

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex Conference Room
204 North Cutler Street, Greeneville, TN 37744
August 12, 2025, at 1:00 p.m.

1. Call to order.
2. Approval of the July 8, 2025, minutes.
3. Review and consider approving the final plat for Redivision of Tracts 3 & 9 of the Beryl McCracken Property Section1 for five lots on 4.93 acres, located at the intersection of Armstrong Road and Milburton Road in the 15th civil district.
4. Review and consider approving the final plat for the Herbert Shelton Property for six lots on 17.40 acres, located adjacent to Greystone Road in the 1st civil district.
5. Review and consider approving the lot size for the Hampton Spring Pump House and Load Station to be located in an A-1, General Agriculture District, on tax parcel 125-053.01, adjacent to Greystone Road at Middle Creek Road.
6. Administrative minor subdivisions.
 - Division of a Portion of the Hal & Patsy Stills Estate, for one lot totaling 0.99 acres located adjacent to Stills Road in the 9th civil district.
 - Survey of a Portion of the Patricia Merzlak Property for one lot totaling 0.69 acres, located adjacent to Valleydale Road in the 19th civil district.
 - Replat of Delbert Ridley Estate (Lots 1 & 2) for one lot totaling 1.009 acres, located adjacent to Marvin Road in the 7th civil district.
 - Property Survey for Shirley Wright for one lot totaling 1.44 acres, located adjacent to McDonald Road in the 4th civil district.
 - Division of the Bradbury Property for two lots totaling 5.02 acres, located adjacent to Old Stage Road in the 15th civil district.
 - Claude Ricker Jr. Property for one lot totaling 0.29 acres, located off Greene Mountain Road in the 22nd civil district.
 - Tommy Shanks Property for one lot totaling 1.00 acres, located adjacent to Fishpond Road in the 1st civil district.
 - Division of the Laurie Richardson Property for two lots totaling 1.34 acres, located adjacent to Tiny Lane in the 24th civil district.
 - Survey of a Portion of the Jonathon Weems Property for one lot totaling 2.21 acres, located adjacent to Cox Road in the 8th civil district.
 - Richard A. Ramsey Property for one lot totaling 1.04 acres, located adjacent to Mohawk Ridge Road in the 6th civil district.
 - Survey for Blake Dyck and Mariah Dyck for one lot totaling 1.00 acres, located adjacent to Harold Cemetery Road in the 12th civil district.

6. Boundary retracement survey review.
 - Trey and Kelsie Clark Property and Part of the Jonathan Gove Property for a 33.10-acre tract located adjacent to South Wesley Chapel Road in the 21st civil district.
7. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
8. Other Business.
 - Update on the Planning Commission work session with TDEC.
 - Update on the meeting Planning meeting with surveyors, County Attorney, and Register of Deeds.
8. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, July 8, 2025, at 1:00 p.m.

Members Present/Absent

Gwen Lilley, Chairman
~~Nick Gunter, Vice Chairman~~
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
~~Phillip Ottinger~~
Jason Cobble
Becky Rideout
Larry Justis

Staff Representatives Present/Absent

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

Also participating: Interested citizens

The Chairman called the meeting to order at 1:10 p.m. and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the June 10, 2025, meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes as written. The motion carried unanimously.

Survey of a Portion of the Billy Morelock Heirs Property. The Planning Commission reviewed and considered approving the final plat for the Survey of a Portion of the Billy Morelock Heirs Property for one lot totaling 1.00 acre, located adjacent to Sanders Road in the 24th civil district. Daniel Coffey, surveyor for the property owner, stated variances had been granted to decrease the side yard setback for an accessory building, and decrease the lot width at the setback line. The Planning Commission was informed that the inspection letter had been obtained but the duplicate area had not been mapped by the soil scientist. Roger Woolsey confirmed the variances had been recorded in the Register of Deeds office. Amy Tweed stated the plat met all applicable requirements, except for signatures, and recommended approval subject to addition of signatures. A motion was made by Lyle Parton, seconded by Edwin Remine, to approve the plat subject to signatures, as the plat met all other applicable regulations. The motion passed unanimously.

Replat of Lyla Lloyd Reynolds Estate. The Planning Commission reviewed and considered approving the final plat for the Replat of Lyla Lloyd Reynolds Estate, for two lots totaling 1.810 acres, located adjacent to Rheatown Road in the 20th civil district. Amy Tweed stated the plat had been placed on the Planning Commission agenda, instead of receiving administrative approval,

because of confusion over the classification of Rheatown Road. Once it was clarified that Rheatown Road was a collector street, which required a front yard setback of thirty (30) feet, staff determined the lots were buildable. Amy Tweed stated the plat met all applicable requirements and recommended granting approval. A motion was made by Becky Rideout, seconded by Edwin Remine, to approve the plat as it met all applicable regulations. The motion passed unanimously.

