

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
April 9, 2024 at 1:00 p.m.

1. Call to order.
2. Approval of the March 12, 2024 minutes.
3. Review and consider approving the Division of the Leslie Baldwin Property for three lots totaling 2.38 acres, located adjacent to Fishpond Road in the 1st civil district.
4. Review and consider approving the Part of the Chris Smith Property for one lot totaling 2.07 acres, located adjacent to Poplar Springs Road in the 3rd civil district.
5. Review and consider approving the Division of Lot 8 of the Karen Roberts Property (Property survey for Wade McCamey) for two lots totaling 2.401 acres, located adjacent to Warrensburg Road in the 8th civil district.
6. Review and consider approving the Hopson 4.4 ac. +/- Property Partition for five lots totaling 4.4 acres, located adjacent to Laws Road in the 22nd civil district.
7. Review and consider approving the Division of Lot 1 of the Jay and Andrea Roths Property for two lots totaling 1.72 acres, located adjacent to Harold Cemetery Road in the 12th civil district.
8. Review and consider approving the Buckner Family Division plat for seven lots totaling 15.73 acres, located adjacent to Purgason Road in the 4th civil district. (Approval denied at 3/12/24 meeting when revised plats were not submitted as required.)
9. Review and consider approving the Replat of Lots 7, 89, & 9 of the Carpenter-Clemmer Property for William Adams, Jr., for five lots totaling 16.12 acres, located adjacent to Weems Chapel Road in the 6th civil district.
10. Review and consider approving the Redivision of Lots 1 & 2 of the Tamera & Shelba Ramirez subdivision, for two lots totaling 1.67 acres, located adjacent to Mt. Hope Road and Paul Pettit Road in the 6th civil district.
11. Review and consider approving the Beechwood Estates subdivision, for twelve lots totaling 13.557 acres, located adjacent to Piney Grove Road in the 2nd civil district.
12. Review and consider approving the Waddell 2.34 ac +/- Property Partition plat, for one lot totaling 2.34 acres, located adjacent to Shiloh Road in the 13th civil district.
13. Review and consider recommending proposed changes to the *Greene County Zoning Resolution* concerning campgrounds and RV parks (draft
14. Administrative minor subdivisions
 - Vicki Anne Trantham for two lots totaling 0.92 acres, located adjacent to Sunnydale Road in the 2nd civil district.
 - David Scott and Hazel Scott plat for two lots totaling 1.19 acres, located adjacent to Scott Farm Road in the 13th civil district.

- Replat of Lot 1 of the Marlin Jay Blake Property for Travis J. Blake, for one lot totaling 1.37 acres, located adjacent to Blake Lane in the 20th civil district.
- Survey of a Portion of the Jerry & Gwyn Southerland Property for one lot totaling 2.69 acres, located adjacent to Birdwell Mill Road in the 3rd civil district.
- Combination of Lots 8 & 9 of the S.J. Bible Property, for one lot totaling 2.03 acres, located adjacent to South Mohawk Road in the 4th civil district.
- Survey of Wayne Jeffers Tract for two tracts totaling 151.119 acres, located adjacent to Paul Baskette Road and Armstrong Road in the 15th civil district.
- Replat of Lots 14 & 15 of the Frances D. Hayes Estate Section A subdivision, for two lots totaling 7.11 acres, located adjacent to Boles Lane in the 14th civil district.
- Martha J. Southerland Property for one lot totaling 0.53 acres, located adjacent to Ripley Island Road in the 14th civil district.
- Connor Smith & Carolyn Adams for one lot totaling 1.00 acres, located off Pleasant Vale Road in the 15th civil district.
- Combination Plat of Lots 9 & 10 of the Porter & Ethel Albright Estate Section B, for one lot totaling 1.32 acres, located adjacent to Westwood Road in the 4th civil district.
- Replat of Lots 15R and 16 Billie Susong Estate, for one lot totaling 2.69 acres, located adjacent to Fillers Mill Road in the 18th civil district.

15. Review monthly report of all activities recorded for Building/Zoning/Planning Office.

16. Other Business

- Review and consider a request by Jose Munoz of Rancho La Union Property, to approve the minimum lot size for a use identified as: open pavilion, stands, barn, stage, and round pen, to be located in an A-1, General Agriculture District, at 1220 Billy Bible Road (tax parcel 033-068.00).
- Review and consider a request by Timberfell Resorts Inc., to approve the minimum lot size for a use identified as: campground expansion, to be located in an A-1 General Agriculture District, on Van Hill Road (tax parcel 011-024.00)
- Review and consider a proposed change to the Greene County Zoning Resolution concerning Airbnb uses.
- Discuss a proposal to update the Greene County Land Use Plan.

17. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, March 12, 2024, at 1:00 p.m.

Members Present/Absent

Sam Riley, Chairman
Gwen Lilley, Vice-Chairman
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
~~Stevi Misener~~
~~Phillip Ottinger~~
Jason Cobble
Becky Rideout

Staff Representatives Present/Absent

~~Kevin Morrison, County Mayor~~
Roger Woolsey, County Attorney
Amy Tweed, Planning Coordinator
Tim Tweed, Building Official
Kevin Swatsell, Road Superintendent
~~Lyn Ashburn, Planning Department~~

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees. The Chairman asked if members had received the draft minutes of the February 13, 2024 meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes. The motion carried unanimously.

Buckner Family Division plat. The Planning Commission reviewed and considered approving the Buckner Family Division plat, for seven lots totaling 15.73 acres, located adjacent to Purgason Road in the 4th civil district. Staff stated corrections to the plat were needed, but the surveyor had not responded to staff's email about the necessary changes. The plats were presently in the TDEC office in Johnson City to obtain signatures. Staff recommended denial as revised plats had not been submitted as required. A motion was made by Gary Rector, seconded by Edwin Remine, to deny approval to the plat as corrected copies had not been submitted as required. The motion carried unanimously.

Sharad S. Magar and Gina L. Magar plat. The Planning Commission reviewed and considered approving the Sharad S. Magar and Gina L. Magar plat, for two lots totaling 1.721 acres, located adjacent to White Sands Road in the 2nd civil district. Staff recommended approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Gwen Lilley, seconded by Edwin Remine, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Plat of Lands for Mark Sebast. The Planning Commission reviewed and considered approving the Plat of Lands for Mark Sebast, for three lots totaling 14.78 acres, located adjacent to Holly Creek Road in the 13th civil district. Staff stated that only Lot 2 would be evaluated by TDEC, as Lots 1 and 3 were each over five acres and approval for a septic permit was not required. Staff recommended approval, subject to the addition of signatures, as the plat met all other applicable requirements. A

motion was made by Gwen Lilley, seconded by Becky Rideout, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Land Swap for Charlotte Beach et al & Friendship Baptist Church. The Planning Commission reviewed and considered approving the Land Swap for Charlotte Beach et al & Friendship Baptist Church plat, for two lots totaling 0.10 acres, located adjacent to Millers Chapel Road in the 11th civil district. Staff stated that the proposed land swap would accomplish the following: bring Friendship Baptist Church closer to compliance in terms of setback requirements; place the existing church septic system on their property, and bring the landlocked Beach property into compliance by providing 50 feet of frontage. The Planning Commission was informed that the TDEC certificates of completion for the Friendship Baptist Church Property (Lot B and map 019, parcel 073.01) and for the remainder property of tax map 019, parcel 071.05, had been located. Staff recommended approving the plat, subject to the following conditions, as the plat met all other applicable requirements:

1. The remainder of tax map 019, parcel 071.05 must be shown on the survey (as it measured less than five acres), and that the acreage and total number of lots should be revised to reflect the addition.
2. An application for a variance request must be submitted to the Board of Zoning Appeals for approval of rear yard and side yard setback variances. This was necessary as, though the new lot line was bringing the setbacks closer to compliance, one lot still didn't meet the required setbacks of 50 feet for the rear yard and 20 feet for the side yard.
3. That all signatures be obtained.

A motion was made by Lyle Parton, seconded by Gary Rector, to approve the plat with the conditions as stated by staff. The motion carried unanimously.

Division of a Portion of the Brooks-Arwood Property. The Planning Commission reviewed and considered approving the Division of a Portion of the Brooks-Arwood Property plat, for three lots totaling 7.66 acres, located adjacent to Fillers Mill Road in the 18th civil district. Staff stated the request was for a lot line adjustment, where Lot 1 would be combined with the Arwood property and Lots 2 and 3 would be combined with the Brooks property. While they were not stand-alone lots, once combined each would measure over five acres in size and meet the public road frontage requirements. Staff recommended granting approval as all signatures had been obtained and the plat met all applicable requirements. A motion was made by Gwen Lilley, seconded by Edwin Remine, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Concept Sketch for St. James Lutheran Church & Cemetery. The Planning Commission reviewed and considered approving the Concept Sketch for St. James Lutheran Church & Cemetery, for four lots totaling 6.84 acres, located adjacent to St. James Road in the 3rd civil district. Staff stated the Board of Zoning Appeals had granted variances to the rear and right side yard setback requirements. The Planning Commission was informed that Lots 1 and 2 were not required to obtain approval for a subsurface septic disposal permit, as they were used exclusively as cemeteries. Lots 2

and 4 did have their SSDS permits. Staff recommended approval as the plat met all applicable requirements. A motion was made by Lyle Parton, seconded by Gwen Lilly, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Survey for Brenda Johnson. The Planning Commission reviewed and considered approving the Survey for Brenda Johnson, for one lot totaling 0.97 acres, located adjacent to Warrensburg Road in the 5th civil district. Staff recommended approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed the list of administrative minor subdivisions approved by staff would be presented at the April 9, 2024 meeting.

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Edwin Remine, seconded by Gary Rector, to accept the report. The motion carried unanimously.

Other Business.

Martha Southerland Property subdivision. The Planning Commission reviewed and considered approving the Martha Southerland Property subdivision plat for two lots totaling 0.53 acre, located adjacent to Ripley Island Road in the 14th civil district. Information was provided that the property owner had submitted the plat to TDEC for soils work, unaware that he just needed copies of the certificate of completion for the existing septic system. As a result, the plat was taken to the TDEC office by mistake, instead of being provided to the Planning Department. Staff assisted the owner in finding his certificate online and determined the plat, had been submitted in time to meet the Planning Commission submissions deadline. Staff recommended approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Gary Rector, seconded by Edwin Remine, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Rodeo site plan. Tim Tweed reported that he would be submitting a site plan for a rodeo at the April 2024 Planning Commission meeting.

There being no further business, a motion was made by Edwin Remine, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 1:50 pm.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum of 75' wide along the interior side of all lot lines for the installation of stormwater and utility lines. The easement shall be subject to the provisions of the Stormwater Management Ordinance of the Greene County Regional Planning Commission.

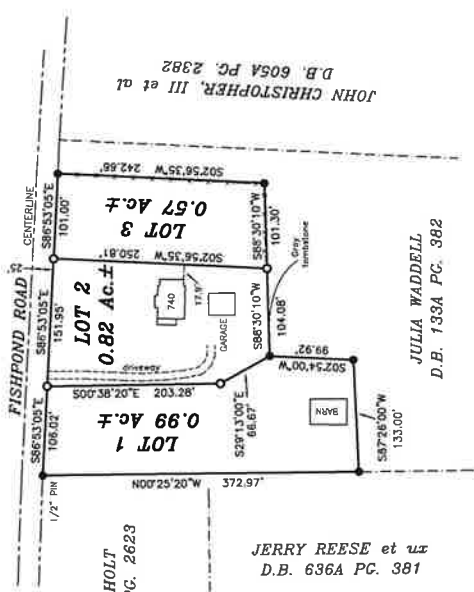
COUNTY ROAD DRIVEWAY PERMIT STATEMENT

THE ABOVE PROPERTY IS TO BE SEPARATED FROM CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE
THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0270 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF LOT 2
740 FISHPOND ROAD
CHUCKEY, TN 37641



ARTHUR HOLT
D.B. 368A PC. 2623

JERRY REESE et al
D.B. 636A PC. 381

JULIA WADDELL
D.B. 133A PC. 382

—FOR REVIEW—

TAX REF.: TAX MAP 114 PARCEL 86
DEED REF.: D.B. 229A PG. 1030

**DIVISION OF THE
LESLIE BALDWIN PROPERTY**

1ST CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1" = 100'
JOB NO. 24SU044 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU044

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS IN ACCORDANCE WITH THE DIVISION OF GROUNDWATER PROTECTION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS SHOWN ON THIS PLAT. I HAVE BEEN ADVISED BY THE DIVISION OF GROUNDWATER PROTECTION THAT THE PLAT IS IN ACCORDANCE WITH THE DIVISION OF GROUNDWATER PROTECTION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING. I HAVE BEEN ADVISED BY THE DIVISION OF GROUNDWATER PROTECTION THAT THE PLAT IS IN ACCORDANCE WITH THE DIVISION OF GROUNDWATER PROTECTION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING. I HAVE BEEN ADVISED BY THE DIVISION OF GROUNDWATER PROTECTION THAT THE PLAT IS IN ACCORDANCE WITH THE DIVISION OF GROUNDWATER PROTECTION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

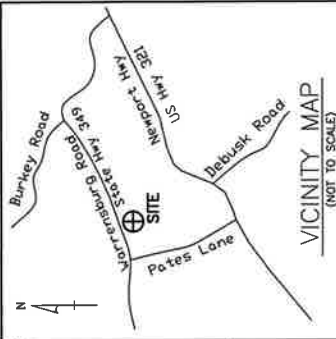
VICINITY MAP
(NOT TO SCALE)

RESERVED FOR REGISTER OF DEEDS

I CERTIFY THAT THE INFORMATION FOR AND ON THIS SURVEY WAS OBTAINED FROM A FIELD SURVEY PERFORMED IN ACCORDANCE WITH THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

THIS RTK GNSS SURVEY WAS PERFORMED USING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) SOLUTION AND THE COMBINED GRID FACTOR IS 0.99989. ALL DISTANCES ARE REFERENCED TO GROUND. THE MEASUREMENTS DOES NOT EXCEED 0.05'.

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF STREETS/ROADS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY
<p>I HEREBY CERTIFY THAT I (NAME ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND WITH INTENT TO PERMANENTLY ESTABLISH THE MINIMUM BUILDING SETBACKS, PARKING SPACES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER _____ DATE _____</p>	<p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HAVE BEEN ADVISED BY THE DIVISION OF GROUNDWATER PROTECTION THAT THE PLAT IS IN ACCORDANCE WITH THE DIVISION OF GROUNDWATER PROTECTION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING.</p> <p>MARCH 28 _____ 20 24 _____ DATE</p> <p>TENNESSEE REGISTERED LAND SURVEYOR _____</p>	<p>I HEREBY CERTIFY (WITHIN):</p> <p>1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON THE PLAT IS IN ACCORDANCE WITH THE GREENE COUNTY ROAD LIST. SHALL SERVICE THESE LOTS AS PROPOSED.</p> <p>2. THE PLANS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION.</p> <p>3. IS NOT EVALUATED BY GREENE COUNTY. PURSUANT TO THIS PLAT REVIEW, THE GREENE COUNTY PLANNING COMMISSION APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED)</p> <p>DATE _____ GREENE COUNTY MAY SUPERINTENDENT /AUTHORIZED APPOINTEE _____</p>	<p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM AND UTILITY INSTALLATION REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE _____ LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP. _____</p>	<p>I HEREBY CERTIFY THAT THE GREENEVILLE ENERGY AUTHORITY (GEA) HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY USE EXTENSION POLICIES. EXTENSION SERVICE CAN BE PROVIDED TO THE PROPERTY SHOWN ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE EXTENSION SERVICE WILL BE PROVIDED TO THIS SITE.</p> <p>DATE _____ GREENEVILLE ENERGY AUTHORITY _____</p>
<p>GREENE COUNTY PLANNING COMMISSION</p> <p>TOTAL ACRES 2.38 ± TOTAL LOTS 3</p> <p>ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00</p> <p>DEVELOPER _____ CIVIL DISTRICT 1ST</p> <p>SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000</p>				



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY, SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, ENCUMBRANCES, OR OTHER WRITTEN OR UNWRITTEN.

I CERTIFY THAT THE INFORMATION FOR AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

—FOR REVIEW—

TAX REF.: TAX MAP 109 PARCEL 34
DEED REF.: D.B. 52A PG. 245
PLAT REF.: PLAT CABINET L, SLIDE 250

**DIVISION OF LOT 8 OF THE
KAREN ROBERTS PROPERTY
(PROPERTY SURVEY FOR WADE McCAMEY)**

BTH CIVIL DISTRICT GREENE CO, TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 636-9191

SCALE: 1"=100'
DATE: 03/22/2024
JOB NO. 24SU033 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU033

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	2.401 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	ROBERTS/McCAMEY	CIVIL DISTRICT	BTH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS SET FORTH IN THE VARIANCE STATEMENT, AND THAT THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY CLERK. THE AMOUNT OF \$ _____ REQUIRED BY THE GREENE COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT:

DATE _____

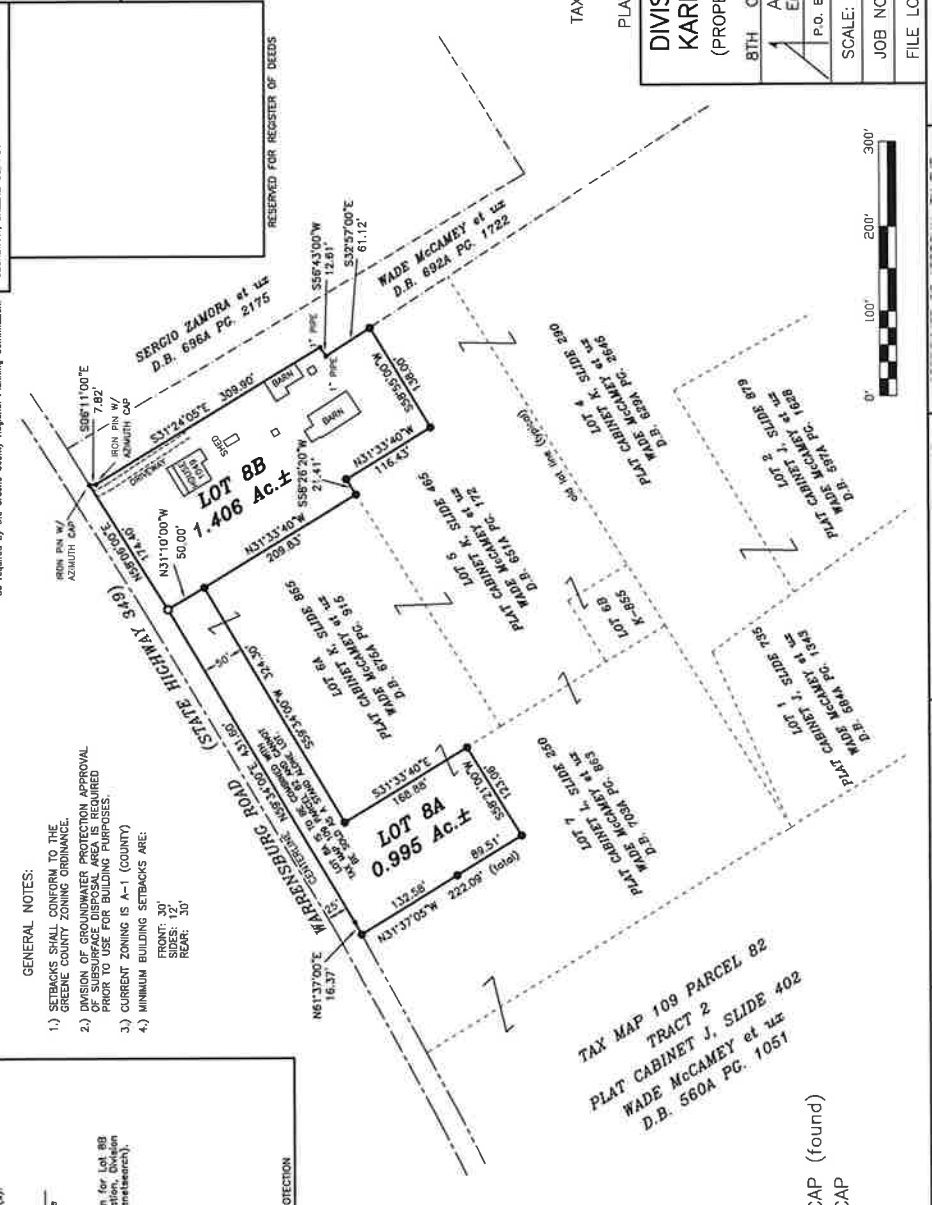
SECRETARY, GREENE CO REGIONAL PLANNING COMMISSION

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 10 feet wide for the installation, maintenance, and operation of stormwater management systems, utility lines, or non-structural stormwater systems as may be delineated on the plat. This easement shall be subject to the requirements set forth in the Greene County Regional Planning Commission.



CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEMS)

I (we) hereby certify that Lot 8B contains a separate working septic system, and that all field lines and subsoil absorption areas are shown on this plat as described on part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System is for the aforementioned lot(s) and system(s).

Owner _____ Date _____

The permit for construction of subsurface disposal system for Lot 8B of Greene County Planning Commission is hereby granted to Search Greene County under the name of Bill Roberts.

