

Agenda

Greene County Board of Zoning Appeals

Greene County Courthouse Annex, Conference Room

204 North Cutler Street, Greeneville, TN 37745

June 24, 2025 at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of the minutes of the May 27, 2025 meeting.
4. Swearing in of applicants.
5. Consider granting a variance decreasing the required right yard setback from twelve (12) feet to five (5) feet, for 549 CM Jones Road (tax parcel 112-005.03) owned by Aldolfo Torres.
6. Consider granting a variance decreasing the required right yard setback from five (5) feet to three (3) feet, for 655 Sanders Road (tax parcel 122-042.00) owned by William Morelock & Billie Ricker et al.
7. Other business
8. Adjournment

Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, May 27, 2025, at 8:30 am at the Greene County Courthouse Annex, Conference Room.

Members Present/Members Absent

Kathy Crawford, Chairman
~~Beth Douthat, Vice-Chairman~~
Holly Brooks, Secretary
Jason A. Smith, Member
Robert Wilhoit, Member
Bill Dabbs, Associate Member
~~David Crum, Associate Member~~

Staff Representatives Present/Absent

Tim Tweed, Building Commissioner
Amy Tweed, Planning Coordinator
~~Deborah Collins, Building Dept.~~
~~Kevin Morrison, County Mayor~~
Roger Woolsey, County Attorney

Also Present: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the April 29, 2025 meeting. A motion was made by Robert Wilhoit, seconded by Bill Dabbs, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman Crawford swore in Korey Carter, Thomas Carter, and Building Commissioner Tim Tweed.

975 Viking Mountain Road. The Board reviewed and considered a request to decrease the front yard setback for a new home to be located at 975 Viking Mountain Road (tax parcel 174-012.02) from thirty (30) feet to twenty-five (25) feet. Thomas Carter stated the home previously on the property was completely destroyed in a fire, and the location of the septic system limited where the home could be located. Tim Tweed stated that if 75% of a legal nonconforming structure was damaged, any new structure was required to either meet setback regulations or have a variance granted by the Board. After discussion a motion was made by Robert Wilhoit, seconded by Bill Dabbs, to grant a variance of five (5) feet to permit the home to be located twenty-five (25) feet from the front lot line, as granting the variance would not be a detriment to the area, and not granting the variance would create a hardship for the property owners. The motion carried unanimously.

There being no further business, a motion was made by Robert Wilhoit, seconded by Bill Dabbs, to adjourn the meeting. The meeting adjourned at 8:40 a.m.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Tim Tweed, Building Commissioner
Date: June 24, 2025
Subject: Right side yard setback variance request
Address: 549 CM Jones Road
Tax parcel: 112-005.03
Owner: Adolfo Torres
Zoning: A-1, General Agriculture District
Size: 0.50 acre
Required: Twelve (12) feet
Requested: Five (5) feet.
Use: Residential
Notes: The owner requests to divide the property into two parcels.

Owner, Adolfo Torres stated that the original footprint of the existing house is the exact location he will be replacing the home and carport. The owner requested a decrease to the right yard setback from twelve (12) feet to five (5) feet.

Options: TCA-1004.03 - Grant or deny the variance request, based on rationale listed below:

1004.3.1 For lots of record at the time of adoption of the zoning resolution, that are exceptionally narrow, shallow or shaped in such a way that the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; **or**

1004.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; **and**

1004.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; **and**

1004.3.4 And may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; **and**

1004.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

Applicant Adolfo Torres Property Owner(s) Adolfo Torres
 Property Address 549 CM Jones Rd City, State, Zip Greenville TN 37745
 Tax map: 112 Group: Parcel #: 005.03 Size of property: 0.50 Zone of Property
 Subdivision Name/Lot Number (if any): 13 - Timbercrest #6 Deed book & page #:
Acres

Please complete the following questions to the best of your ability and circle all answers that apply.