Discussion of large tract boundary survey requirements. Lyn Ashburn stated current policy was for Amy Tweed, acting as the Planning Coordinator, to review boundary surveys of individual tracts five acres or larger, and land divisions for tracts five acres or larger. Because the State of Tennessee did not convey this authority to the Planning Commission, review of these boundary surveys or large tract land divisions could not be required.

Surveyor Michael Grigby stated that some counties permitted property to be subdivided from easements. Roger Woolsey stated that Greene County no longer did that because of lawsuits over maintenance of the easement. Micheal Grigsby stated the County should not be involved in the lawsuits and should not prevent subdividing from easements.

Surveyor Daniel Hopson stated that if tracts of property were being combined, and the resulting size was five acres or more, surveyors could place a "T.C.A. note" on the survey. The note referenced the section of state law that stated Planning Commission approval was not required for tracts of five acres or more. Brian Bartlett clarified that surveyors could not sign the T.C.A. note if the resulting tract was less than five acres. Daniel Hopson clarified that the T.C.A. applied to surveys combining lots, and did not apply boundary surveys

Roger Woolsey asked if, for a boundary survey, pins were being set. Daniel Hopson stated that surveyors would take the old deed and put the information "on the ground", by running the property and placing pins.

Roger Woolsey stated he had no opposition to boundary surveys not being reviewed if everything was legally constituted. If any part of the tract shown on the boundary survey was not legally constituted, and the County let it be recorded, then the County was not requiring everyone to meet the same standard.

Lyn Ashburn recommended that verbiage for boundary surveys that were approved at the March 11, 2025, meeting be maintained. This stated that boundary surveys for lots containing less than five acres that were recorded prior to August 1984, would have certifications signed by the surveyor and Planning Coordinator so that they could be recorded. Boundary surveys for lots created after August 1984 would not be signed by the Planning Coordinator.

Gwen Lilley suggested that the Planning Commission not take action at the meeting, and for staff to get with surveyors to discuss the issue.

Gethsemane Church Property. Amy Tweed asked the Planning Commission to decide on what they would require to be shown on the Gethsemane Church Property boundary survey, for it to be recorded. Daniel Hopson stated the property was comprised of two tracts, each containing less than five acres, located on either side of Water Fork Road. Each tract was comprised of multiple tracts; many created in the 1850's and one created after the August 1984 cutoff date for boundary surveys. There was no proposed dedication of right-of-way, as the property was not being subdivided, and as graves were located at the property/ROW line. Amy Tweed stated that, in approving previous surveys for cemeteries, that a variance was granted to the dedication of additional right-of-way, as it could not be granted without disturbing graves.

Daniel Hopson stated the church intended to write a new deed based on the boundary survey, which would eliminate the interior tracts. A motion was made by Becky Rideout to grant a variance to the *Greene County Subdivision Regulations (Article III. A. 5. Additional Width on Existing Streets)*, to not require the dedication of additional ROW. Daniel Hopson asked if subdivision plat certifications would be required, and stated that, if they were, the plat would not be recorded. Instead, he would create a metes and bounds description. Becky Rideout removed the motion from the table. Discussion ensued concerning granting a variance to the requirement that certifications be placed on subdivision plats for water, power, and the Road Department. Lyn Ashburn stated that variances could be granted to the following:

Article III.A.5. Additional Width on Existing Streets, to not require the dedication of additional right-of-way, based on the rationale that the presence of graves immediately adjoining the;

Article VI. Boundary Surveys, to permit the survey, which contained one tract created after August 1984, to be recorded.

No variance would be needed to the certificates because the survey was a boundary survey, not a subdivision. A motion was made by Becky Rideout, seconded by Edwin Remine, to grant variances to the *Subdivision Regulations* as stipulated by staff, for the reasons provided. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed that the following subdivisions had been approved since the last meeting.

- Division of the Linda LeBlanc Trust Property, for two lots totaling 3.00 acres, located adjacent to Cedar Creek Road in the 18th civil district.