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
- 3.) CURRENT ZONING IS A-1 (COUNTY)
- 4.) MINIMUM BUILDING SETBACKS ARE:
FRONT: 30'
SIDES: 12'
REAR: 30'

STATE HIGHWAY ENTRANCE STATEMENT

THE ROAD FRONTAGE FOR LOTS 8A & 8B IS TO STATE HIGHWAY 349 AND SHALL BE MAINTAINED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.

ADDRESS OF LOT 8B
1048 WARRENSBURG ROAD
GREENEVILLE, TN 37743

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0220 D)
EFFECTIVE DATE: JULY 01, 2005

**TAX MAP 109 PARCEL 82
TRACT 2
PLAT CABINET J, SLIDE 402
WADE McCAMEY et al
D.B. 560A PG. 1051**

LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACRES REQUIRED BY THE GREENE COUNTY PLANNING COMMISSION AND THAT THE BUILDING RESTRICTIONS, EASEMENTS, AND SPECIFICATIONS OF THE SUBDIVISION REGULATIONS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

DATE: MARCH 22, 2024
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY (INITIAL):

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD OR STATE ROAD HAS BEEN MADE FOR THE LOT AS SHOWN ON THIS PLAT.
2. THE LOT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PLAT IS IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION.

BY GREENE COUNTY PLANNING COMMISSION AND PLAT APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY (NO SIGNATURE REQUIRED)

DATE _____ GREENE COUNTY HWY SUPERVISOR /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LOT AS SHOWN ON THIS PLAT IS IN ACCORDANCE WITH THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____ LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE EXTENSION PERIOD, ELECTRIC SERVICE CAN BE EXTENDED TO THE LOT AS SHOWN ON THIS PLAT. THAT THE LOCAL UTILITY DISTRICTS MAY REQUIRE THAT PATIENTS BE MADE TO CSA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE _____ GREENEVILLE ENERGY AUTHORITY

OWNER	DATE	OWNER	DATE
OWNER	DATE	OWNER	DATE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map/Community Panel No. _____ and is not in a Special Flood Hazard Area.

NORTH RECONCILED TO DEED OF PARCEL 095.02



REGISTER OF DEEDS

CURVE	CHORD	ANGLE	BEARING	CHORD	ANGLE
1	175.00	119.63	N. 74°41.13' W.	175.00	119.63
2	175.00	119.63	S. 74°41.13' E.	175.00	119.63
3	175.00	119.63	N. 74°41.13' W.	175.00	119.63
4	175.00	119.63	S. 74°41.13' E.	175.00	119.63
5	175.00	119.63	N. 74°41.13' W.	175.00	119.63
6	175.00	119.63	S. 74°41.13' E.	175.00	119.63

JOY BOWMAN
105-1239
TAX MAP 125
PARCEL 091.04

JOY BOWMAN
105-1239
TAX MAP 125
PARCEL 091.04

NINA COLLINS
105-1641
TAX MAP 125
PARCEL 095.02

CURVE	CHORD	ANGLE	BEARING	CHORD	ANGLE
1	175.00	119.63	N. 74°41.13' W.	175.00	119.63
2	175.00	119.63	S. 74°41.13' E.	175.00	119.63
3	175.00	119.63	N. 74°41.13' W.	175.00	119.63
4	175.00	119.63	S. 74°41.13' E.	175.00	119.63
5	175.00	119.63	N. 74°41.13' W.	175.00	119.63
6	175.00	119.63	S. 74°41.13' E.	175.00	119.63



SURVEY BY: CHARLES T. JOHNSON, JR.
PROJECT: 2405
DATE: 03-12-2024

DIVISION OF GROUNDWATER PROTECTION

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

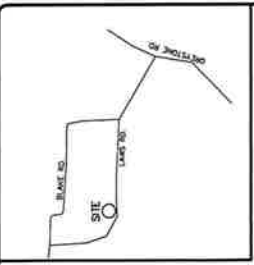
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA AROUND THE PROPOSED WELL AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF EASEMENTS TO THE PROPOSED WELL AND THE INSTALLATION OF SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE GREENE COUNTY PLANNING COMMISSION AND WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

MISCELLANEOUS NOTES:

LEGEND

- 1/2" IRON PIN SET (TFSI CH#)
- 1/2" IRON PIN FOUND
- X POINT ON RIGHT-OF-WAY

LOCATION MAP
NOT TO SCALE



I HEREBY CERTIFY THAT THE SURVEY AND THE RATIO OF THE SURVEY ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR OF TENNESSEE.

TFSI
TN. PROFESSIONAL
SURVEYING INC.
405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:
RONALD HOPSON
TAX MAP 137
PARCEL 012.00

CERTIFICATE OF GREENWILE ENERGY AUTHORITY
The undersigned hereby certifies that, subject to existing easements, the proposed project, electric service can be provided to the development described on this plat. Note that GEA line extension areas may require that payments be made to GEA, whose electric service will be provided to this site.

Date: _____ 20__

Secretary of the Greene County Regional Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
Greene County Public Utility Authority certifies that the proposed project is in compliance with the requirements of the local utility district, and it hereby approves the project. If not approved by the Public Utility Authority, the project will not be served by a public water system, and the expense of installing a well or providing private water service is the responsibility of the property owner.

Date: _____ 20__

Secretary of the Greene County Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREETS/ROADS
I hereby certify (initials) _____, Assistant Regional Planning Commissioner, has reviewed the plat and approved the project. The project complies with the requirements of the Greene County Regional Planning Commission and that the project complies with the requirements of the Greene County Regional Planning Commission. If not approved by the Greene County Regional Planning Commission, the project will not be served by a public water system, and the expense of installing a well or providing private water service is the responsibility of the property owner.

Date: _____ 20__

Secretary of the Greene County Regional Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property described on this plat and that I am (we are) dedicating the property to the public use of the community. I (we) have established the minimum building restriction lines and setback lines for the property and have had them recorded in the public records. I (we) have also established the public use of the property and have had them recorded in the public records.

Date: _____ 20__

Recorder of Deeds

GREENE COUNTY REGIONAL PLANNING COMMISSION	
HOPSON 4.40 AC.± PROPERTY PARITITION	
TOTAL ACRES 4.40	TOTAL LOTS 5
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY GREENE	CIVIL DISTRICT 22ND
SURVEYOR CHARLES T. JOHNSON, JR.	CLOSURE ERROR 1-10000
SCALE 1" = 100'	

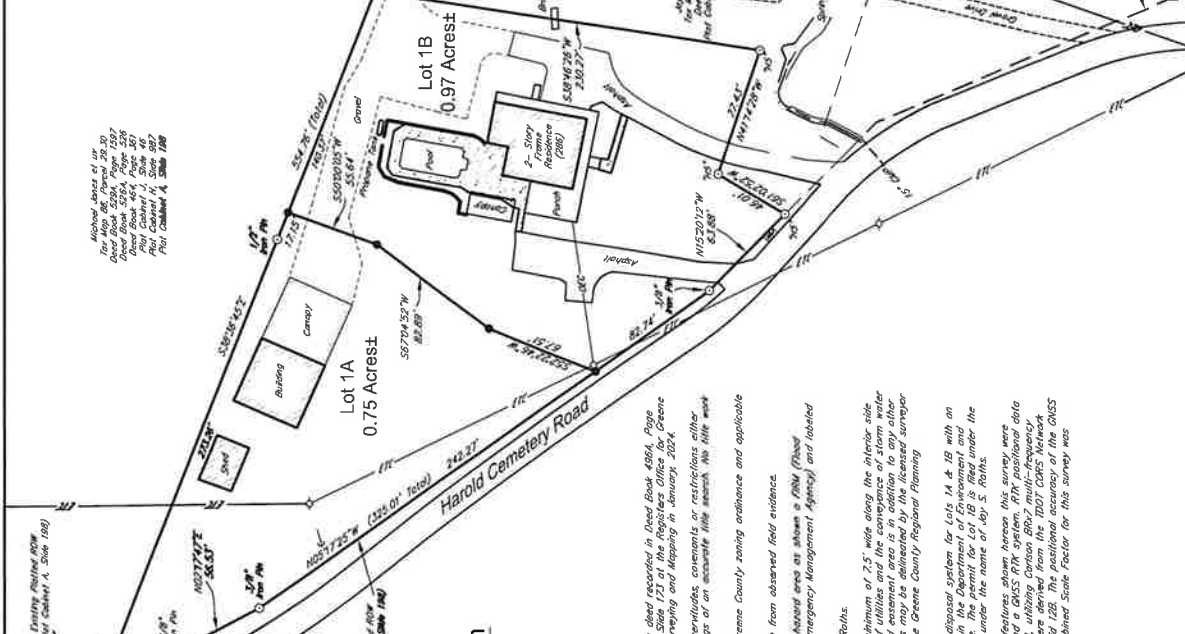


Vicinity Map

Preliminary Plat

Not for Recordation

- ### Legend
- Raker and Cap (Set This Survey)
 - Raker and Cap Stamped 7/57 (Found)
 - Property Corner & Type (Found)
 - Fence
 - Power Pole
 - Guy Anchor
 - Overhead Electric, Telegraphs & Cable
 - Overhead Electric & Cable
 - Water Valve
 - Water Meter
 - Storm Drain Line, Type & Size
 - Concrete Area



Owner Information

286 Harold Cemetery Rd
Greenville, TN 37745

Notes

- The information shown hereon was obtained from a deed recorded in Deed Book 436A, Page 318 & Plat Cabinet A, Slide 159 and Plat Cabinet L, Slide 173 of the Register's Office for Greene County, Tennessee; and a field survey by HD Land Surveying and Mapping in January, 2024.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title insurance. No title work was furnished to the surveyor.
- Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.
- No utility survey was performed. Utilities shown are from observed field evidence.
- This property DOES NOT lie within a special flood hazard area as shown in FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47059002300 dated July, 3, 2006.
- This survey was completed at the request of Jay Roths.
- There is hereby established an easement area a minimum of 7.5' wide along the interior side of the Harold Cemetery Road for the purpose of providing access to the adjacent property.
- Structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or their which may be required by the Greene County Regional Planning Commission.
- The permit for construction of subsurface sewage disposal system for Lots 1A & 1B with an area of 200 square feet was issued by the Greene County Regional Planning Commission on the name of Lamy Smith. The permit for Lot 1A is filed under the name of Jay S. Roths.
- The location aspects of the boundary and located features shown hereon this survey were performed using a Nikon NTL-32x2 Total station and a GNSS RTR system. RTR positional data was observed on or between the dates 01-10-2024, utilizing Garmin 867 multi-frequency receivers. The accuracy of the survey is stated as follows: Horizontal Accuracy: ± 0.02m; Vertical Accuracy: ± 0.03m. The Combined Scale Factor for this survey was 0.99990451.

CERTIFICATE OF VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (WE) HEREBY CERTIFY THAT LOTS 1A AND 1B WITH AN ADDRESS OF 286 HAROLD CEMETERY ROAD, GREENVILLE, TENNESSEE, ARE EQUIPPED WITH AN EXISTING SEPTIC SYSTEM AND THAT ALL FIELD UNITS AND TANKAGE ARE(S) ASSOCIATED WITH EACH SYSTEM ARE CHARGED DIRECTLY WITH EACH LOT(S) AS INDICATED AS SHOWN ON THIS SURVEY. I (WE) HEREBY CERTIFY THAT THE SEPTIC SYSTEM IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE SEPTIC SYSTEM IS NOT IN NEED OF REPAIR OR REPLACEMENT.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) AS THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE FULL AND COMPLETE TITLE TO THE PROPERTY SHOWN AND DEDICATE ALL RIGHTS, ALIENS, WALKS, RIGHTS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ELECTRIC

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO OBTAINING GSA SERVICE, CAN BE PROVIDED TO THE DEVELOPMENT ACCORDING TO THE REQUIREMENTS OF THE GREENVILLE ENERGY AUTHORITY. THE SIGNATURES BELOW CERTIFY THAT THE DEVELOPMENT ACCORDING TO THE REQUIREMENTS OF THE GREENVILLE ENERGY AUTHORITY WILL BE EXTENDED TO THIS SITE.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

- RESIDENT NOT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FRINGE ON THE GREENE COUNTY ROAD SYSTEM.
- STREETS HAVE BEEN CONVEYED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND COUNTY PLANNING COMMISSION.
- STATE ROUTE _____ IS NOT APPLICABLE TO THIS SURVEY AND THAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED)

DATE _____ REGISTERED SURVEYOR _____

GREENE COUNTY HIGHWAY SUPERINTENDENT/REGISTERED APPRAISER _____

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTED OF SUCH PARTS OF THE SUBDIVISION PLAN AS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE COUNTY RECORDER.

DATE _____ WATER SUPPLYMENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTED OF SUCH PARTS OF THE SUBDIVISION PLAN AS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE COUNTY RECORDER.

DATE _____ SECRETARY, PLANNING COMMISSION _____

DIVISION OF LOT 1 OF THE JAY AND ANDREA ROTHS PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.72 ± TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER Jay S. & Andrea M. Roths CIVIL DISTRICT 12th

SURVEYOR Denzil B. Hapson CLOSURE ERROR 1/10,000

SCALE 1" = 50' 0" 50' 100' 150'

CERTIFICATION

I hereby certify that this is a Category 4 survey and the professional accuracy is in compliance with the current Tennessee Minimum Standards of Practice.

Denzil Hapson - Surveyor
Lic. No. 04-2450

144 West Elmwood Ave.
Greenville, TN 37745
Office: 423-538-1589
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 86, Parcel 29.29
Plat Cabinet L, Slide 173
Deed Book 496A, Page 536
Date: March 26, 2024

Book 436A, Page 318
Plat Cabinet A, Slide 159

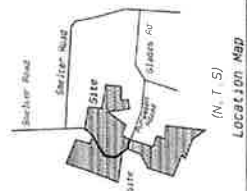
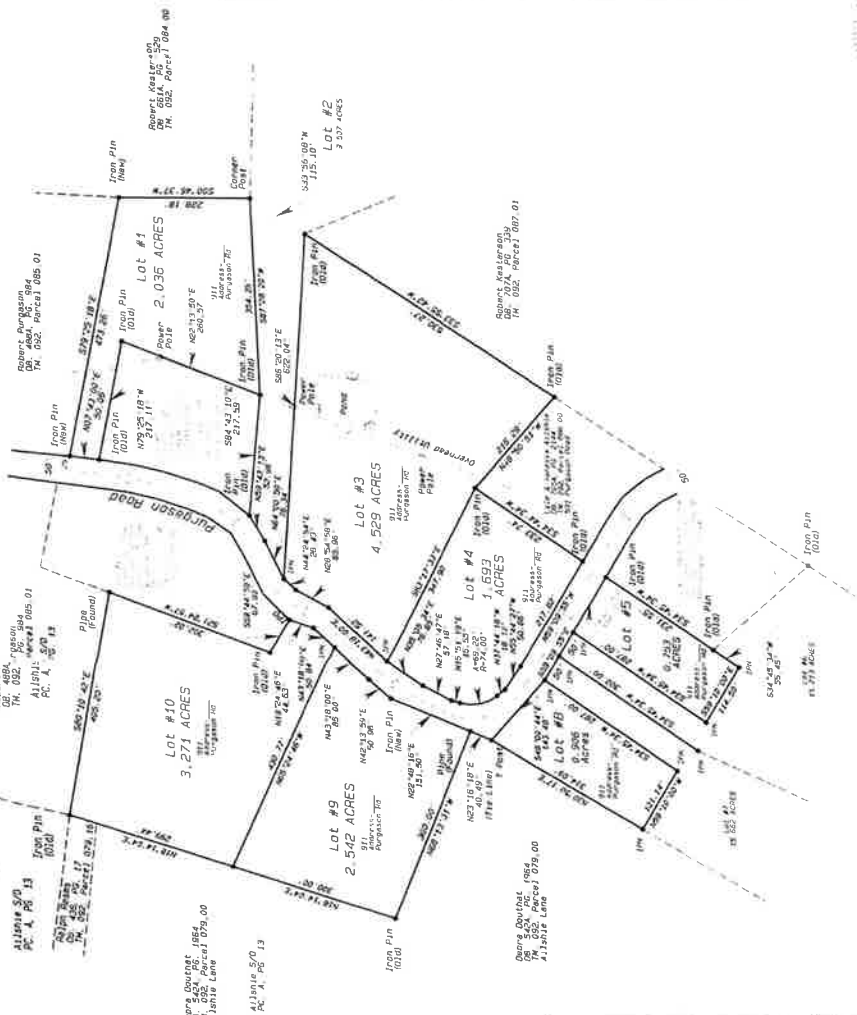
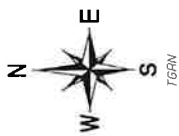
Book 436A, Page 318
Plat Cabinet L, Slide 173

Book 496A, Page 536
Plat Cabinet A, Slide 159

Book 436A, Page 318
Plat Cabinet A, Slide 159

Book 436A, Page 318
Plat Cabinet L, Slide 173

Book 496A, Page 536
Plat Cabinet A, Slide 159



LOCATION MAP
(N, T, S)

REGISTER OF DEEDS

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS
 I hereby certify that:
 1. Adequate right-of-way acquisition upon Greene County Road List, shall be made for the streets shown on this plat.
 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations and Ordinance.
 3. The Greene County Planning Commission has approved this plat and the proposed streets shown thereon.

CERTIFICATION OF ELECTRICAL
 I hereby certify that:
 1. The proposed power lines shown on this plat are in accordance with the Greene County Electric Service Ordinance.
 2. The proposed power lines shown on this plat are in accordance with the Tennessee Minimum Standards of Practice.
 3. The proposed power lines shown on this plat are in accordance with the Tennessee Minimum Standards of Practice.
 4. The proposed power lines shown on this plat are in accordance with the Tennessee Minimum Standards of Practice.

CERTIFICATION OF OVERSHPIP AND DECIDATION
 I hereby certify that this is a Category I survey and the ratio of accuracy is 1:100. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category I survey and the ratio of accuracy is 1:100. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

- Notes:**
- (1) There is hereby established an easement over the property shown on this plat for the purpose of utility lines.
 - (2) The easement is for the purpose of utility lines.
 - (3) The easement is for the purpose of utility lines.
 - (4) The easement is for the purpose of utility lines.
 - (5) The easement is for the purpose of utility lines.
 - (6) The easement is for the purpose of utility lines.
 - (7) The easement is for the purpose of utility lines.
 - (8) The easement is for the purpose of utility lines.



Jonathan Wayne Willis
 Surveyor, No. 423883
 170 Lakeview Lane
 Gray, TN, 37615
 (423) 202-8667

Currently Zone A-1 Greene Co.

GREENE COUNTY REGIONAL PLANNING COMMISSION	15-73	TOTAL LOTS	7
ACRES NEW ROAD	0	ACRES NEW ROAD	0
DATE: 3-13-11			

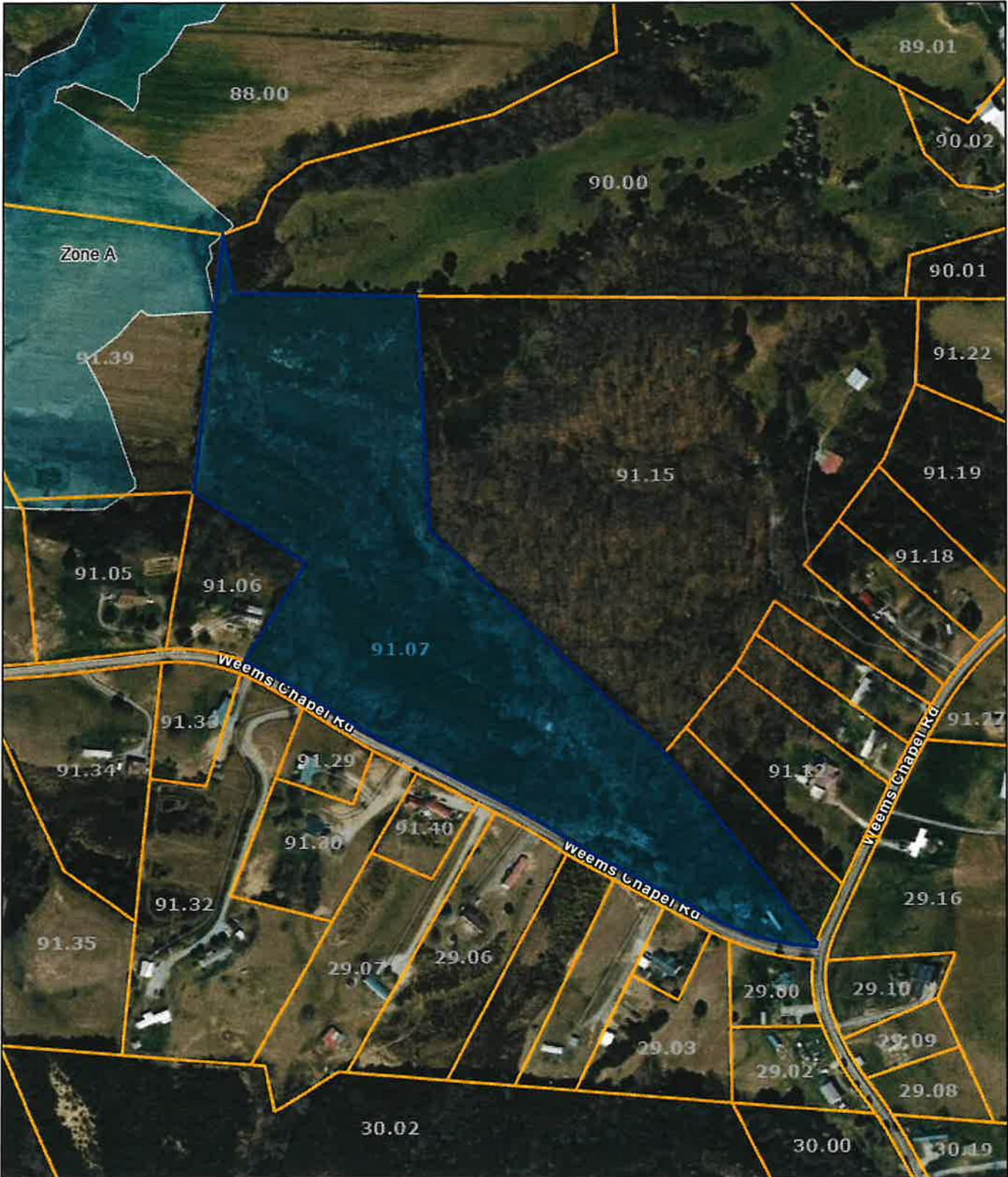
Buckner Family Division
 I hereby certify that the above plat is in accordance with the Greene County Subdivision Regulations and Ordinance. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

CERTIFICATION OF THE APPROVAL OF THE SUBDIVISION
 I hereby certify that the above plat is in accordance with the Greene County Subdivision Regulations and Ordinance. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category I survey and the ratio of accuracy is 1:100. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

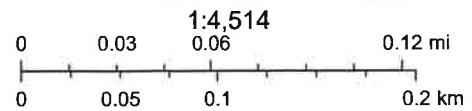
CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category I survey and the ratio of accuracy is 1:100. The survey was done in compliance with the Tennessee Minimum Standards of Practice.

