56'56"E	121.05'
L33	S21°01'07"E	148.60'
L34	N78°27'56"W	126.63'
L35	N0°46'56"W	175.50'
L36	S05°20'56"E	144.35'
L37	N03°05'56"W	153.21'
L38	S78°27'56"E	173.87'
L39	S03°50'04"W	45.57'
L40	S89°23'10"E	125.10'
L41	N0°26'53"W	125.63'
L42	S03°50'04"W	75.00'
L43	N89°23'10"W	123.72'
L44	N0°26'53"W	75.00'
L45	S03°50'04"W	75.00'
L46	N89°23'10"W	122.12'
L47	N45°11'16"E	51.60'
L48	N0°26'53"W	23.35'
L49	S03°50'04"W	75.00'
L50	N89°23'10"W	132.68'
L51	N45°11'16"E	73.21'
L52	S72°57'49"W	115.00'
L53	N17°02'11"W	80.00'
L54	N23°57'49"E	113.00'
L55	S17°02'11"E	80.00'
L56	S17°02'11"E	22.80'
L57	S03°50'04"E	35.72'
L58	S89°23'56"W	17.70'
L59	N03°50'04"W	38.78'
L60	N17°02'11"W	31.55'

LINE TABLE

No.	Bearing	Len.
L61	S43°23'22"E	172.27'
L62	N72°57'49"E	125.00'
L63	S17°02'11"E	111.66'
L64	S03°50'04"E	38.76'
L65	S89°41'09"W	119.28'
L66	N45°11'16"E	122.00'
L67	N45°11'16"E	36.18'
L68	N45°11'16"E	186.52'
L69	S03°50'04"E	162.82'
L70	S03°50'04"E	152.16'
L71	S89°23'56"W	167.54'
L72	N0°26'53"W	42.28'
L73	S89°23'56"W	172.00'
L74	N0°36'04"W	75.00'
L75	N89°23'56"E	115.00'
L76	S03°50'04"E	71.12'
L77	S03°50'04"E	75.00'
L78	N89°23'56"E	115.00'
L79	N0°36'04"W	75.00'
L80	S03°50'04"E	80.33'
L81	S89°23'56"W	115.00'
L82	N0°36'04"W	69.30'
L83	N0°36'04"W	11.03'
L84	N0°36'04"W	75.00'
L85	S89°23'56"W	140.75'
L86	S03°50'04"E	75.00'
L87	S89°23'56"W	140.73'
L88	N0°36'04"W	75.00'
L89	S89°23'56"W	140.77'
L90	S03°50'04"E	75.00'
L91	N0°36'04"W	75.00'
L92	S89°23'56"W	140.48'
L93	S03°50'04"E	60.38'
L94	S03°50'04"E	14.62'
L95	N0°36'04"W	75.00'
L96	N89°10'22"E	140.11'
L97	S03°50'04"E	75.55'
L98	S03°50'04"E	58.64'
L99	N89°10'22"E	140.27'
L100	N03°52'42"W	65.23'
L101	S17°02'11"E	26.65'
L102	S17°57'49"W	158.52'
L103	N17°18'17"W	31.47'
L104	N03°52'42"W	14.67'
L105	N17°02'11"W	78.25'
L106	N72°57'49"E	87.50'
L107	S66°31'54"E	89.70'
L108	S25°56'49"E	18.21'

CURVE TABLE

No.	Len.	Radius	Bearing	Chord
C1	89.54'	75.00'	S3708'	N2710'36"E 67.08'
C2	45.30'	50.00'	S236'	N2726'26"E 44.30'
C3	81.43'	50.00'	S9719'	S4530'46"E 72.72'
C4	55.14'	50.00'	6371'	S5614'28"W 82.38'
C5	21.80'	50.00'	25708'	S12206'16"W 21.72'
C6	49.51'	175.00'	16131'	S8750'54"E 49.34'
C7	31.42'	20.00'	90700'	S4423'56"W 28.28'
C8	48.28'	75.00'	3655'	N7209'54"W 47.43'
C9	34.47'	50.00'	3930'	N2729'00"W 33.80'
C10	38.96'	50.00'	4435'	S8428'28"W 37.88'
C11	37.90'	50.00'	4326'	S50724'05"W 37.00'
C12	37.90'	50.00'	4326'	S2301'47"E 37.00'
C13	37.72'	50.00'	43713'	S8821'21"E 36.83'
C14	34.47'	50.00'	3930'	N7216'53"E 33.80'
C15	48.28'	75.00'	3655'	N7057'51"E 47.43'
C16	31.42'	20.00'	90700'	S4536'34"E 28.28'
C17	16.37'	225.00'	410'	N254'42"W 16.37'
C18	47.28'	225.00'	12702'	N1700'59"W 47.19'