- Replat of Lot 1 of the Kenneth Combs Subdivision, for two lots totaling 4.76 acres, located adjacent to Old Midway Road in the 25th civil district.
- Redivision of Lots 2 and 3 of the Harley Mooneyhan Farm Section 1, for one lot totaling 1.05 acres, located adjacent to Bright Hope Road in the 5th civil district.
- Baldwin 5.82 acre property partition, for two lots totaling 5.82 acres, located adjacent to Cannon Road in the 15th civil district.
- Redivision of a portion of Tracts 33 and 34 of Majestic Estates, for two lots totaling 8.68 acres, located off Williams Springs Road on Tipton Lane in the 13th civil district.
- Replat of Lots 4 and 7 Hopson Property, for one lot totaling 3.78 acres, located adjacent to WI Bowman Road and Laws Road in the 22nd civil district.
- Lark Lamons Property, for one lot totaling 3.35 acres, located adjacent to Marvin Road in the 7th civil district.
- Survey of a portion of the Darnell Wilcox etux & Paul Wilcox etal Property, for two lots totaling 4.46 acres, located adjacent to Jackson Lane West in the 17th civil district.
- Combination plat of lots 19 and 20 of the Frances Looney and Roger Myers Subdivision, for one lot totaling 2.253 acres, located adjacent to State Hwy. (351)/107 Cutoff in the 22nd civil district.
- Replat Lot 4 of the Laurels Estate, Section 2 for Marchelle Black, and Eric and Kelli Johnson, for two lots totaling 1.82 acres, located adjacent to Lori Circle in the 1st civil district.
- Division of a portion of the Mike and Rhonda McAmis property, for two lots totaling 1.31 acres, located adjacent to West Pines Road in the 16th civil district.

A motion was made by Gary Rector, seconded by Lyle Parton, to accept the list. The motion carried unanimously.

Yearly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the yearly department activity report. A motion was made by Gary Rector, seconded by Becky Rideout, to accept the report. The motion carried unanimously.

Other Business.

Subdivision review fee payments. Amy Tweed asked the Planning Commission to approve a policy that subdivision plats would not be reviewed until the review fee was paid. Daniel Coffey stated that while plats could be submitted on-line, payment had to be made by mail or in person. Gwen Lilley asked why we can't accept online payments. Tim Tweed stated there was an issue with the new software, where payment information could be duplicated but couldn't be removed. It created a problem with department audits, which must be resolved before online payments could be accepted. There was a possibility that, once all County offices were moved to the old Takoma Building, that the County Clerk's office could accept payment. A motion was made by Edwin

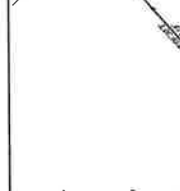
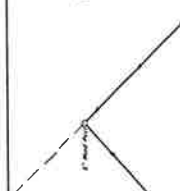
Remine, seconded by Lyle Parton, to adopt a policy that plats will not be reviewed until the review fee is paid. The motion carried unanimously.

There being no further business, a motion was made by Larry Justic, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 2:25 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



NOTES

1. The information shown herein was obtained from a deed recorded in Deed Book 2486, Page 2261 and Plat Cabinet C, Slide 51 of the Greene County Regional Planning Commission. The information shown herein is for informational purposes only and is not intended to be used for any other purpose. The information shown herein is subject to the terms and conditions of the deed recorded in Deed Book 2486, Page 2261 and Plat Cabinet C, Slide 51 of the Greene County Regional Planning Commission.

2. The survey was conducted in accordance with the provisions of the Greene County zoning ordinance and applicable provisions of the Tennessee Uniform Land Use Regulation Enforcement Act (TULREA). The survey was conducted in accordance with the provisions of the Greene County zoning ordinance and applicable provisions of the Tennessee Uniform Land Use Regulation Enforcement Act (TULREA).

3. The survey was conducted in accordance with the provisions of the Greene County zoning ordinance and applicable provisions of the Tennessee Uniform Land Use Regulation Enforcement Act (TUL

LINE	LENGTH	BEARING
1A	142.00	S84°55'17"W
1B	14.50	S71°15'17"W
1C	14.50	S71°15'17"W
1D	14.50	S71°15'17"W
1E	14.50	S71°15'17"W
1F	14.50	S71°15'17"W
1G	14.50	S71°15'17"W
1H	14.50	S71°15'17"W
1I	14.50	S71°15'17"W
1J	14.50	S71°15'17"W

NOTES: (1) THIS SURVEY IS SUBJECT TO THE EXISTING LOCATION OF THE HERBERT COUNTY REGIONAL PLANNING COMMISSION (HRCPC) TRAIL, WHICH IS SHOWN ON THE HRCPC MAP DATED 1988. (2) DEED REFERENCES: TAX MAP 155, PARCEL 1400, D.B. 7204, P. 6-706. (3) PUBLIC SEWER IS NOT PROVIDED.

LEGEND

- IRON PIN SET HAS 1346
- IRON PIN FOUND
- UNMARKED POINT
- △ TREE CORNER
- ADJACENT'S PROPERTY LINES
- ROADS
- STREETS

SCALE

0 50 100 200'

NOTE: SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

NOTE: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, TN, 4705004250 THIS PROPERTY IS IN A FLOOD HAZARD ZONE.