Greene County - Parcel: 059 091.07

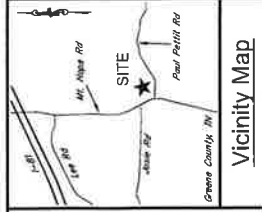


Date: April 3, 2024

County: Greene
Owner: ADAMS WILLIAM JR
Address: WEEMS CHAPEL RD 685
Parcel Number: 059 091.07
Deeded Acreage: 16.49
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



10. Clemmer-Carpenter Replat Lots 7-9
Weems Chapel Road



RECORDED RECORDS

Notes

- The information shown hereon was obtained from Deed Book 450A, Page 945; Deed Book 450A, Page 2452; and Plat Cabinet H, Slide 1 as recorded at the Register's Office of Greene County, Tennessee, and a field survey by H2 Land Surveying and Mapping, LLC in March, 2024.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title report. No title work was conducted on this survey.
- Substance shall conform to the Greene County Zoning Resolution and applicable covenants and restrictions, whichever is greater.
- No utility survey was performed.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 1208901000 dated July 1, 2006.
- There is hereby established an easement area a maximum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structure or non-structure easement areas as may be established by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission. Comments as to any utility easements are not shown on this plat.
- This survey was completed at the request of Tamara Ramirez.
- The location of the boundary and located features shown hereon this survey were previously shown on a 2023.07.02 plat titled "Plat Cabinet H, Slide 1" and recorded at the Register's Office of Greene County, Tennessee, and a field survey by H2 Land Surveying and Mapping, LLC in March, 2024.
- Land surveys as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, covebrates or burial grounds. Items of historical or cultural significance, therefore creation is taken to any utility easements which may exist on this property.
- The permit for construction of subsurface sewage disposal system for Lot 1R with an address of 25 Paul Pettit Road can be found in the Department of Environment and Conservation, Division of Governmental Protection Office. The permit for Lot 2R is filed under the name of Melissa Hodges.

Property Information

144 West Burnside Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.h2surveying.com
COPYRIGHT © 2024 ALL RIGHTS RESERVED

SHEET 1 OF 1

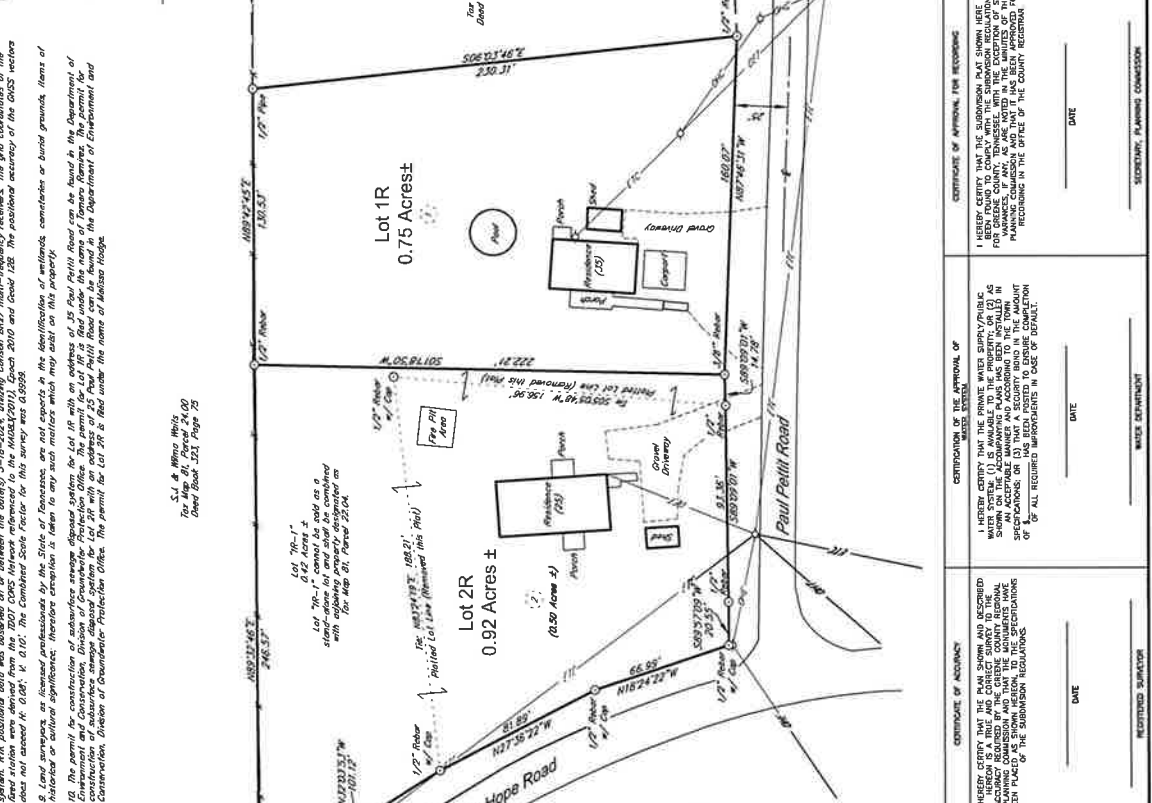
FINAL PLAT
Tax Map 81, Parcels 22.02 & 22.04
Deed Book 450A, Page 945
Deed Book 450A, Page 2455
Plat Cabinet H, Slide 1
Date: March 18, 2024

REVISION OF LOTS 1 & 2 OF THE TAMERA & SHELBA RAMIREZ SUBDIVISION GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.67 ± TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER TAMERA RAMIREZ
SURVEYOR DANIEL B. HOPFSON CIVIL DISTRICT 6th
CLOSURE ERROR 1/10,000

SCALE 1" = 40' 0" 80' 120'



CERTIFICATION OF VERIFICATION OF EXISTING SURVEY SYSTEM(S)

(GREENE COUNTY)

I, HENRY CERRY, being duly sworn, do hereby certify that the subdivision plat shown hereon was prepared in accordance with the provisions of the Tennessee Subdivision Act, Chapter 128, of the Tennessee Code Annotated, and that the same has been filed for record in the office of the Register of Deeds of Greene County, Tennessee, and that the same complies with all applicable laws, rules, regulations, and ordinances of the Greene County Regional Planning Commission. Comments as to any utility easements are not shown on this plat.

DATE _____

HENRY CERRY, Surveyor

CERTIFICATION OF OVERSHPER AND REDUCTION (GREENE COUNTY)

I, HENRY CERRY, being duly sworn, do hereby certify that the subdivision plat shown hereon was prepared in accordance with the provisions of the Tennessee Subdivision Act, Chapter 128, of the Tennessee Code Annotated, and that the same has been filed for record in the office of the Register of Deeds of Greene County, Tennessee, and that the same complies with all applicable laws, rules, regulations, and ordinances of the Greene County Regional Planning Commission. Comments as to any utility easements are not shown on this plat.

DATE _____

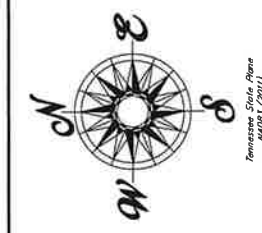
HENRY CERRY, Surveyor

CERTIFICATION OF APPROVAL OF RECORDS

I, HENRY CERRY, being duly sworn, do hereby certify that the subdivision plat shown hereon was prepared in accordance with the provisions of the Tennessee Subdivision Act, Chapter 128, of the Tennessee Code Annotated, and that the same has been filed for record in the office of the Register of Deeds of Greene County, Tennessee, and that the same complies with all applicable laws, rules, regulations, and ordinances of the Greene County Regional Planning Commission. Comments as to any utility easements are not shown on this plat.

DATE _____

HENRY CERRY, Surveyor



Notes

- The information shown hereon was obtained from Deed Book 450A, Page 945; Deed Book 450A, Page 2452; and Plat Cabinet H, Slide 1 as recorded at the Register's Office of Greene County, Tennessee, and a field survey by H2 Land Surveying and Mapping, LLC in March, 2024.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title report. No title work was conducted on this survey.
- Substance shall conform to the Greene County Zoning Resolution and applicable covenants and restrictions, whichever is greater.
- No utility survey was performed.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 1208901000 dated July 1, 2006.
- There is hereby established an easement area a maximum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structure or non-structure easement areas as may be established by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission. Comments as to any utility easements are not shown on this plat.
- This survey was completed at the request of Tamara Ramirez.
- The location of the boundary and located features shown hereon this survey were previously shown on a 2023.07.02 plat titled "Plat Cabinet H, Slide 1" and recorded at the Register's Office of Greene County, Tennessee, and a field survey by H2 Land Surveying and Mapping, LLC in March, 2024.
- Land surveys as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, covebrates or burial grounds. Items of historical or cultural significance, therefore creation is taken to any utility easements which may exist on this property.
- The permit for construction of subsurface sewage disposal system for Lot 1R with an address of 25 Paul Pettit Road can be found in the Department of Environment and Conservation, Division of Governmental Protection Office. The permit for Lot 2R is filed under the name of Melissa Hodges.

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Planning Research/Special Projects
Date: April 3, 2024
Subject: Proposed campground/RV park regulations

The attached resolution creates additional regulations for new campgrounds and RV parks. An attempt was made to address a wide variety of potential situations, even if a particular type of development seems unlikely to be developed in Greene County at this time. This was done for several reasons:

1. The Building Department has received several calls from people wanting to build campground/RV parks, the vast majority of whom do not appear to be professional developers. Inexperienced developers need more in-depth and complete regulations to help them to better understand the development process, and to be more accurate in determining their cost/benefit analysis. It's to no one's benefit if a new campground is started but is not completed because the upfront expense was higher than expected.
2. Traditionally, rural counties such as Greene County have a history of lower development pressures than what is often experienced in more urban areas. In the past, this has provided time for regulations to be updated before development occurred. This is no longer the case, as the influx of new residents from out-of-county/out-of-state have increased the pace for new development.
3. Though any resolution can be changed, it involves time (to research the topic, write the proposal, and possibly conduct work sessions and public meetings), and additional expense (primarily staff compensation). These changes are in addition to the overhaul of the subdivision regulations (in process), zoning resolution, and land use plan.
4. A side effect of Covid was an immense increase in camping and RV'ing, to the point where traditional campgrounds/parks have been, and continue to be, overloaded. A part of this growth has been something called boondocking (RV) or car camping (passenger vehicle), where a vehicle is parked outside of a campground/RV park, and where water, sewer, and electric hookups are not provided. It is important to regulate this type of camping, as the potential for negative impacts are higher than where services are provided.
5. There also appears to be an increase in primitive camping, which involves reaching a site by backpacking/hiking/bicycling/horses, where water/sewer services are not provided, and everything has to be "packed in/packed out". This includes "packing in" all supplies (tent, food, etc.), and "packing out" the remaining supplies and all trash. Human waste is buried. This generally takes place on public lands, and is guided by the seven principles of "Leave No Trace", as promoted by the National Park Service. This type of use needs to be regulated because it can also take place on private property. The financial gain to a property owner would be much less than what is realized with a campground/RV park, but the miniscule financial investment by the owner could make this type of development attractive.

Staff will meet with the County Attorney on 4/4/24 to discuss the draft. A copy of the resolution, revised as per this discussion, will be provided to the Planning Commission before the meeting.

CAMPGROUNDS AND RV RESORT REGULATIONS

Boondocking: a form of dispersed camping, but in an RV where there are no hookups for electric, water, or sewage.

Campground: a plot of ground upon which two (2) or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

Campground, on-site manager: the owner or employee of a campground/RV park who is designated by the permittee as the individual solely responsible for the daily operation of the park or camp and its compliance with these and all applicable regulations.

Campground, permittee, a person who applies for, is granted a permit, and is ultimately responsible for the operation of the campground/RV park and the compliance of the park or camp with this and all applicable regulations.

Camping, bicycle tour: a form of primitive camping, where all equipment is carried in by the camper to a location where amenities are not required to be provided.

Camping, car: camping in a vehicle other than an RV.

Camping, designated campsite: a specific site intended for use by an individual camper, whether camping is by tent, non-RV vehicle, or RV, within an area set aside for camping. Each campsite shall be identified by a sign or other method, and, at a minimum, a fire ring, potable water, sewage disposal, and trash collection, shall be provided.

Camping, designated dispersed: vehicle-accessible camping outside of a campground where amenities are not provided, but where there are distinct and defined campsites that campers must use.

Camping, dispersed: camping in a tent outside of developed recreational facilities where designated campsites are not used, access is by foot, bicycle, or horseback, and campsite location is determined by best management practices.

Camping, dispersed, best practices: follow the “Leave No Trace” guidelines espoused by the National Park Service, including locating dispersed campsites on durable surfaces (maintained trails and designated campsites, rock, gravel, sand, dry grasses or snow) at least 200 feet from lakes and streams.

Camping, commercial: a camping area where payment is offered for use of the site, vehicle access to and within the site is possible, camping can take place in a tent or vehicle/RV, amenities such as sewage collection, public potable water, and trash collection are required to be provided, and which payment is offered for .

Camping unit: tents, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed, marketed, and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

Camping, pack: a type of primitive camping where campers and their supplies are packed in on horseback.

Camping, primitive: such campsites another term for camping while backpacking or hiking, where food, water, and shelter are brought in by the camper, and manmade amenities are not provided. Usually reachable only by foot, bicycle, or horseback.

Camping, rural: a type of commercial camping, where tents or vehicles may be utilized, and permanent housing for transients, (cabins) may be provided, provided density and other requirements of this resolution are met.

Camping, sanitary facility for: Sewage disposal via pit privies, vault toilets, composting toilets, subsurface sewage disposal, or sanitary sewer.

Camping, special event: To provide for the safe and temporary housing accommodations to tourists and guests during a special event open to the public. To provide a designated area for guests to stay in close proximity to the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.

Camping, van: camping in a vehicle which has been modified to

Campsite: any plot of ground within a campground used or intended for the exclusive occupation by a camping unit.

Critical Vehicle: a vehicle type, typically the largest on a road by weight, size, or unique configuration, whose limited use on the road is necessary to fulfill the RMOs (road management objective).

Composting toilet: permitted only at primitive campgrounds as per the requirements of the Tennessee Department of Environment and Conservation

Mountain waves: the wavelike effect, characterized by severe updrafts and down drafts that occurs when rapidly flowing air encounters the steep front of a mountain range, typically where steep slopes are found on the leeward side (side facing opposite the direction the wind comes from) with more gently-rising slopes on the windward side (side facing the direction the wind comes from). Because wind gusts in excess of 80 mph have been measured in southeast Greene County during mountain wave events, extra steps to anchor tents and camping vehicles may be required in this area.

Passenger vehicle: as per the U.S. Department of Transportation, a motor vehicle is one weighing less than 10,000 pounds and includes passenger cars and light trucks, such as pickup trucks, vans, SUVs, and other light trucks.

Pit privy: i.e., an “outhouse”, to be used only at primitive campgrounds where there is no running water, or where there is no acceptable means to dispose of wastewater, and as permitted by TDEC.

Recreational vehicle (RV): for the purposes of regulations, an RV includes: Class A, B, and C motorhomes, fifth wheel, toy hauler, travel trailers, pop-up campers, and tiny travel trailers; any vehicle used for camping that is larger than a standard passenger car or truck.

RV park: a form of commercial camping where RV travelers can park their vehicles in a designated campsite and set up temporary camps. Basic amenities such as water, electricity, and sewer hookups shall be available at each campsite; restroom and shower facilities, laundry areas, and communal spaces for socializing are

RV resort: a commercial RV development that is exclusive by design and structure, contains paved roads; level, concrete site pads; more space between campsites; amenities can range from pools and spas, fitness centers, clubhouses, convenience stores, eateries, and tennis courts. Sites include full hookup; 30 and 50 amp power, water, and sewer connections.

Transient Camping: The purpose of this section is to provide opportunities for quality designed commercial transient campgrounds and recreational vehicle (RV) parks that are properly located in the community in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such development.

Vault toilets: a waterless toilet facility consisting of a holding tank which, because it lacks inlet and outlet pipes, does not release sewage into the ground but must be pumped.

517. Campgrounds/RV parks. The purpose of this section is to regulate campgrounds, RV parks, and rural transient housing in a manner that will encourage enjoyment of the natural environment, wildlife, and historical elements in Greene County, while ensuring their protection. This shall be done by limiting such developments to areas with utility and transportation networks that are adequate for the anticipated development, regulating the size and type of vehicles accessing such sites, and limiting the impact of the developments off-site.

- A. General Information for all campground developments.
 1. Camping developments in Greene County are classified as primitive, commercial, or RV resort.
 2. No camping activity, including dispersed camping, shall occur within fifty (50) feet of exterior property line.
 3. Under no circumstance shall any portion of the campground be subdivided into individual lots while the property is operated as a campground, unless each lot/tract has a separate access to an approved County road, a site plan is submitted and approved by the Planning Commission, and all applicable regulations, including but not limited to the Greene County Subdivision Regulations and Greene County Zoning Resolution, are met.

4. Camp developments cannot be designed and used for long term permanent housing, although a single permanent structure may be maintained for living quarters for the camp operator. To meet the requirements of these regulations, no more than 30 days of consecutive use is permitted by the same user, and at least fourteen (14) days must lapse prior to re-entry.
5. Registration.
 - a. The park operator shall keep an accurate register containing a record of all occupants, including the information listed below, if applicable.
 - i. Name, address, and space number of each occupant.
 - ii. The date the recreational or passenger vehicle entered the park; and
 - iii. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, make and type of vehicle.
 - b. The operator shall keep the register available at all times for inspection by the Enforcement Officer, law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.
 - c. The Enforcement Officer may inspect campgrounds at any time for compliance with zoning and building code compliance.
6. Individual campsites within camp developments.
 - a. Campsites are not permitted to be accessed directly from an external County road, but must front on and be accessed from an internal access road.
 - b. Each campsite, aside from any gravel or paved area provided for a vehicle/RV, shall be graded and grassed to prevent erosion and to direct storm drainage away from any provided vehicle/RV pad or tent site.
 - c. The slope of the surface of the vehicle/RV pad shall not exceed three percent (3%).
 - d. Campsites shall be a minimum of twenty (20) feet from any access roads.
 - e. Each campsite shall be clearly defined by permanent sign or markers.
 - f. Campsites shall be located outside identified special flood hazard areas shown on the current Greene County Flood Insurance Rate Maps.
7. Buffers shall be provided as follows:
 - a. A buffer area at least fifty (50) feet wide shall be provided around the periphery of the campground.
 - b. The buffer area shall contain a landscape strip planted with at least three rows of evergreen trees which measure a minimum of six (6) feet in height at the time of planting.