1. What is the existing use of property: Home
2. Name of business or industry on the property (if applicable): N/A
3. What about your property makes it necessary to obtain a variance? (For example, field line location)
There was a previous mobile home with a carport, I built a house and carport just like it was.
4. Was a building permit obtained for the structure that needs a variance? Y ☒ N ☐ Don't know (If no please explain)
No but I did discuss it with the building inspector "Tim" that I was going to rebuild it just like it was.
5. Was the building permit issued for the proper use? Y ☒ N ☐ Don't know (If no, please explain)
6. Are there areas of rock or low-lying /flood prone areas that limit where you can build? Y ☒ N ☐ (If yes please explain)
7. Does your property have topographical issues, or are there other reasons why you need a variance? Y ☒ N ☐ (If yes explain) I built over what was already there.
8. Does the septic system or field lines limit where you can build? Y ☒ N ☐ (If yes, please explain)

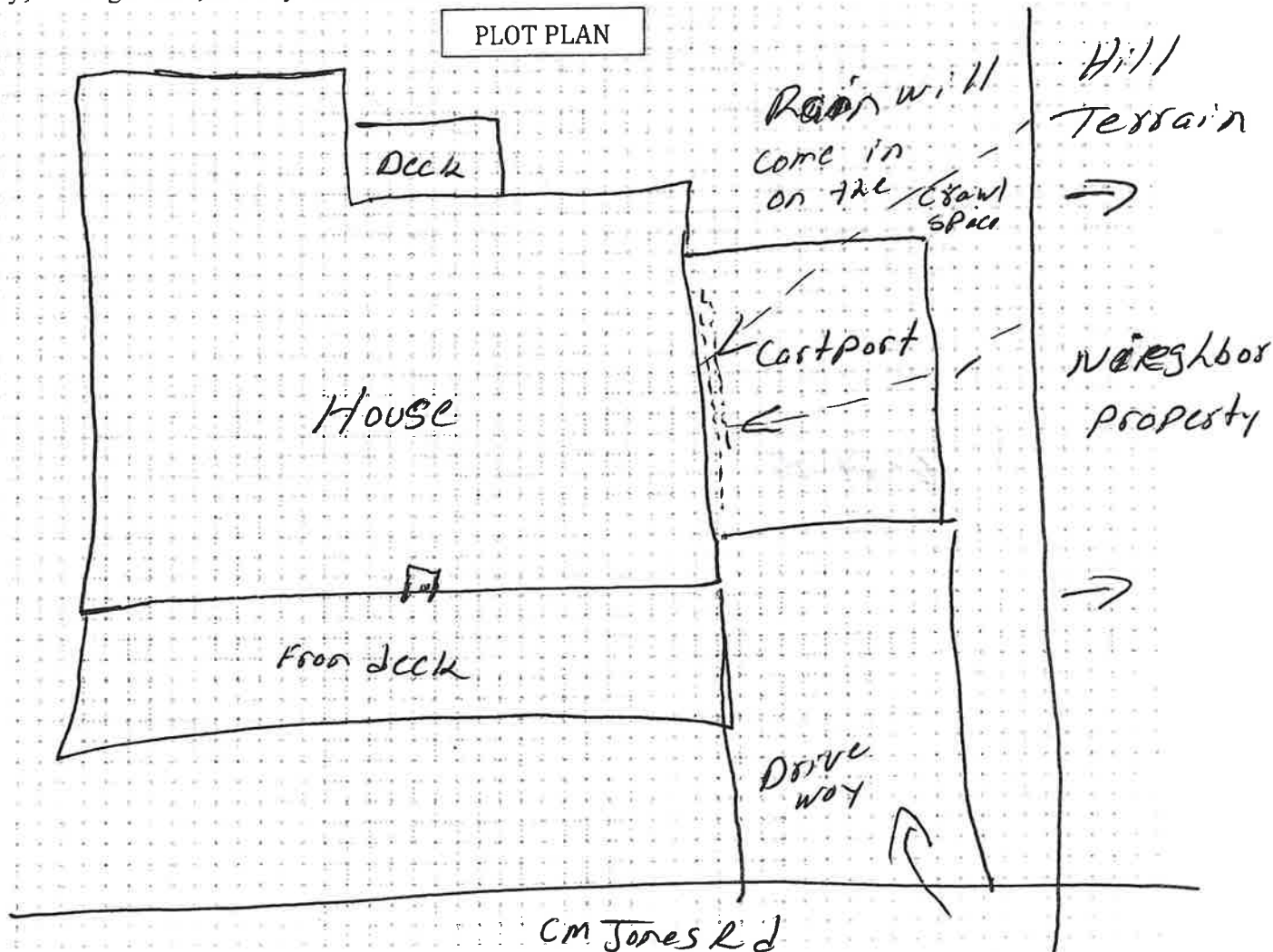
If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.