NOTE: ANNUAL CHANCE FLOODPLAIN DATED 7-12-2008.

NOTE: 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. THIS EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL EASEMENTS THAT MAY BE DELINEATED BY THE LICENSED SURVEYOR. THIS EASEMENT SHALL BE SUBJECT TO THE APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

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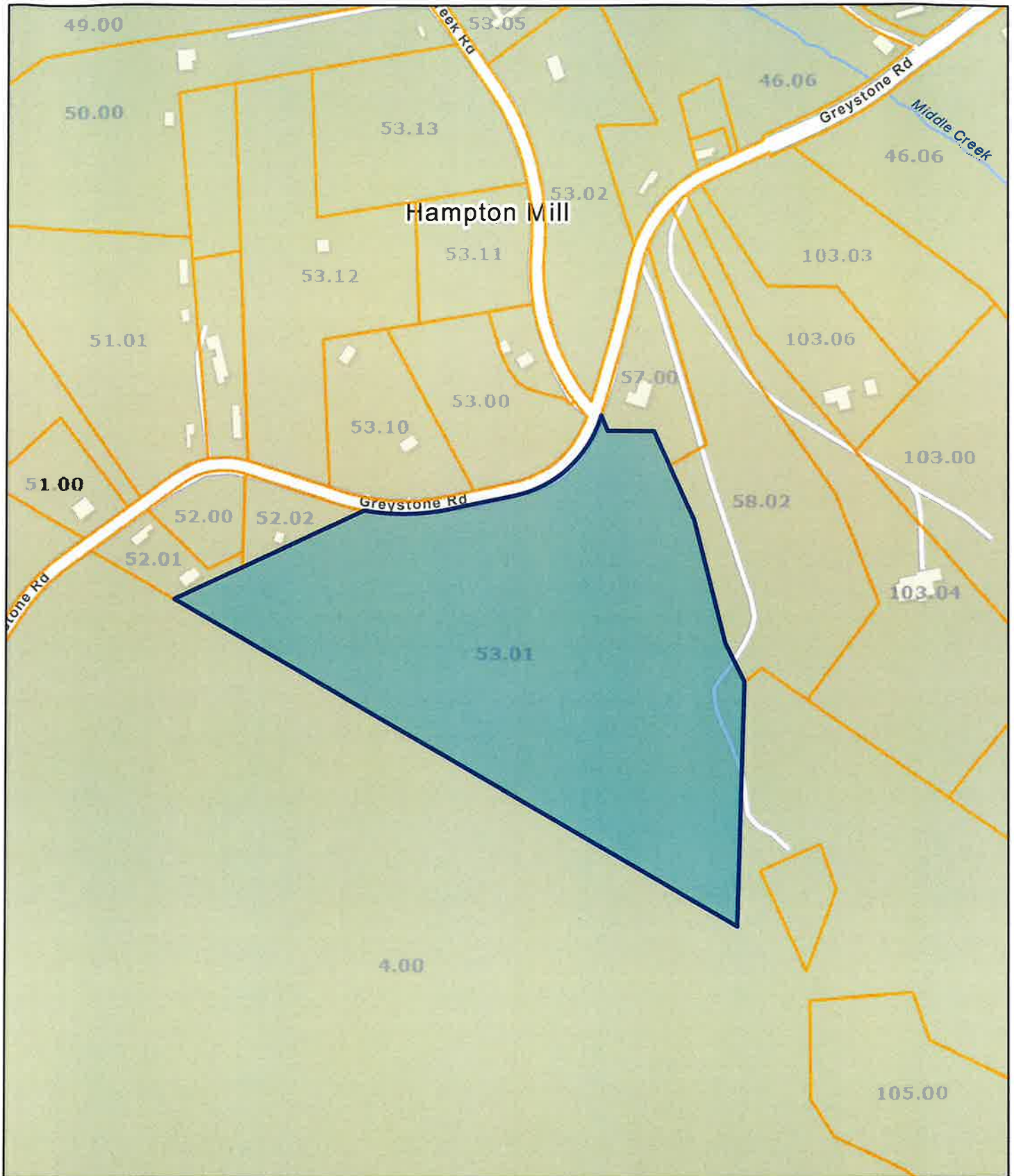
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Greene County - Parcel: 125 053.01



Date: July 24, 2025

County: GREENE

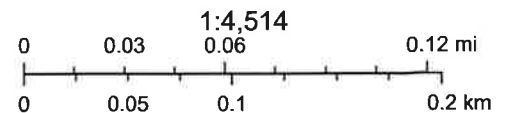
Owner: BARNETT FAMILY TRUST DAVID BARNETT ETUX TRUSTEES