EASEMENT LINE TABLE

No.	Bearing	Len.
L109	N359°52'E	31.83'
L110	N359°52'E	30.39'
L111	S86°00'08"E	10.00'
L112	N1555°40"W	136.45'
L113	N0°36'04"W	391.09'
L114	N89°23'56"E	113.60'
L115	S20°10'52"E	39.83'
L116	S69°48'08"W	10.00'
L117	N20°10'52"W	32.27'
L118	S89°23'56"W	106.44'
L119	N0°36'04"W	167.43'
L120	N0°36'04"W	6.07'
L121	N63°28'08"E	54.06'
L122	N63°29'09"E	70.40'
L123	N718°06"W	152.79'
L124	N718°06"W	87.01'
L125	N0°36'50"E	285.73'
L126	N65°20'56"W	132.18'
L127	S65°20'56"E	149.95'

SEE SHEET FS1 FOR PLAT AND CERTIFICATIONS



STERLING
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8901

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-994-3905
FAX: 865-981-2815
www.sterling-us.com

FINAL SUBDIVISION LOTS 20 - 28, 33 - 41 & 62 - 68
OAK HILL S/D
PHASE 2
FOOTHILLS EXCAVATING
VONORE, TN



SHEET
FS2

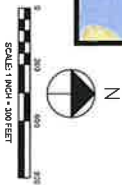
DESIGNED: SDJ
DRAWN: SDC
CHECKED: CFC
DATE: 08/04/2026
SCALE: 1" = 100'
DRAWING: 7682-PH2-FS
PROJECT NO: SEI#7682

VONORE SHOWROOM

VONORE, TENNESSEE



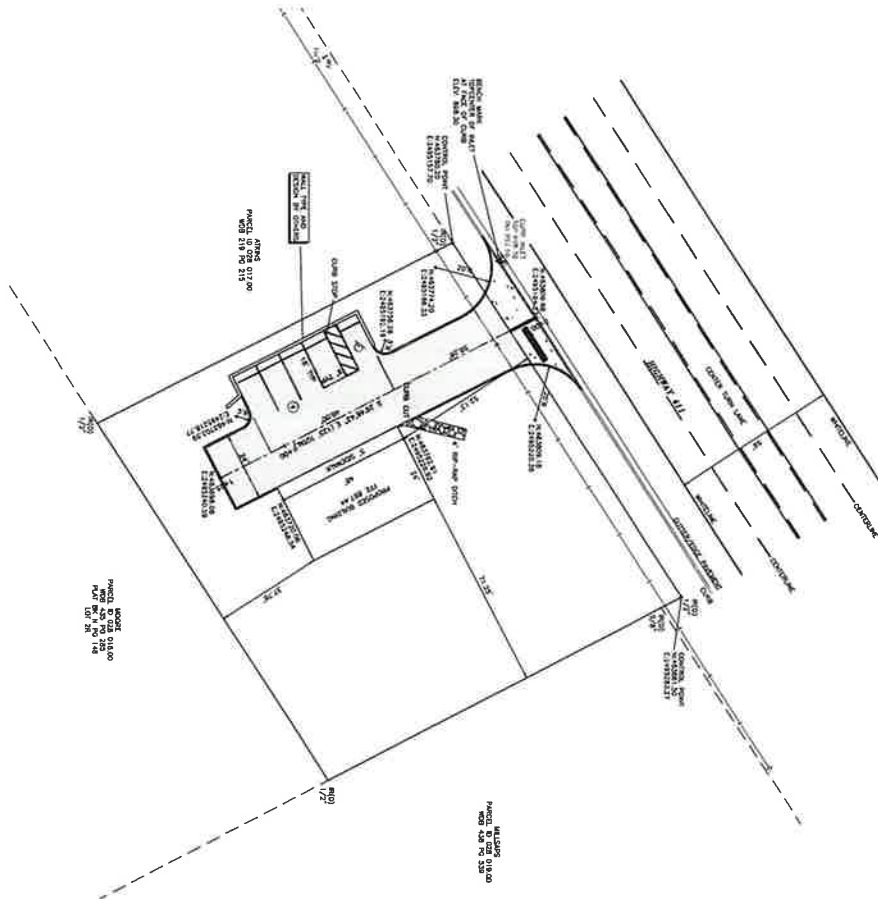
CIVIL INDEX	
C0	COVER SHEET
C1	EXISTING SITE
C2	SITE LAYOUT AND UTILITIES
C3	GRADING PLAN
C4	1.D.O.T. ENTRANCE
C5	DETAILS
EROSION CONTROL	
EC1	GENERAL GRADING AND EROSION CONTROL NOTES
EC2	EPSCP STAGE 1
EC3	EPSCP STAGE 2
EC4	DETAILS
EC5	DETAILS