- c. The type, maximum planting distance, and other requirements for buffer trees can be found in the “Greene County Requirements for Landscape Buffers”.
- d. Additional buffer requirements, including berms and/or fencing, may be required if the campground is anticipated to generate a greater impact than usual.
- e. Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted as part of the site plan.
- f. There shall be no visible design element within the buffer areas except for the entry/exit drive, entry and directional signs, business sign, perimeter fencing, and buffering.
- 8. Lighting. Lights in the camp development, whether permanent, provided by the operator, or provided by campers, shall not be directed off-site. Permanent lights shall not be directed into the sky.
- 9. Campfires shall only be permitted in designated fire pits.
- B. Primitive camping.
 - 1. Includes tent-only, backcountry, dispersed, bicycle touring, and pack/horseback camping.
 - 2. Is only permitted in the A-1, General Agriculture District.
 - 3. The boundary of the campground property shall be marked so that, campers will know where camping activities are not permissible.
 - 4. “No Trace Left Behind”.
 - a. A copy of the National Park Service pamphlet, “No Trace Left Behind”, shall be posted at each entrance and exit to the campground, as well as designated campsites.
 - b. Campers who fail to comply with the “Dispose of Waste Properly” standards are subject to penalty under the provisions of these regulations, as well as the applicable regulations of the State of Tennessee.
 - c. Permittees are ultimately responsible for the failure to meet the “Dispose of Waste Properly” standards, as well as the applicable requirements of these regulations and the State of Tennessee and are subject to penalty under the provisions of these regulations.
- 5. Services
 - a. Water.
 - i. Potable water service is not required to be provided, but any water source provided by the permittee shall be identified as potable or non-potable.
 - ii. Potable water shall be provided from a public water source or a well approved by the TDEC.
 - b. Human waste.

- i. The collection, storage, and treatment of human waste on-site is not a service required to be provided by the campground.
 - ii. If service is provided, pit privies, vault toilets, or composting toilets that meet the requirements of these regulations and the Tennessee Department of Environment and Conservation, may be used.
 - c. Trash storage/collection service is not required to be provided, however the permittee is ultimately responsible for any trash which is left behind and visible off-site, or which is blown or otherwise transported onto public right-of-ways or adjoining/area property.
 - 6. Vehicle access by campers within the campground is not permitted.
 - 7. The campground property is not required to front on or have direct access to a county road (as listed in the GCRL), provided:
 - a. There is an easement recorded in the Greene County Register of Deeds Office specifying that it may be used to access the campground.
 - b. The easement shall contain provisions for parking.
 - 8. Where designated campsites are not utilized, tents shall be placed on durable surfaces located at least two hundred feet from lakes and streams, a distance that shall be maintained even if the water body is located off the property where the campsite is located.
 - 9. Parking areas shall be located at the margins of the campground property, provided they are outside of any required buffer area.
 - 10. Sanitary facility structures are the only permanent buildings permitted in primitive campgrounds.
 - 11. No more than four campsites per acre shall be permitted, with a minimum separation of one hundred (100) feet between campsites.
- C. Commercial campgrounds are divided into rural, general, or special event camping.
- 1. Requirements for all commercial campgrounds.
 - a. The minimum size of a campground development is five (5) acres, with a maximum density of ten (10) campsites/acre.
 - b. A minimum distance of shall be maintained between campsites that are designated for use by passenger vehicles.
 - c. A minimum distance of shall be maintained between campsites that are designated for use by non-passenger vehicles.
 - d. Setbacks.
 - i. The standard setback for commercial campgrounds is fifty (50) feet, which is utilized as a required buffer zone.

- ii. If the Enforcement Officer determines that the proposed campground may generate excessive dust, noise, drainage, or any other type of nuisance which may negatively impact the surrounding area, the setback requirement may be increased to at least one thousand (1,000) feet.
 - iii. If the permittee disagrees with this assessment, an appeal may be made to the Board of Zoning Appeals for their determination.
- e. All commercial camps shall have 24-hour, on-site management.
- f. Permanent dwellings are not permitted to be located within the campground, except that one (1) such dwelling is allowed for use exclusively by the park manager(s).
- g. Site plans are required to be prepared as per the requirements of this section and Section 512 of this Resolution, and submitted to the Greene County Regional Planning Commission for their approval.
- h. Size of individual campsites.
 - i. Campsites of varying sizes may be provided within a campground, based upon the type and size of vehicle intended to use the campsite, provided the maximum size vehicle is identified both on-site and on the site plan.
 - ii. Tent-only campsites are permitted, provided they are identified as such on the site.
- i. At least ten (10) percent of the total land area of the campground shall be set aside in a central location, to be used for open space and recreation. Utility areas, administration buildings, commercial areas, campsites, parking, or similar activities, are not permitted in this area.
- j. Principal uses, vehicles, and structures.
 - i. Recreational vehicles, travel trailers, pick-up trucks, motor homes, passenger vehicles, camping trailers and tents suitable for temporary habitation and used for travel, vacation and recreation purposes.
 - ii. Campsites for camp workers employed by the campground, provided they shall be limited to no more than one campsite per 20 non-employee campsites or fraction thereof within the campground.
 - iii. Temporary residential use by transient visitors.
 - iv. Permanent dwelling for the campground manager(s).
- k. Accessory uses and structures. Those which that are customary and incidental to the principal use.

- i. Management headquarters, grounds keeping, maintenance, storage (not for use by transient guests), and check-in huts/office.
 - ii. Storage buildings for use at the on-site manager residence.
 - iii. Structures and uses for the use and convenience of campground residents only, such as restrooms, shower facilities, laundry facilities, picnic pavilions, playground equipment, and commercial uses. Up to ten (10) percent of the total land area, or no more than one (1) acre, whichever is smaller, may be developed for such uses
 - iv. Walking trails, fishing piers, swimming areas, emergency shelters, and similar uses.
- l. Prohibited uses, vehicles, and structures.
 - i. Commercial uses, including customary home occupations, which are not permitted as accessory uses.
 - ii. Industrial and other nonresidential uses and structures.
 - iii. Underpinning or the removal of wheels from any type vehicle, except for the temporary purpose of repair or stabilization.
 - iv. External structures permanently attached to the ground such as decks, carports, or cabanas, associated with individual campsites.
 - v. Mobile homes on individual campsites, and mobile home parks.
 - vi. Permanent residences, excluding the accessory use of a resident management structure.
 - vii. Outbuildings or other structures associated with an individual campsite.
 - viii. Commercial busses on individual campsites.
- m. Trash/Refuse Disposal.
 - i. Campground operators are required to collect and legally dispose of trash/refuse so that that hazards to public health, and nuisances to neighbors, are not created.
 - ii. Each campsite shall be provided with an individual trash can that is fly proof, water tight and rodent proof.
 - iii. Individual trash cans are required to be emptied by campground employees on a daily basis, or more often when notified that the can is at/above capacity.
 - iv. The roll off or other large container(s) used to store contents of individual trash cans, shall be screened from

- view and located so that the roll off truck can maneuver on-site, without disturbing non-paved or graveled areas, or intruding upon campsites.
- n. Potable water service.
- i. The proposed water system shall be capable of meeting the demand for water during periods of peak use by the campground.
 - ii. Water may be supplied by a public water system or a private well, provided the well is approved by the TDEC.
 - iii. Well water shall be tested for total coliform and nitrate by a third-party environmental assessment company, both prior to submission of the application for campground approval, and annually thereafter. LIST STANDARDS TO BE MET.
 - iv. A frost-proof yard hydrant shall be placed no more than two hundred (200) feet from any campsite where individual water hookups are not provided.
 - v. Each yard hydrant shall be _____ (INSERT CONSTRUCTION STANDARDS FOR GRAVEL OR CONCRETE PAD, ETC.)
- o. Sewerage.
- i. All campgrounds will be required to be connected to a public sewer system if available.
 - ii. If public sewerage is not available, a subsurface sewage disposal system must be approved by the TDEC.
 - iii. Sanitary facilities, including flush toilets and showers, shall be located within three hundred (300) feet walking distance (along designated walking paths) of each campsite where individual water hookups are not provided.
- p. Parking requirements.
- i. "General parking" refers to spaces located off individual campsites but within the development. Each parking space shall be graveled or paved and shall meet the requirements for parking as listed elsewhere in this Resolution. The minimum number of parking spaces required for employees shall be based on the number of workers onsite per shift when the campground is at capacity. At least one (1) off-road parking space shall be provided for every five (5) campsites.
 - ii. Each campsite is required to designate an area that is set aside and graded, graveled/paved, stabilized, or otherwise prepared to permit parking of a vehicle.
- q. Each campground shall be permitted to display, on each road frontage where an access point is located, one (1) identifying sign of a maximum size of twenty (20) square feet.
- q. Access to site.

- i. All properties must be accessible by the largest vehicle intended to use the campground.
- ii. Access shall not be through a residential subdivision or neighborhood.
- iii. No more than one (1) access road shall be permitted per campground, though those that provide fifty (50) or more sites may be required to create and maintain additional ingress/egress point(s).
- iv. The ingress/egress road(s) into each development must provide direct access to a road listed in the latest version of the Greene County Tennessee Road List (GCRL).
- v. All traffic into and out of the park shall be thru access points identified as such on the site plan submitted for the development.
- vi. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended.
- vii. Curb radii, driveway cut and placement at intersections shall have a minimum of fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
- viii. If the Planning Commission determines that a potential route to access the proposed campground is inadequate for certain sized RV's, they may require the operator to have installed, at the operator's expense, off-site directional signs. These would direct traffic for the proposed development to a route identified as being adequate and safe for travel by larger vehicles. For signs placed on state roadways, the requirements of the Tennessee Department of Transportation must be met. For signs on local roads, the requirements of the Greene County Highway Department must be met.
- ix. A deceleration lane may be required at the entrance of the campground. If required on a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Planning Commission and Greene County Highway Department. Any required

improvement for a deceleration lane will be the responsibility of the developer.

- x. Roads between the development and the nearest collector road, as identified on the Major Road List, must be adequate to handle the anticipated volume of traffic and the size of the largest vehicle permitted on the development.
 - xi. If the Planning Commission determines that improvements to the road network need to be made to ensure safe operation of the proposed development, it shall be the responsibility of the developer to design and coordinate the project with the appropriate agency (Greene County Highway Department or Tennessee Department of Transportation) and perform the improvements at their expense
- r. Internal roadways within commercial camp developments.
- i. All internal roadways shall meet the following curve requirements: Minimum radius for a 90 degrees turn - 40 feet
Minimum radius for a 60 degrees turn - 50 feet
Minimum radius for a 45 degrees turn - 68 feet. (NEED TO REVIEW THESE STANDARDS).
 - ii. The primary consideration for determining the width of the traveled way is the types of vehicles that will use the access road.
 - iii. Secondary considerations are the design speed, traffic volume, anticipated driver skill, and the presence or absence of shoulders and ditches.
 - iv. Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
 - v. All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
 - vi. All internal roadways shall have a minimum width of no less than twelve (12) feet for one-way traffic and no less than twenty-two (22) feet for two-way traffic.
 - vii. A central vehicle check-in facility shall be designated on the site plan with a queuing capacity for a minimum of three (3) recreational vehicles.

- s. There shall be at least one (1) picnic table and one (1) fireplace/grill provided per campsite.
- 2. Rural campgrounds.
 - a. These developments are permitted only in the A-1, General Agriculture District.
 - b. Permanent structures are permitted to be constructed and used for transient accommodation, provided they constitute no more than ten (10) percent of the total number of sites (campsites plus cabins), and each cabin is limited to no more than eight (8) occupants.
- 3. General campgrounds.
 - a. These developments are permitted in the B-2 General Business District, and B-3 Arterial Business districts.
 - b. Permanent dwellings for transient guests are not permitted.
- D. Special event campgrounds. These campgrounds are associated with, cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, artisan sales, communal camping, and like uses.
 - 1. Special event campgrounds are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.
 - 2. They are permitted as a special exception in the A-1 General Agriculture District and B-1 Neighborhood Business district, provided:
 - a. The property is located near the special event.
 - b. A special permit shall be obtained prior to each event, which shall be issued a maximum of four times a year.
 - c. Overnight camping shall be permitted no more than ten days/event.
 - d. The higher standards for water and sewerage can be met.
 - 3. A site plan must be reviewed and approved by the Planning Commission, as per the requirements of Section 512 of these regulations.
 - 4. A site plan is not required when the property will be used for special event day-parking only, though a special event permit must be obtained for such use.
 - 5. The portion of any access road located on the public right-of-way shall be paved or otherwise improved to meet the standards of the TDOT (if a state road), or the GCHD (if a County road). The first 30 feet of the access road located on private property shall be paved or graveled. The remainder of the access road, and any other road on-site, may be paved, graveled, or grassed.
 - 6. Hours of operation for the event shall be limited to 10:00 a.m. to 10:00 p.m., though the Building Commissioner may change the hours of operation to permit an earlier starting time if it is found to be in the public interest and would not have an adverse effect on the neighboring properties.

7. At least one frost free yard hydrant shall be provided for every five campsites.
8. Sewerage. (DISCUSS REQUIREMENTS FOR PORT-O-LETS AND/OR PERMANENT RESTROOM FACILITIES)
9. Instead of garbage cans located at each campsite, centrally located garbage collection stations can be provided.
10. A minimum separation of campsites not regulated but recommended to prevent the spread of fires, offer some privacy, and mobility of camping units.

E. RV resort.

1. The maximum density permitted is seven (7) units per acre.
2. Each campsite shall contain at least twenty-five (2,500) sq. ft., and shall have a concrete pad of a size and design to accommodate at least one automobile and camping vehicle within each space.
3. There shall be a minimum distance of twenty-five (25) feet between campsite boundaries.
4. At least twenty (20) percent of the total site shall be reserved for open space and/or recreation. The square footage of the buffer zone shall be used to calculate total land area, but shall not be included as part of the open space total.
5. In addition to the water, restrooms, and garbage collection services required for commercial campgrounds, the following are additional services required to be provided for use and enjoyment of guests: a club house, indoor and outdoor recreation facilities, a pool and/or lake, and laundry facilities. Eating establishments limited for use by guests are permitted.
6. Permanent structures are permitted to be constructed and used for transient accommodation, provided they constitute no more than ten (10) percent of the total number of sites (campsites plus cabins), and each cabin is limited to no more than eight (8) occupants.
7. All parking spaces and internal roads shall be covered with an all-weather surface.

SURVEY FOR BRYAN SUSONG
 2024 GREENE COUNTY, TENNESSEE
 DEED REFERENCE - DEED BOOK 694A, PAGE 352

TAX PARCEL - 147-076.03

OWNER AND ADDRESS OF PROPERTY
 VICKI ANNE TRANTHAM
 3155 SUNNYDALE ROAD
 GREENEVILLE, TN 37743

LEGEND
 IPS - 1/2" IRON PIN SET
 IRP - 1/2" IRON ROD FOUND
 O - POINT OR AS SHOWN OTHERWISE

STORMWATER/UTILITY EASEMENT STATEMENT
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM
 OF 10 FEET WIDE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND
 STORMWATER COLLECTION SYSTEMS. THIS EASEMENT SHALL BE IN ADDITION
 TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER
 EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR
 AND SHALL BE SUBJECT TO THE APPROVAL AND RECORDATION BY THE
 GREENE COUNTY REGIONAL PLANNING COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA
 SPECIFIED SPECIAL FLOOD HAZARD AREA.
 EFFECTIVE DATE: 3 JULY 2005.

SETBACKS SHALL CONFORM TO ZONING.



SURVEY PERFORMED USING GPS EQUIPMENT
 KINEMATIC VECTORS, ROOT MEAN SQUARE
 OF NO MORE THAN 0.08 METERS/INCH

I hereby certify that this is a category IV survey
 and complies with the minimum standards
 of practice for land surveying in Tennessee.

MICHAEL A. GRIGSBY
 50 VELDIT LANE
 GREENEVILLE, TN 37743
 EMAIL: magsolis@aol.com
 PHONE: 423.638.5732
 SCALE: 1" = 100' 30 JAN 2024

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
 TENNESSEE MINIMUM STANDARDS OF PRACTICE



Certificates of Greenville Energy Authority

The signature notice certifies that, subject to existing GEA line extension policies, electric
 service can be provided to the transmission, distribution, and service lines shown on this map
 and that the proposed project complies with applicable GEA policies and procedures.

Greenville Energy Authority

CERTIFICATE OF OWNERSHIP AND DECISION

I, THE UNDERSIGNED SURVEYOR, HAVE IN THE LAST 12 MONTHS OF THE SURVEY
 THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE
 CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE
 AND VEGEATE ALL STREETS, ALLEYS, WALKS, PAVES AND OTHER
 FIRST STREETS TO PAVED OR FINISH, ETC. TO DATE.

DATE: 30 JANUARY 2024

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE REAL SURVEY AND
 DESCRIBED HEREIN IS A TRUE AND CORRECT
 ACCORDING TO THE RECORDS OF THE
 GREENE COUNTY, TENNESSEE
 RECORDS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE
 THE UNALIGNED BOUNDARIES SHOWN
 HEREON, TO THE SPECIFICATIONS OF THE
 SUBDIVISION MAP ACT.

DATE: 30 JANUARY 2024

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

- I hereby certify (initials) _____
- Streets have been constructed in accordance with the Green County Subdivision Regulations, and the preliminary plans so approved by the Green County Planning Commission.
- Streets have been approved with a preliminary plat by the Green County Regional Planning Commission.
- Streets have been approved with a preliminary plat by the Green County Regional Planning Commission.

Date: _____ Green County Highway Superintendent/Authorized Appointee

Signature of Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
 HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE
 SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS OF THE
 BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY
 RECORDS, AND HAS BEEN FILED WITH THE COUNTY REGIONAL
 PLANNING COMMISSION IN FULL COMPLIANCE WITH ALL RELEVANT
 APPROPRIATE IN CASE OF APPEAL.

DATE: _____

SECRETARY, LOCAL REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR
 DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

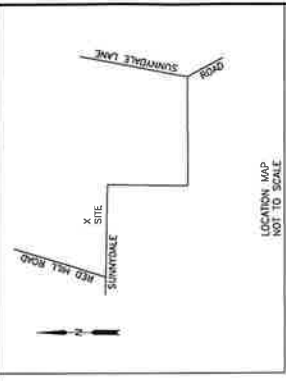
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

VICKI ANNE TRANTHAM PROPERTY

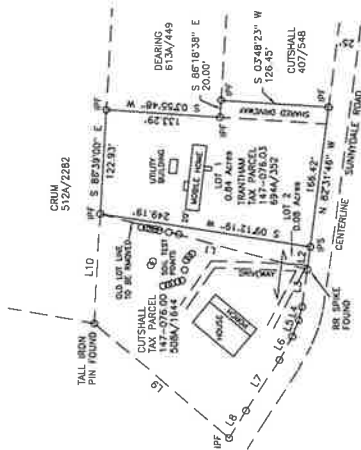
GREENE COUNTY REGIONAL PLANNING COMMISSION
 TOTAL ACRES 0.92 TOTAL LOTS 2
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 OWNER TRANTHAM CIVIL DISTRICT 2ND
 SURVEYOR M.A. GRIGSBY CLOSURE ERROR 1:7500

SCALE 1" = 100'

100' 200'



LINE	BEARING	DISTANCE
L1	N 19°20'58" E	251.45
L2	N 87°31'46" W	28.93
L3	N 87°31'46" W	28.93
L4	N 79°43'18" W	18.45
L5	N 85°19'09" W	20.58
L6	N 61°02'22" W	31.35
L7	N 56°21'35" W	71.48
L8	N 46°40'51" E	207.72
L10	S 86°39'00" E	129.53



LOT 2 CAN NOT BE SOLD AS A STAND ALONE
 LOT AND SHALL BE COMBINED WITH TAX PARCEL
 147-076.00

CERTIFICATE FOR VERIFICATION OF EXISTING SEWER SYSTEMS

I (we) hereby certify that this (these) _____ with existing sewer system, and that
 all lines are and are to be installed in accordance with the standards of the
 Subsurface Sewage Treatment System from the Tennessee Department of Environment and Conservation is for
 the aforementioned (fill) and (initials).