Address: GREYSTONE RD

Parcel ID: 125 053.01

Deeded Acreage: 16.77

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



154 West Belmont Avenue
 Des Moines, Iowa 50319
 515-281-4343
 www.ashrae.org

SHEET 1 OF 1

DIVISION OF A PORTION OF THE
 HAL & PATSY STILLSTEADT
 GREENE COUNTY REGIONAL PLANNING COMMISSION
 TOTAL ACRES 0.99 ± TOTAL LOTS 1
 ACRES NEW ROAD 0 CMLS NEW ROAD 0
 OWNER Hal & Patsy Stillst
 SURVEYOR Daniel B. Hession
 SCALE 1" = 30' 0" 30'

Property Information
Hal & Patsy Stills
 Tax Map 133, P/O Parcel 65.00
 Deed Book 171A, Page 253
 425 Stills Road
 Greeneville, TN 37743

[illegible]

Utility Note

Quality Note The publisher makes every attempt to have the most current information available. However, the information is subject to change without notice. The publisher is not responsible for any errors or for any consequences arising from the use of the information contained herein.

Notes

Increasingly, the use of the term *epidemic* by the news media in connection with HIV-related deaths has been questioned. The *Journal of the American Medical Association* has published a statement that the term *epidemic* is not appropriate for HIV-related deaths because of the chronic nature of the disease and the fact that the disease is not transmitted from person to person. The *Journal* states that the term *epidemic* is only appropriate for diseases that are transmitted from person to person and that the term *epidemic* is only appropriate for diseases that are transmitted from person to person. The *Journal* states that the term *epidemic* is only appropriate for diseases that are transmitted from person to person.

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APPROVED BY SPECIAL AGENT IN CHARGE

1. ALL CITY NORTH DISTRICT OFFICERS ARE ADVISED THAT THE CITY OF CHICAGO HAS A NEW POLICE DEPARTMENT. THE CITY OF CHICAGO HAS A NEW POLICE DEPARTMENT. THE CITY OF CHICAGO HAS A NEW POLICE DEPARTMENT.

7-15-35

Wm. J. Davis

Wm. J. Davis, Captain

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Property Information
Hal & Patsy Stills
Tax Map 133, P/O P
Deed Book 171A, P
425 Stills Road
Greenville, TN 37741

BASED ON TN GRID NORTH (NAD83/2011)

GENERAL NOTES:

- 1) SETBACKS SHALL CONFORM TO THE CITY OF GREENVILLE ORDINANCES.
- 2) EROSION OF BOUNDARY PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.
- 3) PARCELS 7.01 & 7.02 WITH THE REMAINDER OWNED BY MCKINNEY & CARTER.

NOTED RECORDED TO THE TENNESSEE STATE PLAT BOOK (N.A.D. 83).

CERTIFICATE OF APPROVAL FOR RECORDING

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS ENTERED INTO OR IN WRITING.

THIS SURVEY WAS PERFORMED USING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) MODEL 1030. THE SURVEY WAS PERFORMED ON THE 10TH DAY OF APRIL 2006. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.001'.

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

KAREN COLLINS-COTINGER
REGISTERED PROFESSIONAL SURVEYOR
No. 1030

VICINITY MAP

(NOT TO SCALE)

SITE

GENERAL NOTES:

- 1) SETBACKS SHALL CONFORM TO THE CITY OF GREENVILLE ORDINANCES.
- 2) EROSION OF BOUNDARY PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.
- 3) PARCELS 7.01 & 7.02 WITH THE REMAINDER OWNED BY MCKINNEY & CARTER.

NOTED RECORDED TO THE TENNESSEE STATE PLAT BOOK (N.A.D. 83).

VICINITY MAP

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SURVEY FOR RICHARD A. RAMSEY
6TH CIVIL DISTRICT, GREENE COUNTY, TENNESSEE
A PORTION OF DEED BOOK 1234 PAGE 343