9. Is the lot staked? ☒ yes [] No If not, date it will be staked?
10. Is the request staked? ☒ yes [] No If not, date it will be staked?
11. Explain your request to build the following: 1545 It's been framed up.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

12. Request front yard setback to be _____ feet from the centerline of the county/state road.
13. Request left side yard setback to be _____ feet to the left side yard property line.
14. Request rear yard setback to be _____ feet to the rear yard property line.
15. Request right yard setback to be 5' feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request.



I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

5/15/25
Date

Adolfo Torres
Print Name

(423) 525 1503
Telephone #

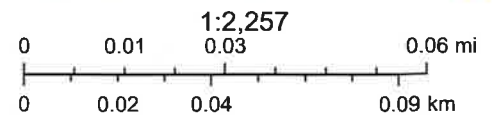
ATorres
Signature

Greene County - Parcel: 112 005.03



Date: June 23, 2025

County: GREENE
Owner: TORRES ALDOLFO
Address: C M JONES RD 549
Parcel ID: 112 005.03
Deeded Acreage: 0.5
Calculated Acreage: 0



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

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Tim Tweed, Building Commissioner
Date: June 24, 2025
Subject: Right side yard setback variance request
Address: 655 Sanders Road
Tax parcel: 122-042.00
Owner: William Morelock & Billie J. Ricker et al
Zoning: A-1, General Agriculture District
Size: Proposal 1.00 acre - Currently 39.53 acres
Required: Five (5) feet
Requested: Three (3) feet.
Use: Residential and Agricultural.

Notes: The owner requests to divide the property into two parcels. Ms. Lawson proposes dividing her house and two agricultures sheds on a 1.00 acre lot. The actual year built of house 1948 yr. The remainder of the property would reduce to 38.53 acres with only 47' road frontage and an eighty (80) feet lot area. The owner requested a decrease to the right yard setback from five (5) feet to three (3) feet and the lot width requirement from one-hundred (100) feet to eighty (80) feet.

Options: TCA-1004.03 - Grant or deny the variance request, based on rationale listed below:

1004.3.1 For lots of record at the time of adoption of the zoning resolution, that are exceptionally narrow, shallow or shaped in such a way that the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; **or**

1004.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; **and**

1004.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; **and**

1004.3.4 And may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; **and**

1004.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

Applicant AZAMU ENGR Property Owner(s) BILLY MORELOCK hain
 Property Address 655 SANDERS RD City, State, Zip GREENVILLE, TN 37743
 Tax map: 122 Group: Parcel #: 042.00 Size of property: 39.53 Ac Zone of Property
 Subdivision Name/Lot Number (if any): Deed book & page #: 74A - 698
212-64
173-167

Please complete the following questions to the best of your ability and circle all answers that apply.

5. What is the existing use of property: RES
6. Name of business or industry on the property (if applicable): N/A
7. What about your property makes it necessary to obtain a variance? (For example, field line location)
LIMITED ROAD FRONTAGE
8. Was a building permit obtained for the structure that needs a variance? Y N Don't know (If no please explain)
9. Was the building permit issued for the proper use? Y N Don't know (If no, please explain)
10. Are there areas of rock or low-lying /flood prone areas that limit where you can build? Y N (If yes please explain)
11. Does your property have topographical issues, or are there other reasons why you need a variance? Y N (If yes explain)
12. Does the septic system or field lines limit where you can build? Y N (If yes, please explain)

If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.

13. Is the lot staked? X yes [] No If not, date it will be staked?
14. Is the request staked? X yes [] No If not, date it will be staked?
15. Explain your request to build the following: LOT WILL BE LESS THAN 100 FEET
WIDE AT LOCATION OF EXISTING HOME.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

16. Request front yard setback to be _____ feet from the centerline of the county/state road.
17. Request left side yard setback to be _____ feet to the left side yard property line.
18. Request rear yard setback to be _____ feet to the rear yard property line.
19. Request right yard setback to be (FORSHED) 3 feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request.