Date: _____ 20____

Owner: _____

Owner: _____

Division of Geospatial Positioning

CERTIFICATION OF OWNERSHIP AND DEDICATION

I [WE] HEREBY CERTIFY THAT I AM [WE ARE] THE OWNER[S] OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I [WE] HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [OUR] CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

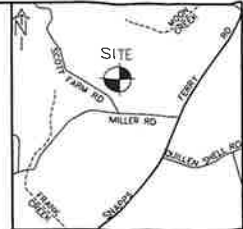
OWNER _____ DATE _____
 OWNER _____ DATE _____
 OWNER _____ DATE _____

LINE	BEARING	DISTANCE
L1	S 86°28'26" E	56.73'
L2	S 86°26'01" E	82.97'

OWNER(S)
 DAVID & REBEKAH SCOTT
 2902 INDIANSUMMER CT
 ABINGDON MD 21009

HAZEL SCOTT
 1855 SCOTT FARM RD
 AFTON TN 37616

PROPERTY ADDRESS
 SCOTT FARM RD
 AFTON, TN 37616



CERTIFICATE OF APPROVAL FOR RECORDING

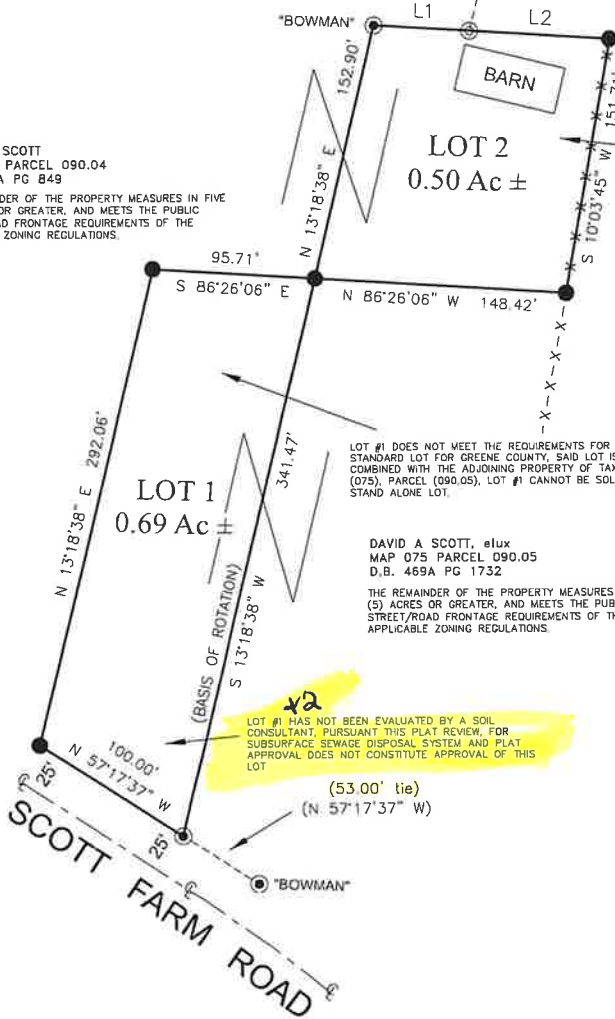
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY _____ REGIONAL PLANNING COMMISSION
 DATE _____

HAZEL E SCOTT
 MAP 075 PARCEL 090.04
 D.B. 663A PG 849

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

JEFF COBBLE, et al
 MAP 075 PARCEL 024.00
 D.B. 505A PG 1454



LOT #2 DOES NOT MEET THE REQUIREMENTS FOR A STANDARD LOT FOR GREENE COUNTY, SAID LOT IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TAX MAP (075), PARCEL (090.04), LOT #2 CANNOT BE SOLD AS A STAND ALONE LOT.

LOT #1 DOES NOT MEET THE REQUIREMENTS FOR A STANDARD LOT FOR GREENE COUNTY, SAID LOT IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TAX MAP (075), PARCEL (090.05), LOT #1 CANNOT BE SOLD AS A STAND ALONE LOT.

DAVID A SCOTT, et ux
 MAP 075 PARCEL 090.05
 D.B. 469A PG 1732

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

LOT #1 HAS NOT BEEN EVALUATED BY A SOIL CONSULTANT, PURSUANT THIS PLAT REVIEW FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT

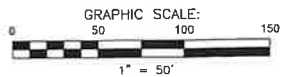
(53.00' tie)
 (N 57°17'37" W)

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
⊙	1/2" IRON PIN FOUND
⊗	1" IRON PIPE FOUND
⊕	CENTERLINE ROADWAY
—	PROPERTY LINE
- - -	CENTERLINE
- · - · -	FENCE LINE
- - - - -	ADJOINER PROPERTY LINE

NOTES:

- 1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS
- 4) REFERENCE TAX MAP: 075 PARCEL 090.05
 REFERENCE DEED: DEED BOOK 489A PAGE 1732
 REFERENCE TAX MAP: 075 PARCEL 090.04
 REFERENCE DEED: DEED BOOK 663A PAGE 849
- 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C02350, EFF. DATE: 07-03-2006)
- 6) TOTAL ACREAGE: 1.19 Ac +/-
- 7) MINIMUM LOT SIZE: 0.50 Ac +/-
- 8) NUMBER OF LOTS: 2
- 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

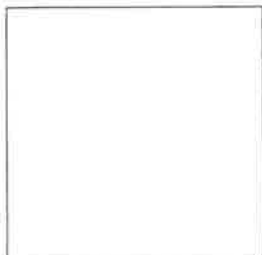


CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 7,500, AND IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. THE SURVEY SHOWN WAS PERFORMED TO THE MINIMUM STANDARDS OF PRACTICE FOR TENNESSEE.

BRYAN TODD SHELTON TN. RLS# 1955 DATE _____

REGISTER OF DEEDS



GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
 FOR
 DAVID SCOTT AND
 HAZEL SCOTT
 13TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

<p>PROFESSIONAL SURVEYING, INC. LAND SURVEYING • MAPPING • PLANNING</p>	425 HINSHLER RD CHUCKEY, TN 37624 PHONE: (615) 257-3911	DATE: 10-11-2023 JOB NO: 2023112 DRAWN BY: JWC REVISION: 1 OF 1 SHEET 1 OF 1
	425 HINSHLER RD CHUCKEY, TN 37624 PHONE: (615) 257-3911	
	DATE: 10-11-2023 JOB NO: 2023112	
	DRAWN BY: JWC REVISION: 1 OF 1 SHEET 1 OF 1	

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT. MY (OUR) CONSENT ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____
 OWNER _____ DATE _____
 OWNER _____ DATE _____

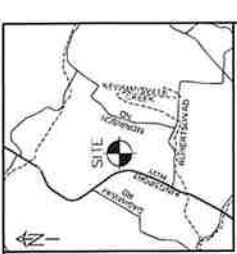
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORD IN THE AMOUNT OF \$_____. I FURTHER CERTIFY THAT I AM WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY _____ REGIONAL PLANNING COMMISSION
 DATE _____

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS AND REGULATIONS REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER.

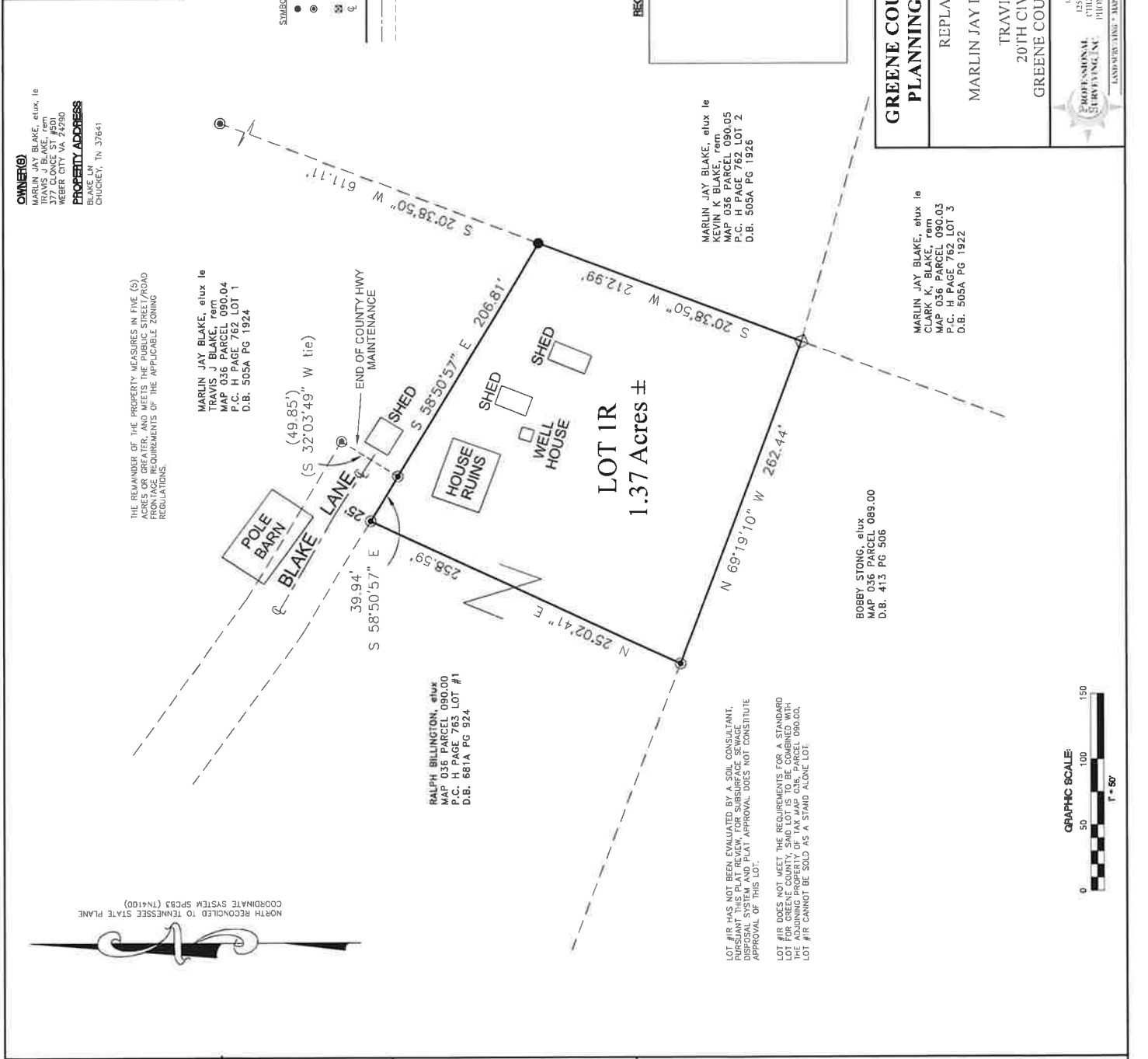
BRYAN TODD SHELTON TN. RLS# 1955 DATE _____

- NOTES:**
- 1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - 4) REFERENCE TO MAP 036 PARCEL 090.04 REFERENCE DEED: DEED BOOK 505A PAGE 1024 REFERENCE PLAT: PLAT CABINET H S/DJUE 762
 - 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47058C01500, EFF. DATE: 07-03-2006
 - 6) TOTAL ACREAGE: 1.37 Ac +/-
 - 7) MINIMUM LOT SIZE: 1.37 Ac +/-
 - 8) NUMBER OF LOTS: 1
 - 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OVER THE PROPERTY SHOWN AND DESCRIBED HEREON FOR THE MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF EGRESS. THE EASEMENT AREA IS SHOWN IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
 - 10) THIS SURVEY WAS PERFORMED USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY SURVEY RECEIVER BEING OPERATED WITH SUBSTANTIAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.02 HUNDREDS OF A FOOT FOR CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 NO TRANS) AND GEOD: GEOIDBUZ. WE WERE USED TO CONDUCT THIS SURVEY. ALL MEASUREMENTS WERE MADE USING A COMBINED GRID FACTOR OF 1.0000883033728



LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PS. CAP
○	1/2" IRON PIN FOUND WITH CHANDLER CAP
⊗	FENCE POST FOUND
⊕	CENTERLINE ROADWAY
—	PROPERTY LINE
—	CENTERLINE
- - -	ADJACENT PROPERTY LINE



OWNERS:
 MARLIN JAY BLAKE, et ux, le
 TRAVIS J BLAKE, rem
 377 CLONCE ST #201
 WEBER CITY VA 24380
PROPERTY ADDRESS:
 BLAKE LN
 CRUGGETT, TN 37641

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

MARLIN JAY BLAKE, et ux, le
 TRAVIS J BLAKE, rem
 MAP 036 PARCEL 090.04
 U.P. PAGE 762 LOT 1
 D.B. 505A PG 1924

RALPH BILLINGTON, et ux
 MAP 036 PARCEL 090.00
 P.C. H PAGE 763 LOT #1
 D.B. 681A PG 924

LOT #1R HAS NOT BEEN EVALUATED BY A SOIL CONSULTANT, PURSUANT TO THIS PLAT REVIEW, FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THIS PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS UOI.

LOT #1R DOES NOT MEET THE REQUIREMENTS FOR A STANDARD LOT FOR GREENE COUNTY, SAID LOT IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TRAVIS J BLAKE, et ux, le, MAP 036 PARCEL 090.00, LOT #1R CANNOT BE SOLD AS A STAND ALONE LOT.

BOBBY STONG, et ux
 MAP 036 PARCEL 089.00
 D.B. 413 PG 506

MARLIN JAY BLAKE, et ux, le
 CLARK K. BLAKE, rem
 MAP 036 PARCEL 090.03
 P.C. H PAGE 762 LOT 3
 D.B. 505A PG 1922

MARLIN JAY BLAKE, et ux, le
 KEVIN K BLAKE, rem
 MAP 036 PARCEL 090.05
 P.C. H PAGE 762 LOT 2
 D.B. 505A PG 1926

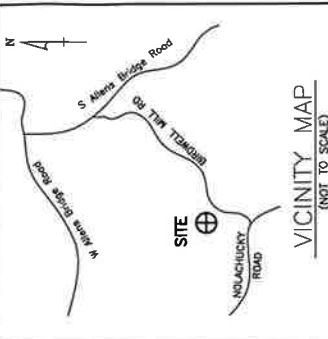
GREENE COUNTY REGIONAL PLANNING COMMISSION
 REPLAT OF LOT 1
 OF THE
 MARLIN JAY BLAKE PROPERTY
 TRAVIS J BLAKE
 20TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

REGISTER OF DEEDS

DATE: 02-15-2021
 JOB NO: 2020011
 DRAWN BY: JMO
 REVISION 1.00 F
 SHEET 1148 I

LAND SURVEYING * SURVEY * PLANNING





THIS PROPERTY SUBJECT TO ANY AND ALL APPLICABLE SUBDIVISION RESTRICTIONS EITHER WRITTEN OR UNWRITTEN. THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRK7 DUAL FREQUENCY RECEIVERS, THE SOUNDING MODEL USED BEING USED IN OTHER SURVEYS. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.04".

CERTIFY THAT THE INFORMATION FOR AND ON THIS FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

---FOR REVIEW---

TAX REF.: TAX MAP 164 PORTION OF PARCEL 29.04
DEED REF.: D.B. 80A PG. 98
DEED REF.: D.B. 646A PG. 1678

SURVEY OF A PORTION OF THE JERRY & GWYN SOUTHERLAND PROPERTY

3RD CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 635-9191
SCALE: 1"=100' DATE: 02/27/2024
JOB NO. 24SU010 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU010

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	2.69 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	JERRY & GWYN SOUTHERLAND	CIVIL DISTRICT	3RD
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING

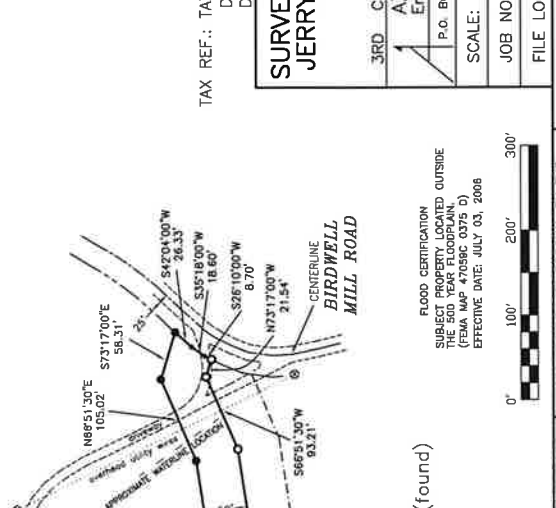
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE ZONING ORDINANCE OF GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS AUTHORIZED BY THE GREENE COUNTY PLANNING COMMISSION IN THE OFFICE OF THE GREENE COUNTY PLANNING COMMISSION. THE AMOUNT OF SUCH VARIANCES IS AS SHOWN ON THE PLAT. THIS PLAT HAS BEEN POSTED WITH A NOTICE OF RECORDING IN THE OFFICE OF THE GREENE COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION



CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE EXTENSION PAID, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. THIS SERVICE WILL BE PROVIDED WITHOUT REQUIRE THAT ADVANCE BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE DEVELOPMENT DESCRIBED ON THIS PLAT HAS BEEN APPROVED BY THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PRONGER OR HIS AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES HEREON IS A TRUE AND CORRECT SURVEY TO THE GREENE COUNTY REGISTERED LAND SURVEYOR. THE PLAN SHOWS THE LOCATION OF THE PROPOSED DRIVEWAY AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE _____

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I HAVE MADE THE OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE DRIVEWAY AND DRIVEWAY PERMIT STATEMENT TO THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY OR DRIVEWAY PERMIT STATEMENT TO A COUNTY MAINTAINED ROAD.

DATE _____

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES HEREON IS A TRUE AND CORRECT SURVEY TO THE GREENE COUNTY REGISTERED LAND SURVEYOR. THE PLAN SHOWS THE LOCATION OF THE PROPOSED DRIVEWAY AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE _____

TENNESSEE REGISTERED LAND SURVEYOR

GENERAL NOTES:

- SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- DIVISION OF GROUNDWATER PROTECTION APPROVAL REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum of 75' wide along the interior side of all lot lines for the installation, maintenance, and repair of stormwater and utility lines. This easement shall be in addition to any other easements established over the property. The easement shall be subject to the increased surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Tax Map 164 Parcel 29.04
JERRY & GWYN SOUTHERLAND
D.B. 80A PG. 98
D.B. 646A PG. 1678
D.B. 696A PG. 2437
(over 5 Acres Remaining)

LOT 2
2.69 Ac. ±

Tax Map 164 Parcel 29.04
JERRY & GWYN SOUTHERLAND
D.B. 80A PG. 98
D.B. 646A PG. 1678
D.B. 696A PG. 2437
(over 5 Acres Remaining)

Tax Map 164 Parcel 29.20
JAMIE WINTER (life estate)
D.B. 697A PG. 2225

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I HAVE MADE THE OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE DRIVEWAY AND DRIVEWAY PERMIT STATEMENT TO THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY OR DRIVEWAY PERMIT STATEMENT TO A COUNTY MAINTAINED ROAD.

DATE _____

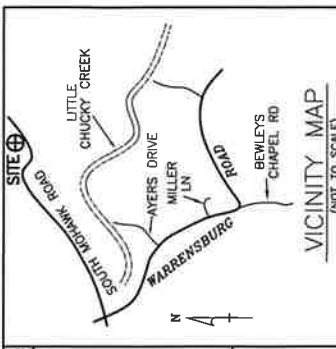
OWNER

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE EXTENSION PAID, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. THIS SERVICE WILL BE PROVIDED WITHOUT REQUIRE THAT ADVANCE BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRK7 DUAL-FREQUENCY RECEIVERS. THE SCOUR POINTS USED IN THIS SURVEY WERE BASED ON AN OPUS SCOUR POINT LIST PROVIDED BY THE SURVEYOR. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05".

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

- FOR REVIEW -

TAX REF.: TAX MAP 117 PARCEL 33.08
DEED REF.: D.B. 670A PG. 1909
PLAT REF.: PLAT CABINET D, SLIDE 245

COMBINATION OF LOTS 8 & 9 OF THE S.J. BIBLE PROPERTY
(PROPERTY SURVEY FOR ETHAN RICHARDS)
4TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=100' DATE: 01/18/2024
JOB NO. 23SU161 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 23SU161

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION. IF ANY, AS A CONDITION OF SUCH APPROVAL, THE APPLICANT HAS ASSURED THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION. A RECORDING FEE IN THE AMOUNT OF \$_____ HAS BEEN PAID WITH THIS PLAT. THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS

GENERAL NOTES:

- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2) DIVISION OF GROUNDWATER PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum 10-foot wide strip of land for the purpose of installing and maintaining stormwater and utility lines. Such easement shall be shown on the plat. Such easement shall be subject to the provisions of the Stormwater/Utility Easement Statement as may be adopted by the Greene County Regional Planning Commission.