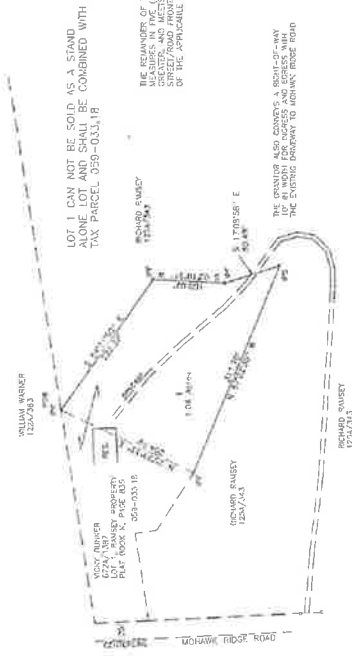
A PORTION OF TAX PARCEL 059-033.00

LEGEND
IPS - 1/2" IRON PIN SET
IPF - 1/2" IRON PIN FOUND
PCB - POINT OF BEGINNING

WARNING: THIS IS A PRELIMINARY SURVEY.
THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT, CHAPTER 129, TENNESSEE CODE ANNOTATED, (TCA 129-0-101) AND THE TENNESSEE SURVEYING BOARD'S REGULATIONS.
THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT, CHAPTER 129, TENNESSEE CODE ANNOTATED, (TCA 129-0-101) AND THE TENNESSEE SURVEYING BOARD'S REGULATIONS.
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07/26/2024 - 03:29:25 PM
25006796
LEGISLATION
HOLLY BATH: 3532
PLAT CABINET: L
SLIDE: 911
BE FEE: 11.23
TOTAL: 11.23
NORTH COAST LOT 10088

STATE OF TENNESSEE			
OFFICE OF THE COMMISSIONER OF REVENUE		RICHARD A. RAMSEY PROPERTY	
TAXPAYER'S NAME		GREENE COUNTY REGIONAL PLANNING COMMISSION	
TAXPAYER'S ADDRESS		TOTAL ACRES 1.04	
TAXPAYER'S CITY/TOWN		ACRES NEW ROAD 0	
TAXPAYER'S COUNTY		MILES NEW ROAD 0	
TAXPAYER'S DISTRICT		OWNER NAME	
TAXPAYER'S PARCEL ID		SURVEYOR M.A. GRISSBY	
TAXPAYER'S PARCEL ID		CIVIL DISTRICT 6	
TAXPAYER'S PARCEL ID		CLOSURE ERROR 12500	
TAXPAYER'S PARCEL ID		SCALE 1" = 100'	

OFFICIAL OF RECORD
MICHAEL A. GRISSBY
STATE OF TENNESSEE
COMMISSION EXPIRES 12/31/2025

DATE: 2 AUG 2024
TIME: 11:23:25
FILE: 25006796



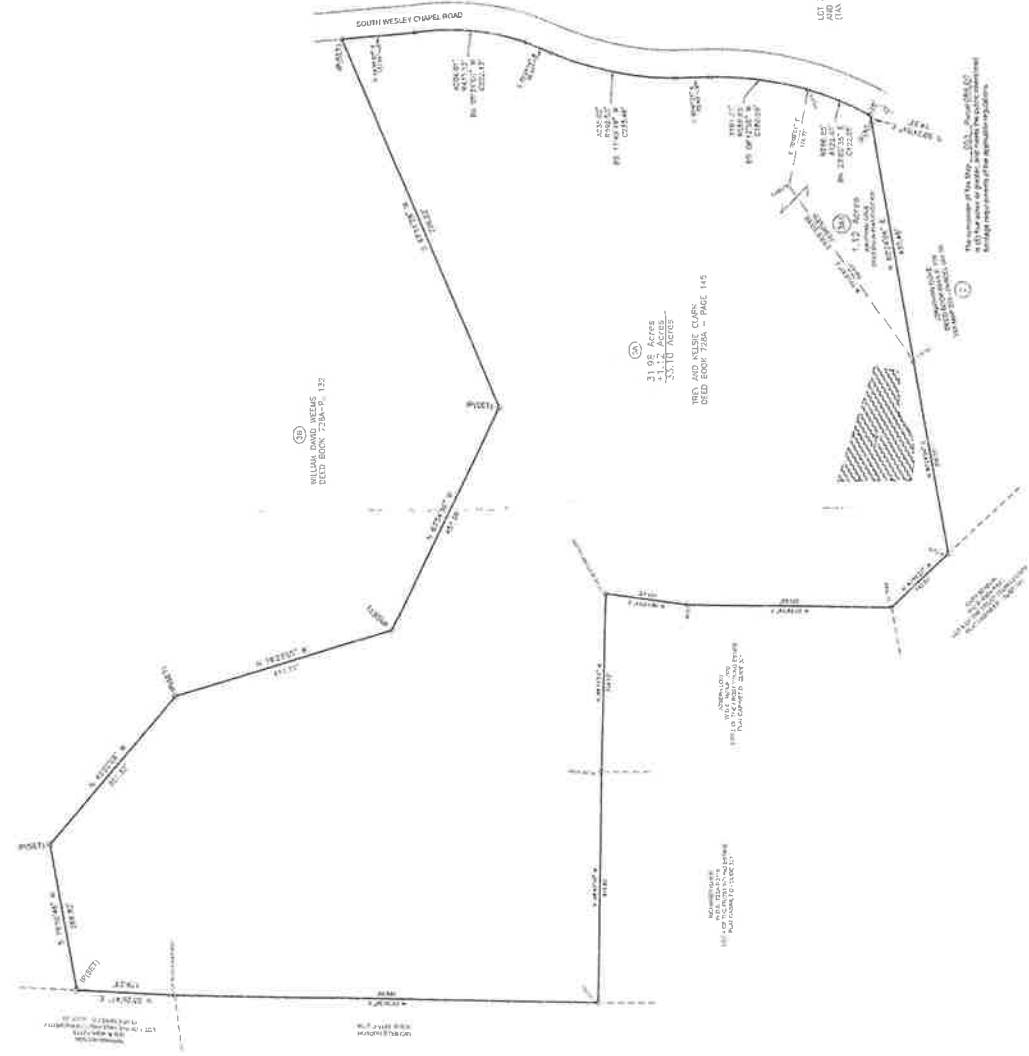
RECEIVED AT THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF NEW YORK, COUNTY OF ALBANY, ON 11/15/2025, FOR THE PURPOSES OF RECORDING.