PLOT PLAN

(SKETCH ATTACHED)

RESERVED FOR REGISTER OF DEEDS

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF CIRCUMFERENCE PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS 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 and maintenance of ditches and the corresponding standard easement area is in addition to any other drainage or non-structure easement area as may be determined by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

—FOR REVIEW—

TAX REF.: TAX MAP 122 PORTION OF P DEED REF. D.B. 173 PG. 167 D.B. 212 PG. 64 & D.B. 74A PG.

SURVEY OF A PORTION OF THE BILLY MORELOCK PROPERTY

24TH CIVIL DISTRICT GREENE

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners

P.O. BOX 1466 GREENVILLE, TN 37744 (423)

ADDRESS OF SUBJECT PROPERTY
655 SANDERS ROAD
GREENVILLE, TN 37743

LEGEND
○ 1/2" IRON PIN W/ AZIMUTH CAP (found)

I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

05/07/2025
Date

(423) 638-9191
Telephone #

DANIEL COFFEY
Print Name

Daniel R. Coffey
Signature

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

601.4. Area Regulations. All buildings shall be set back from street or road right-of-way line and lot lines to comply with the following yard requirements.

A. Lot area –

Minimum required lot area for single-family detached structures ... ½ acre.

Minimum required lot area for small woodworking shops 30,000-sq. ft.

Minimum required lot area other uses subject to review by the Greene County
Regional Planning Commission (GCRPC)

B. Lot width –

Minimum required lot width at building line for all uses
other than single-family detached structures 200 feet

Minimum required lot width at building line for
single-family detached structures 100 feet

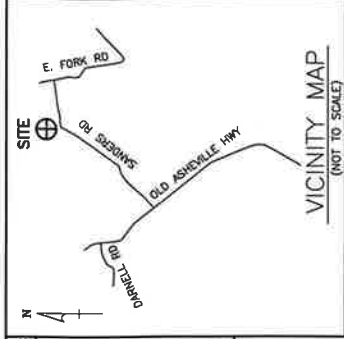
C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front yard for all buildings other than single-family detached structures and farm buildings 50 feet

Minimum required front yard for small woodworking shops 50 feet

Minimum required front yard for single-family detached structures and farm buildings:

If fronting along an arterial road 50 feet



VICINITY MAP
(NOT TO SCALE)

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

THIS SURVEY WAS PERFORMED USING THE CARLSON BR77 DUAL FREQUENCY RECEIVERS. THE GRID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. ALL DISTANCES MEASURED ON THE SURVEY ARE THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

I CERTIFY THAT THE INFORMATION FOR AND THE ASSISTANT SURVEYOR'S NAME AND FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR REGISTER OF DEEDS

GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS 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 collection, conveyance, storage, treatment, and disposal of stormwater runoff from improvements on such lot. Such easement shall be subject to the terms and conditions of the Standard Surveyor and/or Engineer or both which may be required by the Greene County Regional Planning Commission.

FOR REVIEW

TAX REF.: TAX MAP 122 PORTION OF PARCEL 42
DEED REF.: D.B. 173 PG. 167
D.B. 212 PG. 64 & D.B. 74A PG. 698

SURVEY OF A PORTION OF THE BILLY MORELOCK heirs PROPERTY

24TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=50'

DATE: 03/24/2025

JOB NO. 24SU150

DRAWN BY CAD: ADO

FILE LOC. NET

FILE NAME: 24SU150A

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.00 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER BILLY MORELOCK heirs CIVIL DISTRICT 24TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE GREENE COUNTY PLANNING COMMISSION IN FULL PAYMENT OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SUBDIVISION PLAT SHOWN HEREON IS SUBJECT TO THE EXISTING GREENEVILLE ENERGY AUTHORITY LINE EXTENSION POLICES. ELECTRIC SERVICE CAN BE INSTALLED IN FULLY MEET THE REQUIREMENTS OF THE PLAT. NOTE: ANY GSA LINE EXTENSION POLICES MAY BE REQUIRED TO BE INSTALLED PRIOR TO THE INSTALLATION OF ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY DISTRICT HAS REVIEWED THE PLAT AND DETERMINED THAT THE INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY (INDIVIDUAL):

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON THE 500' YEAR FLOODPLAIN AND THE 100' YEAR FLOODPLAIN SHALL BE PROVIDED FOR THESE LOTS AS SHOWN ON THE PLAT.