RESERVED FOR REGISTER OF DEEDS



LOT BR
2.03 Ac. ±

LOTS 6 & 7 - S.J. BIBLE PROP.
PLAT CABINET D SLIDE 245
JAMES GORDON, Jr. et al
D.B. 450A PC. 1655

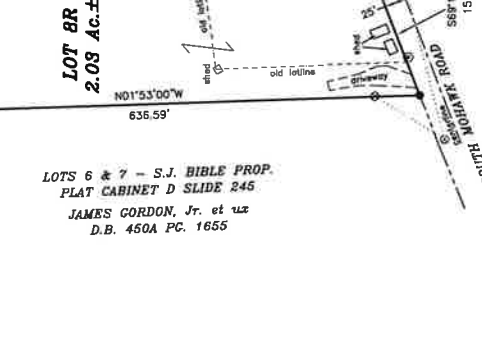
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION. IF ANY, AS A CONDITION OF SUCH APPROVAL, THE APPLICANT HAS ASSURED THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION. A RECORDING FEE IN THE AMOUNT OF \$_____ HAS BEEN PAID WITH THIS PLAT. THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS



LOT BR
2.03 Ac. ±

LOTS 6 & 7 - S.J. BIBLE PROP.
PLAT CABINET D SLIDE 245
JAMES GORDON, Jr. et al
D.B. 450A PC. 1655

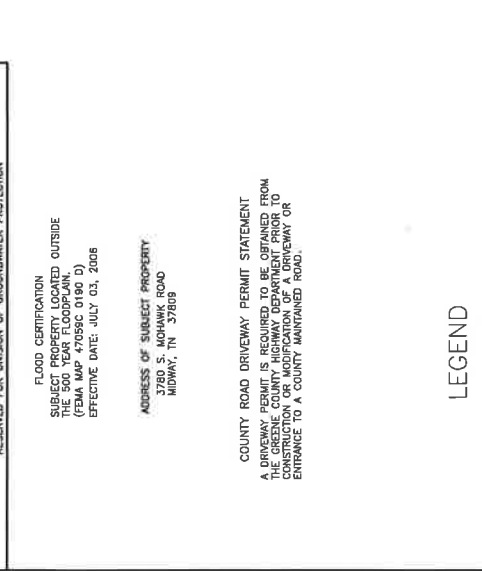
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION. IF ANY, AS A CONDITION OF SUCH APPROVAL, THE APPLICANT HAS ASSURED THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION. A RECORDING FEE IN THE AMOUNT OF \$_____ HAS BEEN PAID WITH THIS PLAT. THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS



LOT BR
2.03 Ac. ±

LOTS 6 & 7 - S.J. BIBLE PROP.
PLAT CABINET D SLIDE 245
JAMES GORDON, Jr. et al
D.B. 450A PC. 1655

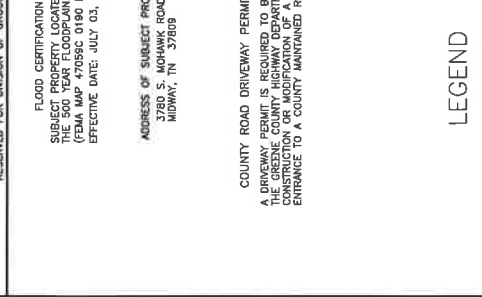
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION. IF ANY, AS A CONDITION OF SUCH APPROVAL, THE APPLICANT HAS ASSURED THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION. A RECORDING FEE IN THE AMOUNT OF \$_____ HAS BEEN PAID WITH THIS PLAT. THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS



LOT BR
2.03 Ac. ±

LOTS 6 & 7 - S.J. BIBLE PROP.
PLAT CABINET D SLIDE 245
JAMES GORDON, Jr. et al
D.B. 450A PC. 1655

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION. IF ANY, AS A CONDITION OF SUCH APPROVAL, THE APPLICANT HAS ASSURED THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION. A RECORDING FEE IN THE AMOUNT OF \$_____ HAS BEEN PAID WITH THIS PLAT. THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS



LOT BR
2.03 Ac. ±

LOTS 6 & 7 - S.J. BIBLE PROP.
PLAT CABINET D SLIDE 245
JAMES GORDON, Jr. et al
D.B. 450A PC. 1655

CERTIFICATE OF OWNERSHIP AND DEDICATION

(AND) HEREBY CERTIFY THAT I HAVE MADE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND WHO HAVE BEEN ASSIGNED THE EASEMENTS, THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, AND OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS COMPLIED WITH ALL REQUIREMENTS OF THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

ANNUAL FEE _____ 20 24
DATE _____

_____ TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY (RECALL):

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON INSTALLATION OF THE PROPOSED ROAD.
2. THE PROPOSED ROAD LIST, SHALL SHOW THESE LOTS AS PROPOSED.
3. THE PROPOSED ROAD LIST, SHALL SHOW THESE LOTS AS PROPOSED.
4. THE PROPOSED ROAD LIST, SHALL SHOW THESE LOTS AS PROPOSED.

AGREEMENT TO HAVE EROSION CONTROL IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANNING COMMISSION. IF NOT PROVIDED BY GRANTEE ABOUT, PLUASANT THIS YOU, AND PLAT APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. (NO SIGNATURE REQUIRED)

DATE _____

GREENE COUNTY WRT SUBDIVISION/ AUTHORIZED APPROVAL

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE AREA DESCRIBED ON THIS PLAT, SHALL COMPLY WITH ALL REQUIREMENTS OF THE GREENE COUNTY WATER AND WASTE WATER DEPARTMENT. APPROVED AS SHOWN.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING OR A GREENEVILLE ENERGY AUTHORITY LINE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, THE DEVELOPMENT DESCRIBED ON THIS PLAT DOES NOT REQUIRE THAT ANY ADDITIONAL PUBLIC UTILITY REQUIREMENTS WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING OR A GREENEVILLE ENERGY AUTHORITY LINE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, THE DEVELOPMENT DESCRIBED ON THIS PLAT DOES NOT REQUIRE THAT ANY ADDITIONAL PUBLIC UTILITY REQUIREMENTS WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING OR A GREENEVILLE ENERGY AUTHORITY LINE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, THE DEVELOPMENT DESCRIBED ON THIS PLAT DOES NOT REQUIRE THAT ANY ADDITIONAL PUBLIC UTILITY REQUIREMENTS WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING OR A GREENEVILLE ENERGY AUTHORITY LINE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, THE DEVELOPMENT DESCRIBED ON THIS PLAT DOES NOT REQUIRE THAT ANY ADDITIONAL PUBLIC UTILITY REQUIREMENTS WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY



GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	2.03 ±
ACRES NEW ROAD	0.00
MILES NEW ROAD	0.00
DEVELOPER	ETHAN RICHARDS
SURVEYOR	AZIMUTH ENGINEERING
CIVIL DISTRICT	4TH
CLOSURE ERROR	1/10,000

SURVEY OF: WAYNE JEFFERS TRACT

Fifteenth Civil District of Greene County, Tennessee
 April 6, 2006
 Scale: 1" = 300'
 Deed Reference: D.B. 411 P.G. 555
 and D.B. 417A P.G. 983

 LEGEND *****
 IFC IRON PIN OR PIPE OLD (FOUND)
 IPIR IRON PIN NEW (SET)
 MFP METAL FENCE POST
 PST PLANTED STONE FOUND

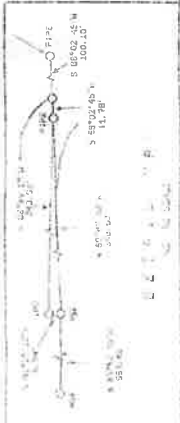
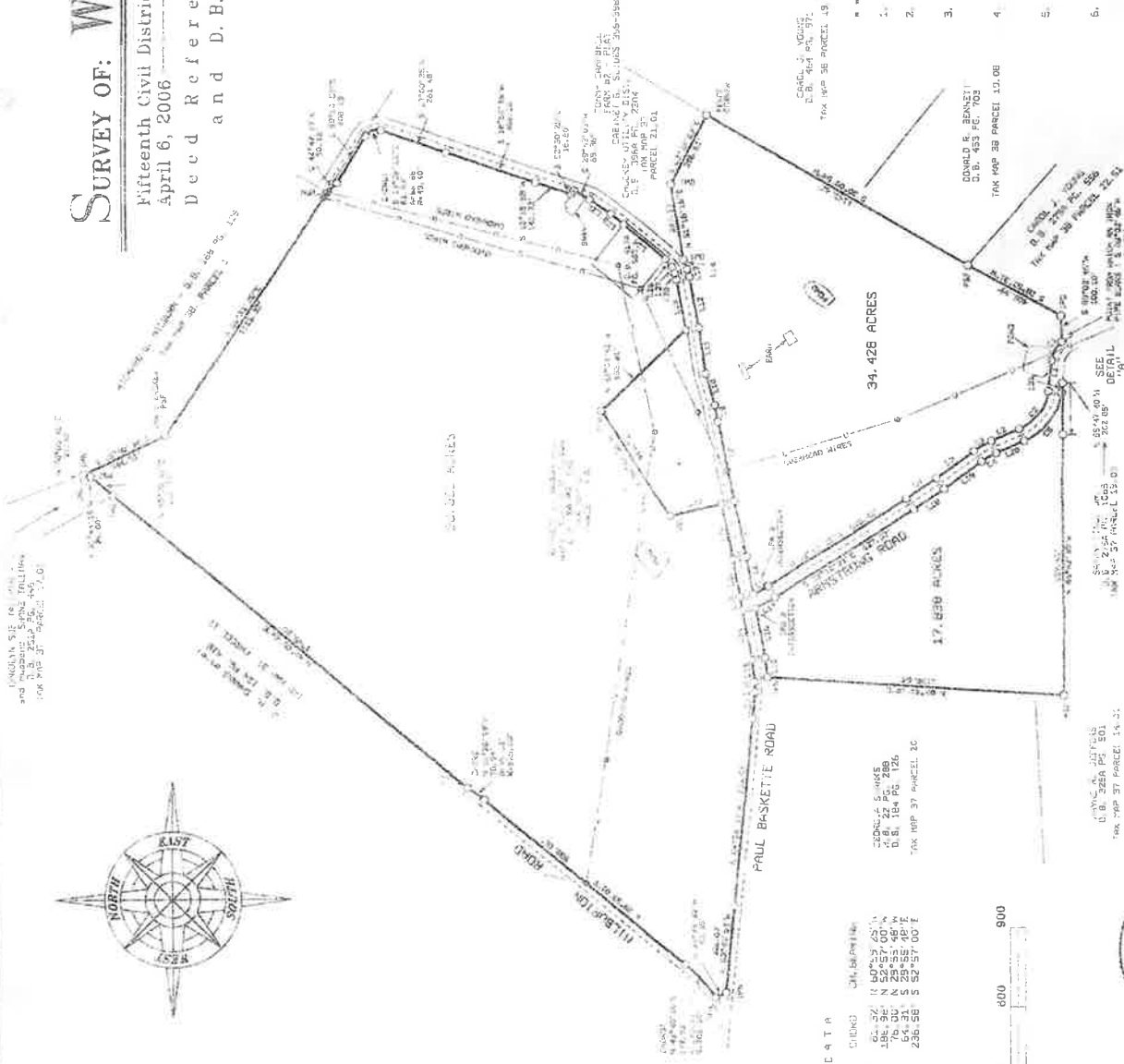
TOTAL AREA SURVEYED:
 151.119 Acres

I hereby certify that the described property complies with the provisions of Section 13-3-403 of the Tennessee Code Annotated and is exempt from the minimum subdivision regulations of Greene County, Tennessee. I am a duly licensed and qualified surveyor and the minimum subdivision regulations are required and (B) an easement for utility construction is required and (B) meets the public street/road frontage requirements of the applicable zoning regulations. The description of this property has not been evaluated, pursuant to this plat review, for a subsurface sewage disposal system and plat approval does not constitute approval of this property.

 NOTES *****

1. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
2. ACQUISITION, GASSES AND DEED REFERENCES AS SHOWN ARE BASED UPON GREENE COUNTY TAX RECORDS, AND ARE SUBJECT TO THE RECORDS THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES, OTHER THAN THOSE SHOWN, HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NON-EXISTENCE THEREOF.
4. SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION, AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MIGHT AFFECT THE PROPERTY AS SHOWN.
5. SURVEY HAS BEEN MADE 25 FEET FROM THE GENERAL CENTER OF THE UTILITY LINES CROSSING PROPERTY, UNLESS OTHERWISE NOTED.
6. SURVEY IS SUBJECT TO ANY EXACT LOCATION OF EASEMENT FOR OVERHEAD UTILITY LINES CROSSING PROPERTY.
7. DEED REFERENCE: WAYNE, JR. JO FURS - DEED BOOK 411 PAGE 555 AND DEED BOOK 417A PAGE 983.
8. GREENE COUNTY TAX MAP: 374 PARCEL: 35.00

I, the undersigned, being a duly qualified and licensed surveyor in the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plat, and that the same has been filed for record in the public records of the County of Greene, Tennessee, and that the same is a true and correct copy of the original survey as shown on the attached plat, and that the same has been filed for record in the public records of the County of Greene, Tennessee.



LINE DATA

LINE	BEARING	DISTANCE
L1	82°41'03" N	116.73
L2	23°12'58" N	115.65
L3	38°05'01" N	150.82
L4	23°53'47" N	64.79
L5	68°54'37" E	748.91
L6	75°59'49" E	514.05
L7	78°25'25" E	65.28
L8	81°05'35" E	177.84
L9	73°05'08" E	30.56
L10	81°05'35" E	75.03
L11	83°05'22" E	75.03
L12	78°25'49" E	123.15
L13	82°43'02" E	146.02
L14	32°43'02" E	174.67
L15	33°12'36" E	15.05
L16	34°05'22" E	38.71
L17	39°40'22" E	54.05
L18	49°12'17" N	34.75
L19	79°23'58" N	50.79
L20	12°31'38" E	208.87
L21	89°44'42" E	238.79
L22	33°31'20" E	253.72
L23	19°26'56" E	154.52
L24	14°53'36" E	94.50
L25	54°20'57" E	102.68

CURVE DATA

LINE	RADIUS	LENGTH	CH. BEARING
C1	110.00	23.50	N 80°55'45" E
C2	168.50	195.67	N 52°57'00" E
C3	225.00	64.30	S 89°55'48" E
C4	236.58	247.35	S 82°57'00" E

ZORDEL'S SURVEY
 D.B. 184 PG. 126
 TAX MAP 37 PARCEL 20

EDWARD S. BENNETT
 D.B. 453 PG. 703
 TAX MAP 38 PARCEL 110.00

WAYNE, JR. JO FURS
 D.B. 228 PG. 501
 TAX MAP 37 PARCEL 14.21



GRAPHIC SCALE - FEET

I hereby certify that this is a Category I survey, and the plat is a true and correct copy of the original survey as shown on the attached plat, and that the same has been filed for record in the public records of the County of Greene, Tennessee.



THOMAS B. FRANCIS, RLS 208

PLAT FILED

DATE	APR 6 2006
TIME	10:55 AM
FILE NO.	7257A
BOOK	411
PAGE	555

CERTIFICATE OF BRIGHT RIDGE POWER

The signature below certifies that, subject to existing Bright Ridge sewer line extension, public electric service can be provided to the development described on this plat. Note that this plat is subject to the approval of the Tennessee Valley Authority for Bright Ridge Power before electric service will be extended to this site.

Date: _____

REGISTER OF DEEDS

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BOUNDS OF THE PARCELS ON THIS SUBDIVISION SURVEY IS 1-10084 AS SHOWN HEREON.

BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.

RECORDING AND/OR UNRECORDED.

THIS SURVEY HAS BEEN DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

IR(O) - IRON ROD OLD
IR(N) - IRON ROD NEW

SUBJECT PROPERTY TAX REF: PB-L PG-374
SUBJECT PROPERTY TAX MAP: 065 P/O PARCEL: 036.00
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47056C02550 DATED JULY 3RD, 2006.

DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM

I hereby certify that the above described sanitary sewer system is suitable to the property, or (2) as shown on the accompanying plan has been installed to an acceptable manner and existing in accordance with the minimum standards of practice as shown on the accompanying plan. I also certify that the sanitary sewer system is in accordance with the minimum standards of practice as shown on the accompanying plan.

Date: _____

CITY SEWER DIRECTOR

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I hereby certify that the street name(s) as noted on the final plat, is (are) approved as depicted.

Date: _____

20 _____

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I own the land with the street(s) of the above described parcel and that I (we) hereby adopt the site as shown on the final plat as shown on the accompanying plan, and that I (we) consent to the dedication of the land to the public for use as a road, walk, park and other open space to public or private use as shown on the final plat.

Date: _____

20 _____

OWNER

CERTIFICATE OF ACCURACY

I hereby certify that the plat above and the accompanying plan are true and correct to the best of my knowledge and belief, and that the same conform to the specifications of the subdivision regulations.

Date: _____

20 _____

Tennessee Registered Land Surveyor

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify (initials) that the proposed street(s) shown on the above described plat are suitable for the proposed use as shown on the accompanying plan, and that the same conform to the specifications of the subdivision regulations.

Date: _____

20 _____

Greene County Highway Superintendent/Authorized Approvee

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify (initials) that the public utility facilities shown on the above described plat are suitable for the proposed use as shown on the accompanying plan, and that the same conform to the specifications of the subdivision regulations.

Date: _____

20 _____

Local Utility District President or City/Town Authorized Representative

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat above has been filed to comply with the Subdivision Regulations for Greene County as shown on the accompanying plan, and that the same conform to the specifications of the subdivision regulations.

Date: _____

20 _____

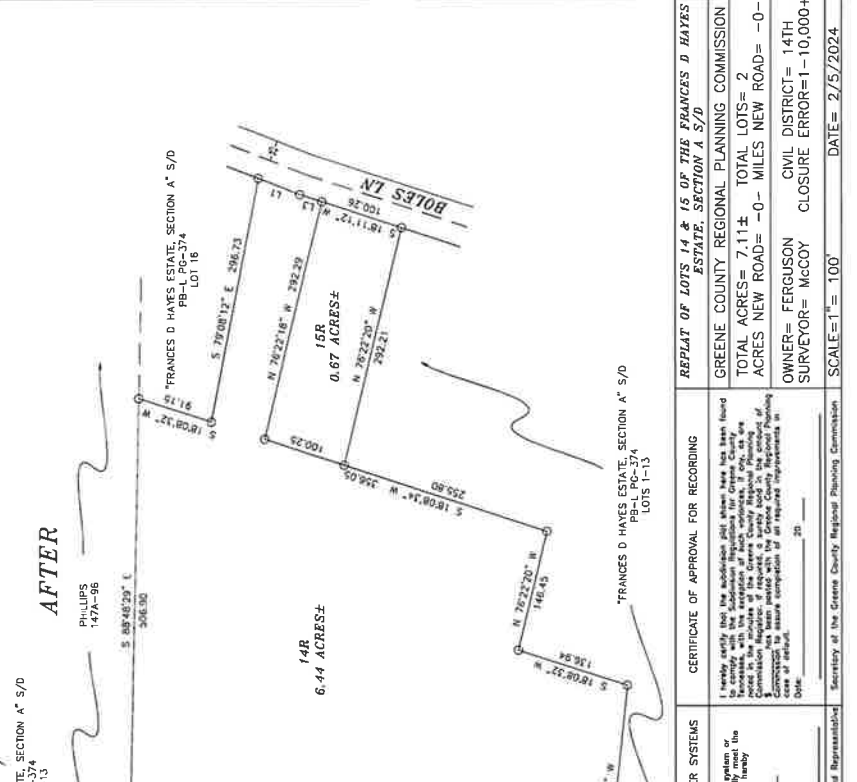
Secretary of the Greene County Regional Planning Commission



ADJUSTMENT/COMPUTATION STATEMENT

There is hereby established an adjustment area of minimum of 7.5' wide along the boundary of the parcel shown on the accompanying plan. Such standard adjustments are not to be made by the Surveyor or Professional Surveyor, but which may be required by the Green County Regional Planning Commission.

ADJUSTMENT	ADJUSTMENT	ADJUSTMENT
1. S 71°11'10" W 57.9	2. S 71°11'10" W 57.9	3. S 71°11'10" W 57.9
4. S 71°11'10" W 57.9	5. S 71°11'10" W 57.9	6. S 71°11'10" W 57.9
7. S 71°11'10" W 57.9	8. S 71°11'10" W 57.9	9. S 71°11'10" W 57.9
10. S 71°11'10" W 57.9	11. S 71°11'10" W 57.9	12. S 71°11'10" W 57.9



PHILLIPS 147A-96
S 88°48'29" E 506.80
N 120°15'5" E 577.41
S 120°52'32" W 255.80
S 18°09'32" W 207.84
S 118°59'32" W 118.69
S 79°20'12" E 398.73
S 16°11'52" W 50.26
S 78°22'20" E 292.25
N 78°22'20" W 292.21
N 292°21' W 292.21
N 85°38'24" W 283.74
S 10°08'32" W 156.84
N 78°22'20" W 146.45
S 18°08'32" W 146.45
N 17°01'55" E 577.41
N 87°38'24" W 283.74
S 18°08'32" W 255.80
S 16°08'34" W 346.05
N 78°22'20" W 292.21
N 78°22'18" W 392.29
S 18°11'12" W 100.23
S 79°08'12" E 296.73
S 18°11'12" W 100.23

FRANCES D HAYES ESTATE, SECTION A, S/D
PB-L PG-374
LOT 16

FRANCES D HAYES ESTATE, SECTION A, S/D
PB-L PG-374
LOT 16

FRANCES D HAYES ESTATE, SECTION A, S/D
PB-L PG-374
LOTS 1-13

PHILLIPS 147A-96
S 88°48'29" E 506.80

PHILLIPS 147A-96
S 88°48'29" E 506.80

14R
6.44 ACRES±

15R
0.67 ACRES±

PARTIN 528A-1013

0' 100' 200' 300'

REPLAT OF LOTS 14 & 15 OF THE FRANCES D HAYES ESTATE, SECTION A, S/D

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES= 7.11± TOTAL LOTS= 2

ACRES NEW ROAD= 0-0 MILES NEW ROAD= 0-0

OWNER= FERGUSON CIVIL DISTRICT= 14TH

SURVEYOR= MCCOY CLOSURE ERROR= 1-10,000+

SCALE= 1"= 100'

DATE= 2/5/2024

THE PURPOSE FOR THE SURVEY OF LOT 1 IS TO CREATE A 1/2" IRON PIN SET FOR TAX PARCEL 088-111.00

SURVEY FOR JAMES A. SOUTHERLAND
14TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DEED REFERENCE - DEED BOOK 671A PAGE 63
AND DEED BOOK 354 PAGE 196

TAX PARCEL - A PORTION OF TAX PARCEL 088-113.01

LEGEND
S - 1/2" IRON PIN SET
IPF - 1/2" IRON PIN FOUND
O - POINT OR AS SHOWN OTHERWISE

STORMWATER/UTILITY EASEMENT STATEMENT
HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM
WIDTH OF 15 FEET TO BE MAINTAINED FOR THE
FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND
CONVEYANCES OF STORMWATER AND NON-STRUCTURAL
TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER
EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR
GREENE COUNTY REGIONAL PLANNING COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA
SPECIAL FLOOD HAZARD AREA.
EFFECTIVE DATE: 3 JULY 2025.