[Signature]
Clerk of the Court

[Signature]
Notary Public



NOTARY PUBLIC
STATE OF NEW YORK
My Comm. Expires 11/15/2027
ALBANY COUNTY, NEW YORK
NOTARY PUBLIC



NOTES:
1. THIS SURVEY WAS MADE BY THE ALBANY COUNTY ENGINEER'S OFFICE.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALBANY COUNTY ENGINEERING ACT.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALBANY COUNTY ENGINEERING ACT.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALBANY COUNTY ENGINEERING ACT.

ALBANY COUNTY ENGINEER'S OFFICE

DATE	11/15/2025
BY	ALBANY COUNTY ENGINEER'S OFFICE
FOR	ALBANY COUNTY ENGINEER'S OFFICE
PROJECT NO.	ALBANY COUNTY ENGINEER'S OFFICE

TREY AND KELSIE CLARK PROPERTY AND PART OF THE JONATHAN GOVE PROPERTY

DRAWN	DATE
GV	3/13/2025
APPROVED	DATE
GV	3/13/2025
SCALE	SHEET
1" = 100'	PROJECT NO.



Summary of 7/21/25 work session with Planning Commission, TDEC, surveyors, and staff.

The Tennessee Department of Environment and Conservation (TDEC) defines a subdivision as two or more lots. The state definition for a subdivision in TDEC enabling legislation specifies that it's not a subdivision unless two lots of less than five acres are involved.

State planning enabling legislation defines a subdivision as any division of land where a lot of less than five acres is created, or the remainder of the "parent" lot left behind is less than five acres. There will be times when planning rules require a property owner to go through the subdivision process, when TDEC rules don't.

Example #1: Combining two lots that have previous TDEC approval.

If you want to combine two lots (desubdivision) that have already been approved by TDEC, there's no need to require a new TDEC signature. Since it's only one lot, TDEC is not required to sign.

Amy will probably add a note to this type of plat stating that it is exempt from TDEC evaluation.

If TDEC does sign a plat, their signature is based upon primary and duplicate soil area. Even if there's an old Certificate of Completion (COC), TDEC will not sign a plat unless there is duplicate soil area identified.

If a plat was recorded before 1996, and it doesn't have a signature from TDEC or the local health department, the property owner doesn't have to go through the subdivision evaluation process. If the plat was recorded after 1996 without a TDEC/Health Department signature, a complete work up is required (soils work, inspection letter if the lot contains a structure, and a signature by TDEC).

Example #2: Subdividing a house from a tract that will still be five acres or larger.

In a situation where a house is cut from a larger tract, if the larger tract is five acres or more, under TDEC rules it is not a subdivision and TDEC is not required to sign the plat. Planning law says that it is a subdivision, and it must go through the plat approval process.

It's a tight fit to get a 1,500 sq. ft. home and a septic system on a 0.50-acre lot, and it's easy to make the lot too small, and cut off part of the septic system. Having TDEC inspect the property, locate the septic system, and provide an inspection letter, offers protection to both the buyer and seller.

The procedure for a failing system is an inspection by TDEC, a notice of violation, then a 30-day period to fix the issue. If not fixed, TDEC takes out a summons on the property owner, the issue is taken to court, and the judge decides. Worst case scenario, the judge makes you move from the property, so you pay for property that you can't live on.