2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S STANDARD SPECIFICATIONS FOR PAVEMENTS AND SIDEWALKS.

3. IS NOT EVALUATED BY GREENE COUNTY, PURSUANT TO THIS PLAT REVIEW, AND MUST BE APPROVED BY THE GREENE COUNTY PLANNING COMMISSION PRIOR TO RECORDATION OF THIS PLAT.

DATE: _____

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I, AND/OR THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE READ AND UNDERSTOOD THE REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION, AND HAVE AGREED TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO BE PROVIDED FOR THE PUBLIC USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR REGISTER OF DEEDS

GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS 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 collection, conveyance, storage, treatment, and disposal of stormwater runoff from improvements on such lot. Such easement shall be subject to the terms and conditions of the Standard Surveyor and/or Engineer or both which may be required by the Greene County Regional Planning Commission.

FOR REVIEW

TAX REF.: TAX MAP 122 PORTION OF PARCEL 42
DEED REF.: D.B. 173 PG. 167
D.B. 212 PG. 64 & D.B. 74A PG. 698

SURVEY OF A PORTION OF THE BILLY MORELOCK heirs PROPERTY

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AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=50'

DATE: 03/24/2025

JOB NO. 24SU150

DRAWN BY CAD: ADO

FILE LOC. NET

FILE NAME: 24SU150A

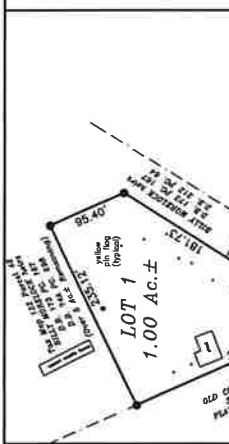
GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.00 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER BILLY MORELOCK heirs CIVIL DISTRICT 24TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000



LOT 1
1.00 Ac. ±

SANDERS ROAD

OLD COLLEGE FARM ESTATES
SECTION B, PHASE 1
PLAT CABINET K, SLIDE 504

1"=100'
T.D.E.C. USE ONLY

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR REGISTER OF DEEDS

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GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.00 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER BILLY MORELOCK heirs CIVIL DISTRICT 24TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING

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DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SUBDIVISION PLAT SHOWN HEREON IS SUBJECT TO THE EXISTING GREENEVILLE ENERGY AUTHORITY LINE EXTENSION POLICES. ELECTRIC SERVICE CAN BE INSTALLED IN FULLY MEET THE REQUIREMENTS OF THE PLAT. NOTE: ANY GSA LINE EXTENSION POLICES MAY BE REQUIRED TO BE INSTALLED PRIOR TO THE INSTALLATION OF ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY DISTRICT HAS REVIEWED THE PLAT AND DETERMINED THAT THE INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY (INDIVIDUAL):

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON THE 500' YEAR FLOODPLAIN AND THE 100' YEAR FLOODPLAIN SHALL BE PROVIDED FOR THESE LOTS AS SHOWN ON THE PLAT.

2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S STANDARD SPECIFICATIONS FOR PAVEMENTS AND SIDEWALKS.

3. IS NOT EVALUATED BY GREENE COUNTY, PURSUANT TO THIS PLAT REVIEW, AND MUST BE APPROVED BY THE GREENE COUNTY PLANNING COMMISSION PRIOR TO RECORDATION OF THIS PLAT.

DATE: _____

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I, AND/OR THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE READ AND UNDERSTOOD THE REQUIREMENTS OF THE GREENE COUNTY PLANNING COMMISSION, AND HAVE AGREED TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO BE PROVIDED FOR THE PUBLIC USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

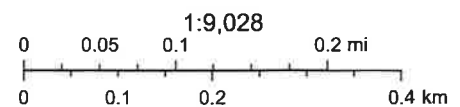
RESERVED FOR INSPECTION LETTER

Greene County - Parcel: 122 042.00



Date: May 7, 2025

County: GREENE
Owner: MORELOCK WILLIAM BILLIE J RICKER ETAL
Address: SANDERS RD 655
Parcel ID: 122 042.00
Deeded Acreage: 0
Calculated Acreage: 39.53
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © 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.