SETBACKS SHALL CONFORM TO ZONING.



SURVEY PERFORMED USING GPS EQUIPMENT
COORDINATES GENERATED USING REAL TIME
KINETIC VECTORS ROOT MEAN SQUARE
OF NO MORE THAN 0.08 HORIZONTAL

I hereby certify that this is a category IV survey
performed in accordance with the minimum standards
of practice for land surveying in Tennessee.

MICHAEL A. GRIGSBY
50 KELDON AVE
SELDON, TN 37376
PH: 423.638.5732
EMAIL: mags@grigsby.com

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE

DATE: FEBRUARY 2, 2024

Greene County Energy Authority

The Hydrographer certifies that, subject to existing GSA line extension policies, electric
easement points may require not payments be made to GSA before electric service will
be extended to the site.

Greene County Energy Authority

CERTIFICATE OF OWNERSHIP AND REDUCTION

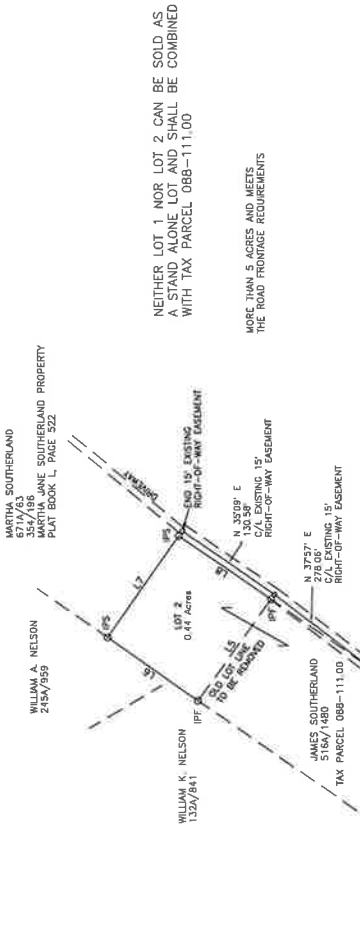
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE PRESENTING OF THIS SURVEY TO THE REGIONAL PLANNING COMMISSION AND OTHER AGENCIES IN ORDER TO BE PLACED AS SHOWN

DATE: FEBRUARY 2, 2024
OWNER: _____
OWNER: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE REGIONAL PLANNING COMMISSION.

DATE: FEBRUARY 2, 2024
TENSSESEE REGISTERED LAND SURVEYOR: _____



LINE	BEARING	DISTANCE
1.1	N 35°15' E	120.79
1.2	S 84°45' E	30.84
1.3	S 35°17' W	129.81
1.4	N 84°43' W	30.85
1.5	N 35°15' E	130.00
1.6	N 35°15' E	130.00
1.7	S 84°40' E	146.16
1.8	S 35°03' W	130.57

NEITHER LOT 1 NOR LOT 2 CAN BE SOLD AS A STAND ALONE LOT AND SHALL BE COMBINED WITH TAX PARCEL 088-111.00

MORE THAN 5 ACRES AND MEETS THE ROAD THROUAGE REQUIREMENTS

MARTHA SOUTHERLAND
871A/83
354/196
MARTHA JANE SOUTHERLAND PROPERTY
PLAT BOOK L, PAGE 522

MARTHA SOUTHERLAND
871A/83
354/196
MARTHA JANE SOUTHERLAND PROPERTY
PLAT BOOK L, PAGE 522

MARTHA SOUTHERLAND
871A/83
354/196
MARTHA JANE SOUTHERLAND PROPERTY
PLAT BOOK L, PAGE 522

WILLIAM A. NELSON
215A/959

WILLIAM K. NELSON
135A/941

JAMES SOUTHERLAND
516A/180
TAX PARCEL 088-111.00

DEED NORTH

REGISTER OF DEEDS

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPLICANT
Date: _____

CERTIFICATE OF APPROVAL FOR WATER SERVICE
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR DISTRICTS, AND ARE HEREBY APPROVED AS SHOWN

DATE: _____
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF SUCH LOCAL RECORDING PLANNING COMMISSION AND THAT IT HAS BEEN APPLIED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS AND THAT THE COUNTY RECORDING COMMISSION HAS BEEN ADVISED WITH THE COUNTY RECORDING COMMISSION IN CASE OF DEFAULT.

DATE: _____
RECORDING LOCAL REGIONAL PLANNING COMMISSION: _____

CERTIFICATE OF APPROVAL FOR WATER SERVICE
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR DISTRICTS, AND ARE HEREBY APPROVED AS SHOWN

DATE: _____
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE: _____

MARTHA J. SOUTHERLAND PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES: 0.53
TOTAL LOTS: 2
ACRES NEW ROAD: 0
MILES NEW ROAD: 0
OWNER: SOUTHERLAND
CIVIL DISTRICT: 14TH
SURVEYOR: M.A. GRIGSBY
CLOSURE ERROR: 1:7500
SCALE: 1" = 100'

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH ALL NECESSARY CONSENTS, ESTABLISHED ALL NECESSARY ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE, AS NOTED.

OWNER(S)
 KEVIN COLLETTE
 2030 BREATHTOWN RD
 CHUCKEY, TN 37641

PROPERTY ADDRESS
 PLEASANT VALE RD
 CHUCKEY, TN 37641

LOCATION MAP

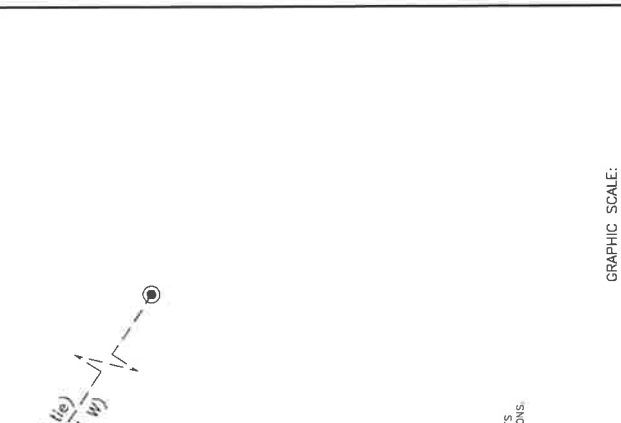
LEGEND

SYMBOL

- 1/2" IRON PIN SET W/PSI CAP
- ⊙ 1/2" IRON PIN FOUND
- ⊗ IRON PIPE FOUND
- ⊗ SET STONE FOUND

PROPERTY LINE

ADJOINER PROPERTY LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°07'38" W	639.97
L2	S 31°07'38" E	462.56
L3	N 31°07'38" W	576.52

JAMES K. CULBERT, JR.
 GRANT K. CULBERT, et al., rem
 MAP 046 PARCEL 041.03
 P.C. A PAGE 11 LOT 4-7
 D.B. 603A PG 702

CAROLYN L. ADAMS
 MAP 046 PARCEL 045.00
 D.B. 600A PG 202

KEVIN COLLETTE
 MAP 056 PARCEL 012.00
 D.B. 456A PG 1036

MARY L. CARTER, JR.
 MARY KATHERINE CHARLTON, rem
 CHARLES L. CHARLTON, rem
 MAP 056 PARCEL 007.03
 D.B. 526A PG 610

NOTES:

- IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
- REFERENCE TAX MAP: 056 PARCEL 012.00
- REFERENCE DEED: DEED BOOK 456A PAGE 1036
- THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 4705950050D, EFF. DATE: 07-03-2009)
- TOTAL AREA: 1.00 Ac ±
- MINIMUM LOT SIZE: 1.00 Ac ±
- NUMBER OF LOTS: 1
- THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ROADSWAYS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL EASEMENTS, RIGHTS, AND INTERESTS RESERVED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
- THIS SURVEY WAS PERFORMED USING A COMBINATION OF GROUND AND AIR PHOTOGRAPHY. THE GROUND SURVEY USED IS A SOUTH-CENTRAL DATA POINT SURVEY. SURVEY METHODS WERE CONDUCTED TO OBTAIN POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES FOR THIS SURVEY WERE 1/10" HORIZONTAL AND 1/20" VERTICAL. THE CONTROLLING DATUM (WITH AMERICAN DATUM 83) (NAD83) HAS BEEN USED AND USED. GROUND SURVEY DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000000050112.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION ACCURACY OF THIS SURVEY MEETS THE REQUIREMENTS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION. IT IS MY OPINION THAT THE PLAN SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION. THE PLAN SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
 FOR
CONNOR SMITH & CAROLYN ADAMS
 15TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
 125 HIBBERD/BR RD
 CHUCKEY, TN 37641
 PHONE: (615) 257-3911
 FAX: (615) 257-3911
 LAND SURVEYING • MAPPING • PLANNING

DATE: 03-22-2024
REVISION: 20240101
DRAWN BY: JWD
REVISION: 11/01/21
SHEET: 11/01/21

OWNER _____ **DATE** _____

OWNER _____ **DATE** _____

SECRETARY _____ **REGIONAL PLANNING COMMISSION**

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED WITH THE GREENE COUNTY REGISTER OF DEEDS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE GREENE COUNTY REGISTER OF DEEDS HAS ACCEPTED THE PLAN FOR RECORDING IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY _____ **REGIONAL PLANNING COMMISSION**

DATE: _____

OWNER _____ **DATE** _____

OWNER _____ **DATE** _____

SECRETARY _____ **REGIONAL PLANNING COMMISSION**

DATE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION ACCURACY OF THIS SURVEY MEETS THE REQUIREMENTS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION. IT IS MY OPINION THAT THE PLAN SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION. THE PLAN SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

BRYAN TODD SHELTON TN: RLS# 1955 **DATE** _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I [WE] HEREBY CERTIFY THAT I AM [WE ARE] THE OWNER[S] OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I [WE] HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [OUR] CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE _____

DATE _____

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAN. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

GREENEVILLE ENERGY AUTHORITY _____

DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR, IF REQUIRED. A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY REGIONAL PLANNING COMMISSION _____

DATE _____

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

- I HEREBY CERTIFY (INITIAL):
- 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.
 - 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.
 - 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE _____

DATE _____

REGISTER OF DEEDS

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 7,500, AND IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. THE SURVEY SHOWN WAS PERFORMED TO THE MINIMUM STANDARDS OF PRACTICE FOR TENNESSEE.

BRYAN TODD SHELTON TN. RLS# 1955 DATE _____

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

NOTES:

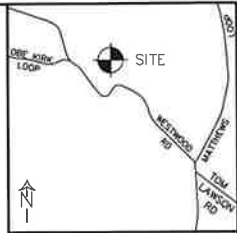
- 1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
- 4) REFERENCE TAX MAP: 080 PARCEL 032.20
REFERENCE DEED: DEED BOOK 7180 PAGE 945
REFERENCE PLAT: PLAT CABINET G SLIDE 891
- 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C01B00, EFF. DATE: 07-03-2006)
- 6) TOTAL ACREAGE: 1.32 Ac +/-
- 7) MINIMUM LOT SIZE: 1.32 Ac +/-
- 8) NUMBER OF LOTS: 1
- 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

OWNER(S)

DWIGHT & CAROLYN CROY
5808 JOHNSON CREEK DR
JACKSONVILLE, FL 32218

PROPERTY ADDRESS

WESTWOOD RD
MORHAWK, TN 37810



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
⊙	1/2" IRON PIN FOUND W/ PSI CAP
⊕	CENTERLINE ROADWAY
⊗	EXISTING LOT NUMBER
—	PROPERTY LINE
- - -	CENTERLINE
- - -	UTILITY LINE
- - -	LOT LINE REMOVAL
- - -	ADJOINER LINES



JANET NEWLAND
MAP 080 PARCEL 032.19
P.C. G PAGE 891 LOT 13
D.B. 699A PG 2538

KEVIN J FOLKS, etux
MAP 080 PARCEL 032.22
P.C. G PAGE 891 LOT 11
D.B. 683A PG 239

GREENE COUNTY REGIONAL PLANNING COMMISSION

COMBINATION PLAT OF LOTS 9 & 10

OF THE
PORTER & ETHEL ALBRIGHT ESTATE
SECTION B

FOR
DWIGHT CROY
4TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

<p>PROFESSIONAL SURVEYING, INC. LAND SURVEYING * SURVEYING * PLANNING</p>	<p>DATE: 08-08-2024 JOB NO: 212-001 DRAWN BY: JWO REVISION: 1 OF 1 SHEET: 1 OF 1</p>
	<p>DATE: 08-08-2024 JOB NO: 212-001 DRAWN BY: JWO REVISION: 1 OF 1 SHEET: 1 OF 1</p>
	<p>DATE: 08-08-2024 JOB NO: 212-001 DRAWN BY: JWO REVISION: 1 OF 1 SHEET: 1 OF 1</p>
	<p>DATE: 08-08-2024 JOB NO: 212-001 DRAWN BY: JWO REVISION: 1 OF 1 SHEET: 1 OF 1</p>

SURVEY FOR BRYAN SUGONG AND NICK SUGONG
 18TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE
 DEED REFERENCE - DEED BOOK 470A PAGE 18
 A PORTION OF TAX PARCEL 157-098.09

LEGEND
 IPS - 1/2" IRON PIN SET
 IPF - 1/2" IRON PIN FOUND
 O - POINT OR AS SHOWN OTHERWISE

STORMWATER/UTILITY EASEMENT STATEMENT
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM
 OF 10 FEET WIDE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND
 FOR THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS
 TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER
 EASEMENTS AS MAY BE DEMAND BY THE LICENSED SURVEYOR
 GREENE COUNTY REGIONAL PLANNING COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA
 SPECIFIED SPECIAL FLOOD HAZARD AREA.
 PANEL NO. 4705904000, (ZONE X)
 EFFECTIVE DATE: 3 JULY 2005.

SETBACKS SHALL CONFORM TO ZONING.



SURVEY PERFORMED USING GPS EQUIPMENT
 LOCATIONS GENERATED USING REAL TIME
 KINEMATIC VECTORS, ROOT MEAN SQUARE
 OF NO MORE THAN 0.05 HORIZONTAL.

I hereby certify that this is a category IV survey
 performed in accordance with the minimum standards
 of practice for land surveying in Tennessee.

MICHAEL A. GRIGSBY
 50 WELDY LANE
 PH: 423.638.5732
 EMAIL: magsuldaers@gmail.com
 1000 W. MAIN ST. SUITE 100
 SCALE: 1" = 100.00'
 DATE: 22 DEC. 2023

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
 TENNESSEE MINIMUM STANDARDS OF PRACTICE

Certificate of Professional Responsibility

The signature below certifies that, subject to existing CEA line extension policies, electric
 service connections and other utility work shown hereon are in accordance with applicable codes and
 standards and that the necessary utility easements and other encumbrances have been placed as shown
 and shall be shown as shown.

Greenleaf Energy Authority

CERTIFICATE OF OWNERSHIP AND DEEDGATION

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE OWNER OF
 THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I
 CONSENT, ESTABLISH THE MINIMUM RESTRICTION LINES
 AND SETBACKS TO BE SHOWN AS SHOWN AND OTHER
 APPROPRIATE INFORMATION AS SHOWN.

DATE: 22 DECEMBER, 2023

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND
 DESCRIBED HEREON IS A TRUE AND CORRECT
 REPRESENTATION OF THE SURVEYED PROPERTY
 IN GREENE COUNTY, TENNESSEE.
 THE MONUMENTS HAVE BEEN PLACED AS SHOWN
 HEREON, TO THE SPECIFICATIONS OF THE
 SURVEYOR.

DATE: 22 DECEMBER, 2023

TENNESSEE REGISTERED LAND SURVEYOR

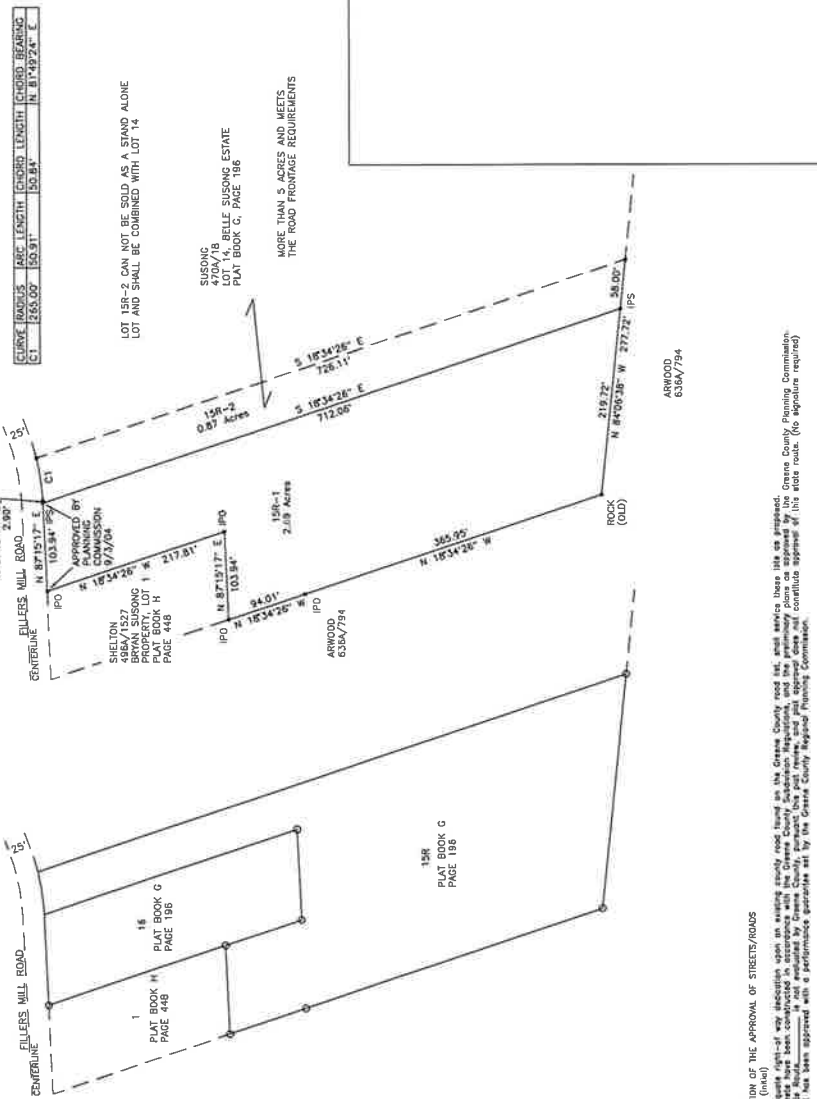
CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I, hereby certify (initials)
 (1) that the proposed streets/roads shown on this plan are in compliance with the
 standards of practice for streets/roads in Greene County, Tennessee, and that the
 streets/roads have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans of approval of the
 Greene County Planning Commission.
 (2) that the proposed streets/roads are not subject to any other restrictions or easements of record.
 (3) that the proposed streets/roads are not subject to any other restrictions or easements of record.
 (4) that the proposed streets/roads are not subject to any other restrictions or easements of record.