ENGINEER:
ROMANS ENGINEERING
1923 HOPEWELL RD.
KNOXVILLE, TN 37920
TERRY E. ROMANS, PE, RLS

OWNER/DEVELOPER:
GARRETT DEVRIES
BAYSWOOD SOUTH, INC.
(865)214-2038
garrett@boysswoodhomes.com
115 ORANGEWOOD DR
MARYVILLE, TENNESSEE 37803

SITE ADDRESS:
853 US 411
VONORE, TENNESSEE 37885
2nd CIVIL DISTRICT
MONROE COUNTY, TENNESSEE
TAX MAP: 028
PARCEL: 018.00
ZONE: CONTACT MONROE COUNTY ZONING
DEED BOOK: 474 PAGE: 104



1. ALL COORDINATES AND EXPLANATIONS ARE BASED ON SURVEY OF THE SITEWORK.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH THE DISTRICT SPECIFICATIONS AND LOCAL LAWS/ORDINANCES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CHARACTERIZE SOILS FOR LOADINGS.
4. THE MOST UP TO DATE A.M.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES.
5. ANY DISCREPANCIES IN THE LOADSIT SHALL BE REPORTED TO BURNS ENGINEERING IMMEDIATELY.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND REMEDIATING ANY EXISTING OR FUTURE CONTAMINATION. REMEDIATION SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.
7. CONTRACTORS SHALL STORE AND STACK ALL OPEN CUT MATERIALS AND EXPOSED SOILS IN A MANNER THAT PREVENTS RECONTAMINATION. SET TOPS IN ADE. SHALL, OF COURSE, BE PROTECTED BY ADE. FENCE. ANY EXISTING OR FUTURE CONTAMINATION SHALL BE IDENTIFIED AND REMEDIATED IMMEDIATELY. ANY EXISTING OR FUTURE CONTAMINATION SHALL BE IDENTIFIED AND REMEDIATED IMMEDIATELY.

LOCATION: CREATING A NEW SCHOOL AND UNDERSTANDING THE NEEDS AND STIMULANTS REQUIRED ARE ESSENTIAL FIRST, AND THOSE THINGS ARE NOT IN ALL THAT DIST DO THE PROJECT SITE, CONSTRUCTION PLAN, EXPENDITURE PLAN, AND THE PROJECT SITE, CONSTRUCTION PLAN, EXPENDITURE PLAN, ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, AND SMALL ASBESTOS APPROPRIATE FOR ANY CHANGES TO UTILITIES LINES DURING WORK ON THE PROJECT. FOR ADDITIONAL UTILITY LOCATION CALL: TRACESTAR ONE CALL AT 811.

COORDINATE WORK WITHIN THE RIGHT-OF-WAY WITH T.O.D. PARTNER/ WITHIN RIGHT-OF-WAY MUST BE CONSTRUCTED TO T.O.D. SPECIFICATIONS. SEE DETAIL BELOW.

NUMBER	REVISIONS	DATE

VONORE SHOWROOM
VONORE, TENNESSEE

SITE LAYOUT PLAN



ITEM B

CONSTRUCT WORK WITHIN
T.D.O.T. PERMIT WITHIN
CONSTRUCTED TO T.D.O.T.
SPECIFICATIONS
STANDARD

SPEED LIMIT - 45 MPH (4 LANE WITH CENTER
TURN LANE)
REQUIRED SIGHT DISTANCE (LEFT) - 555 FT.
REQUIRED SIGHT DISTANCE (RIGHT) - 430 FT.
SIGHT DISTANCE PROVIDED - 1000+ FT.