The consensus of those present was to meet halfway and not require TDEC to perform a subdivision evaluation on every lot. Instead:

1. If there is a Certificate of Completion (COC) on file that shows the system and duplicate area, the property owner must obtain an inspection letter from TDEC (which will be posted on the plat).
2. The property owner signs a:
Certificate for Verification of Existing Septic System(s). I (we) hereby certify that lot(s) _____ each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the certificate of completion of subsurface sewage disposal system from the Tennessee Department of Environment and Conservation, Water Resources, Division of Groundwater Protection is for the aforementioned lot(s) and system(s).
3. If there is a COC on file that does not show duplicate area, the property owner must do soils work, inspection letter, and have TDEC sign the plat.
4. If there is no COC on file, the property owner must have soils work done, obtain an inspection letter from TDEC, and have TDEC sign the plat.

There was general agreement if property owners understood the Certificate for Verification, that they would pay for the evaluation.

If a TDEC approved lot has been cut or filled, it voids the approval. Worst case scenario is an approved lot that has been disturbed to the extent that the lot can no longer support a SSDS (subsurface sewage disposal system).

Example 3. Lot with existing house subdivided into a house lot and a lot to be combined with adjoining property.

Do a COC (with duplicate are), verification certification, and inspection letter on the house lot. No work is needed on the lot being combined with an adjoining lot.

Example 4. A two-lot division; Lot 1 contains an existing structure; Lot 2 is a separate lot.

If both lots are under five acres they must be shown. Lot 1 needs a COC (showing duplication) verification certification, and an inspection letter. If there is no COC, or the COC does not show duplication area, a full evaluation must be done. Lot 2 needs a full evaluation.

Example 5. A TDEC-approved lot increasing in size.

If a house is located on a TDEC-approved lot, and land from the parent tract (five acres or more) is added to the approved lot, there's no need for TDEC signature.

Example 6. Plat shows the area that's set aside for the septic system.

TDEC has the authority to require that the area reserved for primary and reserve (duplicate) SSD systems to be shown on a plat. Because of the difficulty involved with doing this, the Planning Commission should not require it for all plats.

Example 7. Soil map.

A soil map was reviewed, with information provided on what it reflected. The dark lines on the plat are the soil delineation line. The NPI rating is listed, which is what is needed to determine how many feet of field line are needed per bedroom. It shows where the better and worse soils are at, and unusable soils on the property. The area in red is a cut/disturbed area/fill, somethings gone on there. A circle is a sink hole.

A proposed change to the Subdivision Regulations will be presented at the September 9, 2025, meeting.

**Surveyors and Planning staff discussion on boundary “retracement” surveys
July 31, 2025**

Staff and surveyors agreed that “retracement” survey was a more accurate description than boundary survey. This was because the type of survey being discussed did not divide property. It was a drawing created by locating and re-establishing the original boundary of property based on historical records, legal descriptions, and physical evidence such as monuments or markers.

Staff and surveyors agreed that the Planning Commission had no authority over the division of property that created or left a tract containing five acres or more. This would more accurately be called a large tract division.

Staff and surveyors agreed that one tract shown on a retracement survey of five acres or more was not under the purview of the Planning Commission.

In re: retracement surveys comprised of more than one lot/tract. The County position (Planning and County Attorney) was that it is not a boundary survey if the area is made up of more than one deed. That would be a consolidation survey. Because the boundary survey does not remove interior lot lines to combine everything inside the boundary into one lot, the individual lots/tracts within the boundary survey can be sold off.

Staffs’ concern was, if one of those individual lots contained less than five acres, creation of that lot constituted a subdivision. In order to ensure that the subdivision was legal, that portion of the property would have to be submitted to the Planning Coordinator to determine if the sub five-acre lot was created before or after 8/1984. If approved before this date the plat can be recorded if it contains special certifications for the surveyor and the Planning Coordinator. If it was recorded after 8/84, it must go through the subdivision process.

In regard to the County concern that a compilation survey could still permit individual lots to be sold off, Daniel Coffey recommended having the property owner sign an affidavit “extinguishing” the interior lot lines. This would render the area shown on the boundary retracement survey into one tract and would be recorded in the Register’s office along with the rendering.

All surveyors present stated, in essence, that it shouldn’t matter if the boundary survey was made of lots that were less than five acres, or if the lots were created after 8/1984. The boundary survey did not convey property, and since the lot was already created, what was the harm.

The surveyors discussed plats that combined existing lots. They called them “ghost” plats because they are not referenced in deeds, and they do not show up as part of the title chain. To ensure that combination plats would show in the title chain, it was recommended that the property owner submit an affidavit with the Register of Deeds Office.

A second meeting has been scheduled for August 19, 2025, at 1:00 p.m. in the Conference Room at the Courthouse Annex. Staff will take input from both meetings and write a proposed change to the *Subdivision Regulations* that will be considered at the September 9, 2025 meeting.