Date: _____
 Greene County Highway Superintendent/Authorized Appointee

BEFORE

AFTER



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	255.00'	50.91'	50.84'	N 87°19'24\" E

LOT 158-2 CAN NOT BE SOLD AS A STAND ALONE
 LOT AND SHALL BE COMBINED WITH LOT 14

SUGONG
 LOT 14, BELLE SUGONG ESTATE
 PLAT BOOK C, PAGE 188

MORE THAN 5 ACRES AND MEETS
 THE ROAD FRONTAGE REQUIREMENTS



CERTIFICATE OF APPROVAL FOR WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.	
DATE: _____	LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE
REPEAT OF LOT NOS. 158 AND 16, BELLE SUGONG ESTATE, PLAT BOOK C, PAGE 188 GREENE COUNTY REGIONAL PLANNING COMMISSION TOTAL ACRES 2.89 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER SUGONG CIVIL DISTRICT 18TH SURVEYOR M.A. GRIGSBY CLOSURE ERROR 17.9500 SCALE 1" = 100.00'	

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE RECORDING REGULATIONS FOR RECORDING IN GREENE COUNTY, TENNESSEE, AND THAT THE BOOK APPROVED FOR RECORDING IS THE CORRECT COPY OF THE RECORDING. I HEREBY CERTIFY THAT THE PLAN AND THE BOOK APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK, GREENE COUNTY, TENNESSEE, WILL BE FILED WITH THE COUNTY RECORDS DEPARTMENT IN CASE OF DEFAULT.	
DATE: _____	SECRETARY, LOCAL REGIONAL PLANNING COMMISSION

Planning Commission

Monthly Report

March 2024

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

**GREENE COUNTY
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2023- June 2024

Account # 41520

<i>Month</i>	<i>Deposit Totals 22-23</i>	<i>Deposit Totals 23-24</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	\$ 29,660.00	\$ 33,318.00	\$ 3,658.00	12.33%
<i>August</i>	\$ 44,892.00	\$ 27,937.00	\$ (16,955.00)	-37.77%
<i>September</i>	\$ 21,197.00	\$ 30,156.00	\$ 8,959.00	42.27%
<i>October</i>	\$ 20,384.00	\$ 62,106.00	\$ 41,722.00	204.68%
<i>November</i>	\$ 18,721.00	\$ 22,598.00	\$ 3,877.00	20.71%
<i>December</i>	\$ 18,541.00	\$ 53,339.00	\$ 34,798.00	187.68%
<i>January</i>	\$ 21,304.00	\$ 29,149.00	\$ 7,845.00	36.82%
<i>February</i>	\$ 19,377.00	\$ 27,488.00	\$ 8,111.00	41.86%
<i>March</i>	\$ 26,149.00	\$ 30,012.00	\$ 3,863.00	14.77%
<i>April</i>	\$ 30,447.00			
<i>May</i>	\$ 32,646.00			
<i>June</i>	\$ 28,281.00			

YTD Comparatives

Totals	YTD 22-23	YTD 23-24	Difference	Percentage
	\$311,599.00	\$316,103.00		

**GREENE COUNTY
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2023 - June 2024

Account # 41520

Month	Permit Totals 22-23	Permit Totals 23-24	Difference	%
July	74	72	-2	-2.70%
August	80	60	-20	-25.00%
September	60	75	15	25.00%
October	69	75	6	8.70%
November	57	54	-3	-5.26%
December	47	42	-5	-10.64%
January	45	59	14	31.11%
February	44	68	24	54.55%
March	77	87	10	12.99%
April	80			
May	68			
June	73			
YTD Comparatives				
Totals	YTD 22-23	YTD 23-24	Difference	Percentage
	774	592		

PERMIT BREAKDOWN MARCH 2024

Code	Description	February Permits	March Permits
210	Single Family Residence*	10	11
213	Residential Add-On	2	5
212	Off/On Frame Modular*	3	2
231	Double Wide Manufactured	14	15
220	Single Wide Manufactured	1	6
240	Attached Residential Garage	0	1
243	Detached Residential Garage	8	10
243	Detached Accessory Building	8	7
241	Porch	0	1
242	Deck	1	3
241	Carport	2	2
260	Rezoning	1	0
265	Variance	3	3
200	Other**	8	15
244	Apartment	0	0
245	Commercial***	4	5
300	Gas	0	0
301	Mechanical	1	0
302	Plumbing	0	1
303	Sign	2	0
TOTAL		68	87

*also includes any garages, porches & decks

**roof, renovation/remodel, covered walkway and demolition

***cell tower plan review, cell tower equipment upgrades, building & addition

GREENE COUNTY

PLANNING DEPARTMENT

DEPOSIT COMPARATIVES FOR July 2023 - June 2024

Account # 43320

Month	Deposit Totals 22-23	Deposit Totals 23-24	Difference	%
July	\$ 1,610.00	\$ 890.00	\$ (720.00)	-44.72%
August	\$ 1,590.00	\$ 710.00	\$ (880.00)	-55.35%
September	\$ 1,220.00	\$ 1,150.00	\$ (70.00)	-5.74%
October	\$ 750.00	\$ 850.00	\$ 100.00	13.33%
November	\$ 630.00	\$ 1,330.00	\$ 700.00	111.11%
December	\$ 1,070.00	\$ 790.00	\$ (280.00)	-26.17%
January	\$ 930.00	\$ 790.00	\$ (140.00)	-15.05%
February	\$ 690.00	\$ 910.00	\$ 220.00	31.88%
March	\$ 950.00	\$ 1,205.00	\$ 255.00	26.84%
April	\$ 1,520.00			
May	\$ 1,850.00			
June	\$ 1,610.00			
YTD Comparatives				
Totals	YTD 22-23 \$14,420.00	YTD 23-24 \$8,625.00	Difference	Percentage

GREENE COUNTY

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2023 - June 2024

Account # 43320

Month	Plat Approvals 22-23	Plat Approvals 23-24	Difference	%
July	20	7	-13	-65.00%
August	20	10	-10	-50.00%
September	14	14	0	0.00%
October	11	9	-2	-18.18%
November	9	17	8	88.89%
December	14	12	-2	-14.29%
January	13	9	-4	-30.77%
February	8	8	0	0.00%
March	15	14	-1	-6.67%
April	20			
May	22			
June	22			
YTD Comparatives				
Totals	YTD 22-23	YTD 23-24	Difference	Percentage
	188	100		

OWNERS
 10 S. POND TRACE
 GREENEVILLE, TN 37745

PROPERTY ADDRESS
 1220 BILLY BIBLE RD
 GREENEVILLE, TN 37745

ANTHONY M. SHELTON
 MAP 043 PARCEL 001.00

JEAN BROWN
 MAP 033 PARCEL 067.00

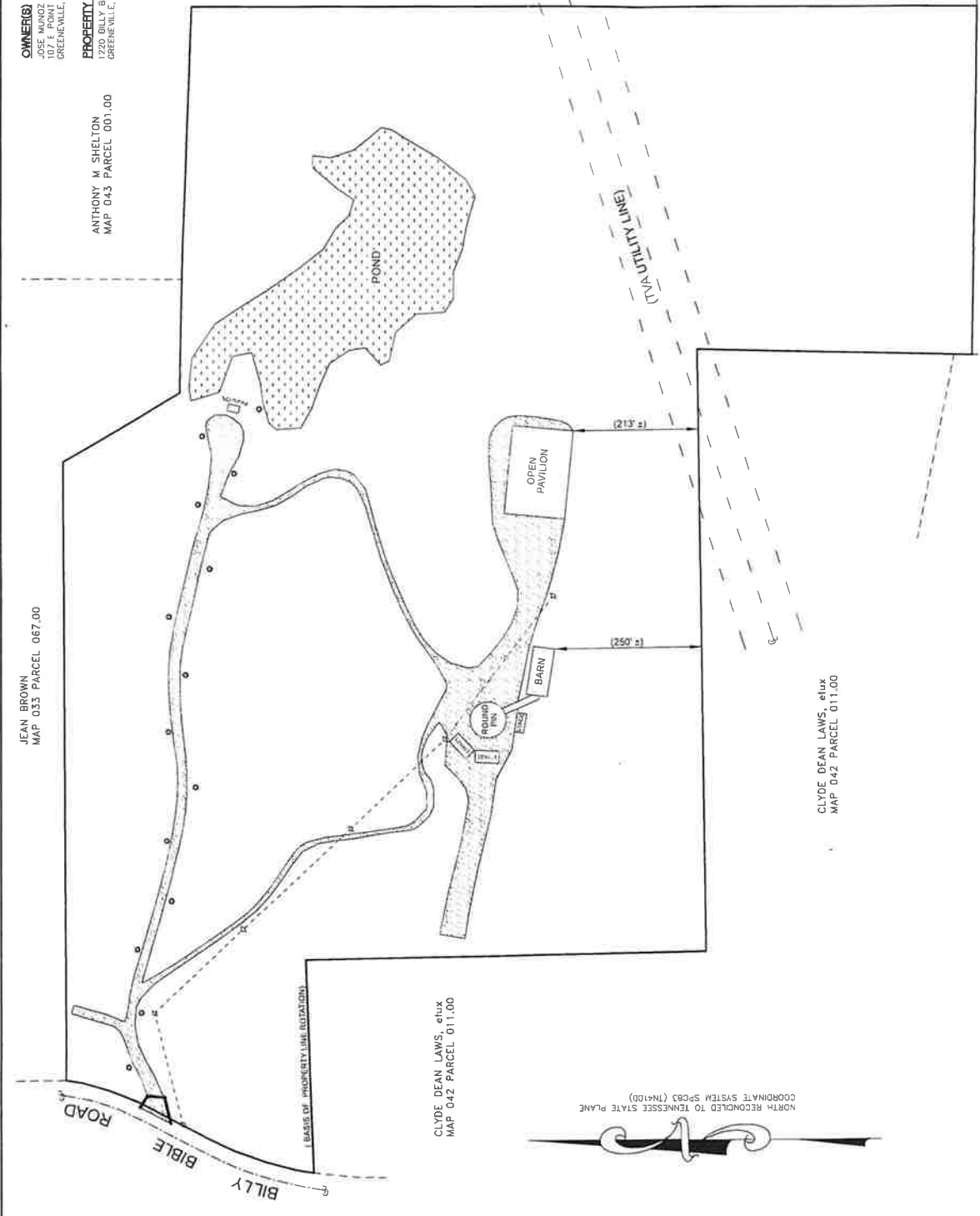
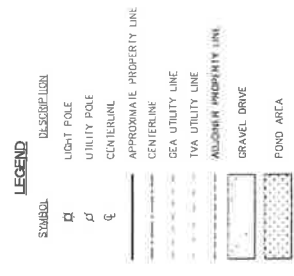
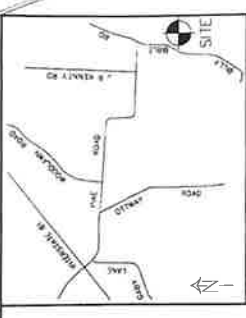
CLYDE DEAN LAWS, et ux
 MAP 042 PARCEL 011.00

CLYDE DEAN LAWS, et ux
 MAP 042 PARCEL 011.00

CHAD O. HARMON, et ux
 MAP 043 PARCEL 003.00

KENNETH SRIGLEY, et ux
 MAP 043 PARCEL 003.03

ANTHONY M. SHELTON
 MAP 043 PARCEL 001.00



NOTE:

- 1) REFERENCE TAX MAP, 033 PARCEL 067.00 REFERENCE DEED, DEED BOOK 685A PAGE 1600
- 2) THE BOUNDARY INFORMATION PROVIDED WAS REFERENCED FROM DEED BOOK 685A PAGE 1600. A BOUNDARY SURVEY WAS NOT PERFORMED.
- 3) THIS SURVEY WAS PERFORMED USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRS-3 DUAL FREQUENCY RECEIVER. REAL TIME KINEMATIC AND STATIC SURVEY ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.02 HUNDRETHS OF A FOOT FOR CONTROLLING POINTS. NORTH AMERICAN DATUM OF 1983 (NAD83) NO TRANS) AND GEOID. CORDIBALL WERE USED TO CONDUCT THIS SURVEY. ALL MEASUREMENTS WERE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.00006865328E

CERTIFICATE OF ACCURACY
 I, BRYAN TODD SHELTON, A CATEGORY IV SURVEYOR AND THAT THE PROFESSIONAL ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

BRYAN TODD SHELTON TN RLS# 1555 DATE _____

EXISTING SITE SURVEY
 OF THE
RANCHO LA UNION PROPERTY
 IN THE
11TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

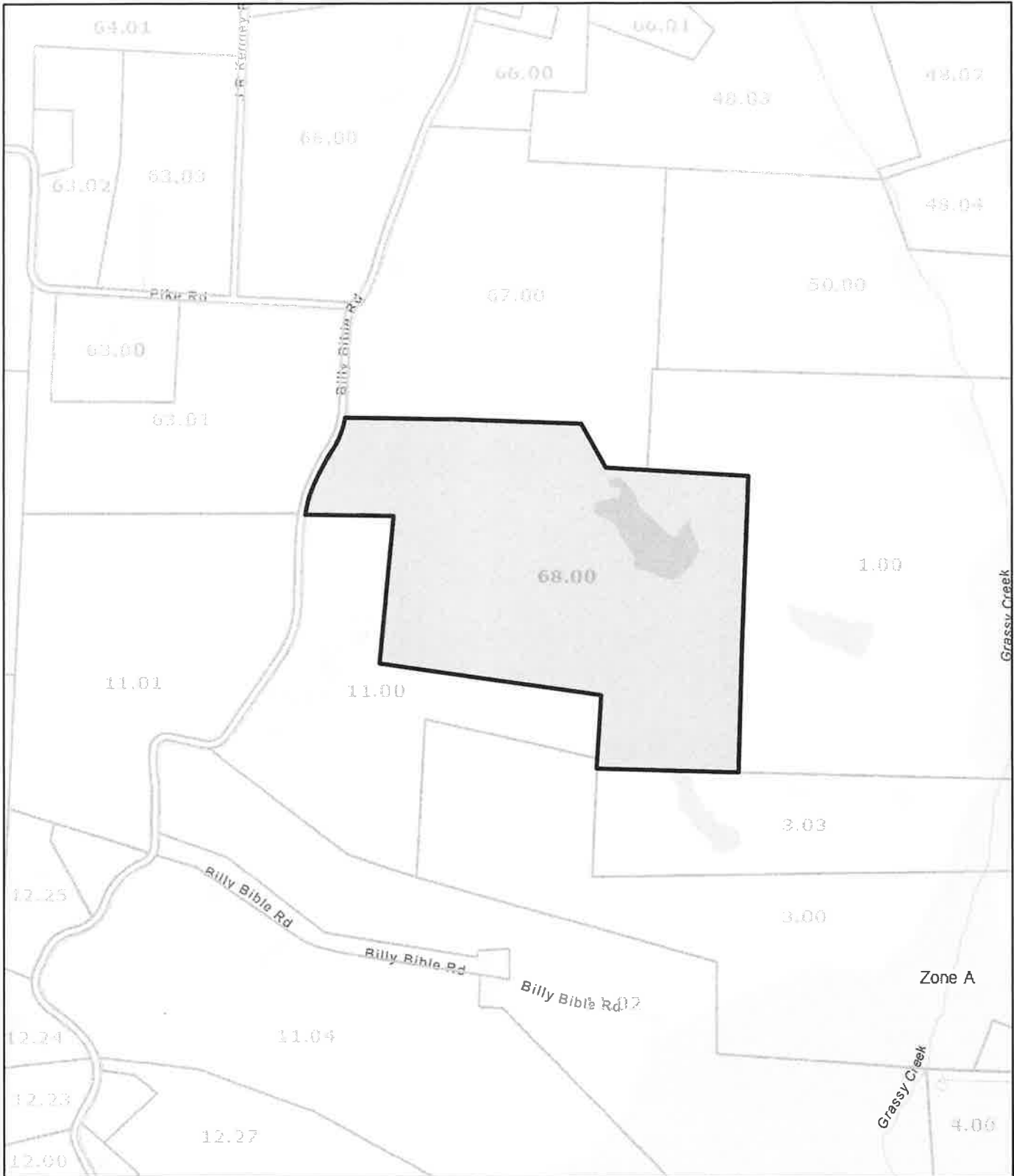
JOSE MUNOZ
 SURVEYOR

1132 20th St. W.
 GREENEVILLE, TN 37745
 PHONE: (423) 597-3911
 FAX: (423) 597-3911

DATE: 03-26-2024
 JOB NO: 2021022
 DRAWN BY: JWD
 REVISION: 1.001

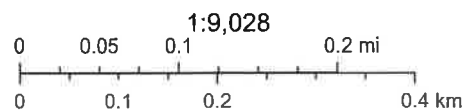
LAND SURVEYING & MAPPING PLANNING
 SHELTON, ELLIOTT & ASSOCIATES, P.C.

Greene County - Parcel: 033 068.00



Date: April 3, 2024

County: Greene
Owner: MUNOZ JOSE
Address: BILLY BIBLE RD 1220
Parcel Number: 033 068.00
Deeded Acreage: 45.68
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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

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.

Timberfell Resorts Inc. Campground Expansion

Tennessee Property Viewer



Proposed Location

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Planning Research/Special Projects
Date: April 3, 2024
Subject: Proposed change to the Greene County Zoning Resolution re: Air BNB uses

Attached is a resolution proposing changes to the Zoning Resolution to regulate Air BNB (bed and breakfast) uses in the County. Having more specific regulations in place will help reduce the potential negative impact on adjoining/area residents, and improve the experience for visitors.

**A RESOLUTION TO AMEND THE GREENE COUNTY
ZONING RESOLUTION TO REGULATE AIRBNB'S WITHIN THE UNINCORPORATED
TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee and regulations for the use of property therein; and

WHEREAS, the Greene County Legislative Body realizes that any zoning plan must be changed from time to time to provide for the continued efficient and economic development of the county; and

WHEREAS, existing regulations do not specifically regulate Airbnb's, transient housing that is very different from traditional visitor lodging, such as hotels, motels, campgrounds, and RV parks; and

WHEREAS, the rapid increase in the number of Airbnb's in the County creates the potential for a negative impact in the areas where they are located, and a negative experience for the visitors; and

WHEREAS, a proposal has been submitted to and studied by the Greene County Regional Planning Commission on the 9th of April, 2024, which recommended that the Greene County Legislative Body amend the zoning resolution; and

WHEREAS, Public Notice requirements pursuant to **T.C.A. §13-7-105(b)(1)** have been met;

NOW THEREFORE BE IT RESOLVED, by the Greene County Legislative Body meeting on April 9, 2024, in regular session, a quorum being present and a majority voting in the affirmative, to amend of *Greene County Zoning Resolution* as follows:

Revise **ARTICLE II DEFINITIONS OF TERMS USED IN ORDINANCE** to add:

Airbnb: a residential property that is rented to travelers on a short term basis, and includes any type of residential structure that meets all applicable requirements for Greene County. Airbnb's can be a portion or the entirety of a house, boats, treehouses, tiny houses, etc., but do not include reworked storage containers.

Revise Section 502. Off-Street Automobile Parking to add:

502.5 K 2. Airbnb: When the entire structure is available for rent either: a minimum of four off-street parking spaces shall be provided, or one space for each bedroom and each sleep area (i.e., a sleeper sofa in a den), whichever is greater. If only a portion of the structure is available for rent, one space per each bedroom and each sleep area shall be provided.

Revise **ARTICLE V. GENERAL PROVISIONS** to add the following:

519. Airbnb. These uses are permitted in all zoning districts where traditional residential uses are permitted, provided:

- A. A permit to operate as an Airbnb is required to be obtained, specifying the number of bedrooms and number of sleeping areas (i.e., a den with a sleeper sofa) available for rent; the maximum length of stay per visitor; the maximum number of visitors permitted on the property at a time; the number and location of off-street parking spaces; the location and number of garbage receptacles; the location and type of outdoor recreation areas/common spaces; the location and type of buffers to be placed between the use and the external property line; and a copy of any standards or regulations guiding visitor conduct.
- B. If only a portion of the structure is available for rent, the number and location of the bedrooms/sleep areas shall be provided, including the maximum number of visitors that could be accommodated.
- C. If only a portion of the structure is available for rent, the number of residents (non-transients) on the property shall be provided, so that minimum required parking spaces can be determined.
- D. Inspections of the residence by the Enforcement Officer may be performed to ensure compliance with all applicable regulations.
- E. Smoke detectors, CO detectors, fire extinguishers, and other emergency equipment shall be provided and maintained in operating order as per the requirements of Greene County.

This change shall take effect after its passage, the welfare of the County requiring it.

Sponsor Greene County Regional
Planning Commission

Date

Date of Public Hearing by
the Greene County Commission:

Date

Decision by the Greene
County Commission:
Approved or Denied

Signed in Open Meeting:

County Mayor

Attest:

County Court Clerk

Approved as to Form:
County Attorney

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Planning Research/Special Projects
Date: April 3, 2024
Subject: Staff proposal to update the Greene County Land Use Plan

The need to update the Greene County Land Use Plan (LUP) has been discussed several times since 2022. An estimate obtained in 2023 for a consulting firm to update the plan was over \$100,000, which is a substantial investment for a rural county. The anticipated cost is directly tied to having a plan written specifically for the County, which takes a significant amount of research, in-depth study, citizen meetings, and work sessions with County officials. Planning staff has the ability, but not the time, to conduct the necessary research and writing.

One of the complaints about the 2009-2029 Land Use and Transportation Policy Plan is that the policies and objectives are vague. Having “vague” guidance is necessary for a plan that is supposed to guide development over a 20 year period. Complaints were also common about the previous type of LUP, which was essentially a map where different colors represented different types of land uses. These maps were conceptual in nature, and generally tied future land use to existing land use, transportation corridors, utility availability, and property sizes. Many people had trouble with the “conceptual” nature of the plan, thinking that you could measure the depth of red (denoting commercial uses) from a road, and determine that a property in the red area was meant to be a commercial use. This is not an accurate or intended use of a conceptual plan.

Staff discussions about updating the plan involve having a conceptual map along with policies and objectives, and adding more specific standards for when development should occur. For example, while an area might be appropriate for future industrial development, it might not be appropriate to rezone property until roads accessing the property carry a certain volume of traffic, and the road width and intersections can handle the type of traffic such a development would generate. Other issues to consider include: the road network in the area; the percentage of residential uses in the surrounding area; changes in area land use, availability and adequacy of utilities; and frequency of the division of farmland.

Staff would like Planning Commission input on a proposal to have interested persons in the community perform much of the research/information collection needed for a plan, under the direction of Planning staff. It has become evident, beginning with public input about revising the solar farm regulations in 2022, that there are County residents both willing and able to provide the assistance needed to update the LUP. This includes residents who have opposed staff proposals but were willing to listen to our reasoning, review available information, and provide balanced input in return.