T.D.O.T. COMMERCIAL DRIVEWAY PERMIT CHECKLIST

SECTION I

1. APPROVED DRIVEWAY
2. ALL DRIVEWAYS MUST BE 10.0' WIDE (MINIMUM) FROM DRIVEWAY
3. (a) ALL DRIVEWAYS MUST BE 10.0' WIDE (MINIMUM) FROM DRIVEWAY (b) ALL DRIVEWAYS MUST BE 10.0' WIDE (MINIMUM) FROM DRIVEWAY

SECTION II

1. ALL DRIVEWAYS MUST BE 10.0' WIDE (MINIMUM) FROM DRIVEWAY

SECTION III

1. DRIVEWAY PAVEMENT MUST BE CONSTRUCTED TO THE T.D.O.T. STANDARD

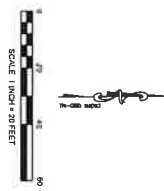
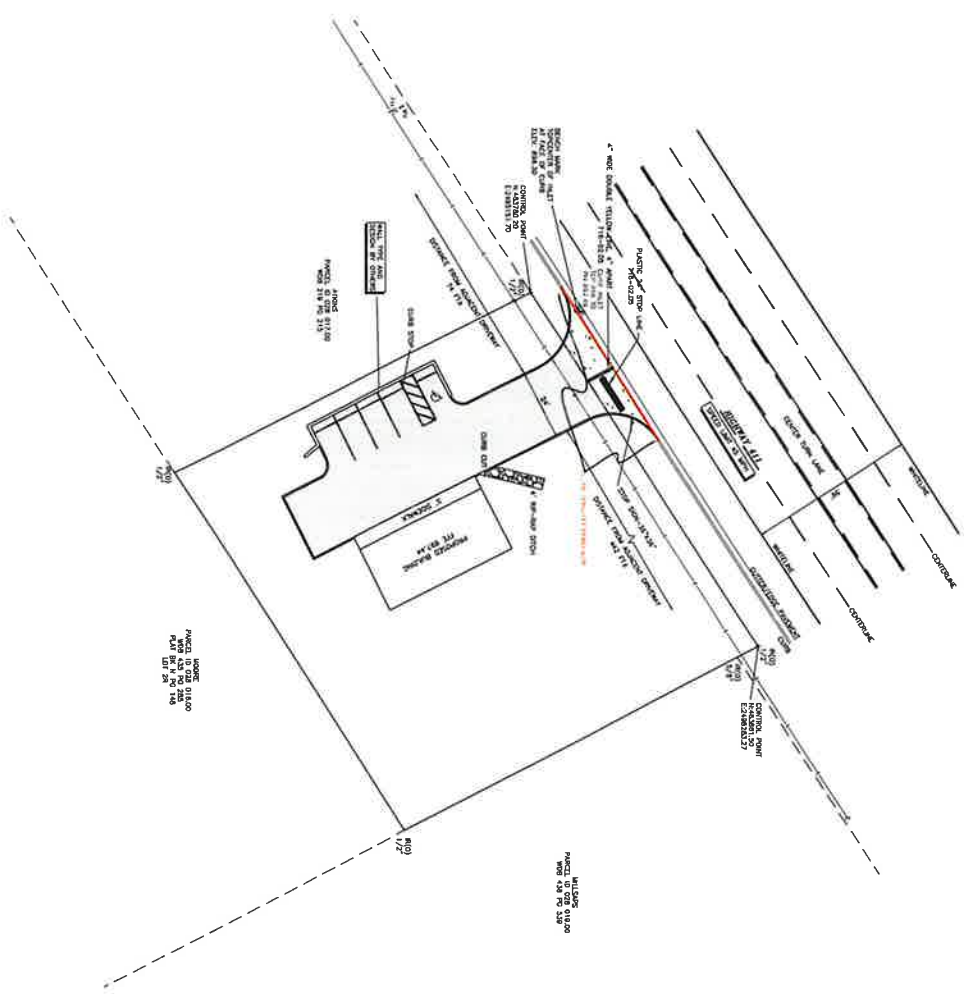
SECTION IV

1. DRIVEWAY PAVEMENT MUST BE CONSTRUCTED TO THE T.D.O.T. STANDARD

T.D.O.T. CONCRETE PAVEMENT SECTION



CONCRETE PAVEMENT SECTION
SAW CUT AND REPAIR 6" OF CONCRETE CURB, LEAVE A 1/2" TO DIRECT
THE PROPOSED DRIVEWAY. REPAIR THE CURB FROM AND GRATE AND REPAIR
WITH A FLUSH MOUNT GRATE AS SPECIFIED BY T.D.O.T.



 ROMANS Engineering 1823 Hopewell Road Knoxville, TN 37932 Phone (865) 679-3724 romansengineering@gmail.com	VONORE SHOWROOM VONORE, TENNESSEE T.D.O.T. ENTRANCE PERMIT PLAN	REVISIONS NUMBER DATE	C4
	JOB NO. 26-41-1 DATE: 07/24/26 DRAWN: TER CHECKED: TER		

