

Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue Suite 102 Greeneville, TN 37744
October 14, 2025, at 1:00 p.m.

Please note: the meeting will be held at the location of the new Planning Office in the former Takoma Hospital building. Signs will be posted directing members to the conference room.

1. Call to order.
2. Approval of September 9, 2025, minutes.
3. Review and consider approving the Seaton 6.51 Acre Property Partition for five lots totaling 6.51 acres, located at the intersection of Dodd Branch and Cedar Creek Road in the 18th civil district.
4. Review and consider recommending rezoning vacant property located on the east side of Baileyton Road (tax parcel 086-114.11) and adjoining 770 Baileyton Road, from B-1, Neighborhood Business District, to B-2 General Business District.
5. Review and consider revising the *Greene County Subdivision Regulations*, specifically Appendix D. Approval of Subdivision Lots with Existing Septic Systems.
6. Review and consider revising the *Greene County Subdivision Regulations*, specifically Article VI. Boundary Retracements and Land Division Surveys.
7. Administrative minor subdivisions.
 - Division of a Portion of Tract 7 of the Timothy Spann and Jay Thayer Property for two lots totaling 2.28 acres, located adjacent to JR Kenney Lane in the 11th civil district.
 - Plat of a Remanent Portion of the David Drinnon Property for one lot totaling 1.30 acres, located off Stone Mountain Road in the 6th civil district.
 - Division of a Portion of the Theodore “Teddy” Harmon Property for one lot totaling 2.41 acres, located adjacent to Phillipi Road in the 6th civil district.
 - Division of a Portion of Connie E. Stanton Property for one lot totaling 0.80 acres, located adjacent to Sunnydale Road in the 2nd civil district.
 - Survey for Debra Burkey for one lot totaling 1.00 acres, located adjacent to Centennial Lane in the 10th civil district.
 - Replat of the Quillen Family Property for two lots totaling 3.62 acres, located at the intersection of Pilot Mountain Road and Gap Creek Road in the 7th civil district.
 - Survey of a Portion of the Dwayne Rector et ux Property for one lot totaling 0.60 acres, located adjacent to Barkley Road in the 17th civil district.

- Subdivision Plat of the Lon B. and Teresa C. Shuler II Property for one lot totaling 17.85 acres, located adjacent to Kingsport Highway in the 17th civil district.
 - Replat of Lot 4 of the Jerry D. Lloyd Property two lots totaling 2.93 acres, located adjacent to Fishpond Road in the 1st civil district.
 - Subdivision of the Property of Danny Scott & Vicki Scott for one lot totaling 0.731 acres, located adjacent to Scott Way in the 14th civil district.
 - Replat of Tracts 10-15 of Brotherton Acres for two lots totaling 5.41 acres, located adjacent to Lonesome Pine Trail in the 11th civil district.
 - Division of the Howard E Keys Property for two lots totaling 3.45 acres, located adjacent to Jeffers Lane in the 15th civil district.
8. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
 9. Other Business.
 10. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, September 9, 2025, at 1:05 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
Kevin Swatsell, Road Superintendent

Also participating: Interested citizens

The Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the July 9, 2025, meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes as written. The motion carried unanimously.

Division of the Cora Sue Barkley Property (Charlie Doty Road Tract). The Planning Commission reviewed and considered approving the Division of the Cora Sue Barkley Property (Charlie Doty Road Tract) for three lots totaling 4.00 acres, located adjacent to Charlie Doty Road in the 17th civil district. Daniel Coffey, representing the property owner, stated the proposal would decrease the number of lots from four to three. Amy Tweed stated that all signatures had been obtained and recommended approving the final plat, as it met all applicable regulations. A motion was made by Philip Ottinger, seconded by Gary Rector, to approve the plat as it met all applicable regulations. The motion carried unanimously.

Seaton 6.51 Ac Property Partition. The Planning Commission reviewed and considered approving the Seaton 6.51 Ac Property Partition for five lots totaling 6.51 acres, located adjacent to Dodd Branch Road in the 18th civil district. Amy Tweed stated that the plat had been submitted for review, but she had not received a corrected plat back from the surveyors. As there was no one present to represent the property owner, and as the revised plats had not been submitted, staff recommended denial of the plat. A motion was made by Lyle Parton, seconded by Larry Justis, to deny approval of the plat for the reasons stated. The motion carried unanimously.

Interpretation of/Proposed change to Article III C. 1. b. of the Greene County Subdivision Regulations. The Planning Commission reviewed and considered interpretation of a variance to, or amendment to, Article III C. 1. b. [Pipestem] Lot Arrangement of the *Greene County*

Subdivision Regulations. Amy Tweed stated a request had been submitted that involved the desubdivision of a lot created by combining a pipestem lot and a standard lot. The proposal was to uncouple the lots to recreate the original pipestem lot, which only had forty (40) feet of frontage.

Amy Tweed stated pipestem lots with forty (40) feet of frontage were once permitted but the current standard, in place for several years, was fifty (50) feet. Article III C. 1. b. lists exceptions to minimum frontage requirements, which was relevant to the request.

c. Exception on minimum road frontage requirement of pipestem or flag lot arrangements in the case of re-plat of property), as follows

- (1) Prior to the re-plat, the lots legally existed and are considered legal nonconforming lots that were created and approved after August 1984; which do not meet the minimum road frontage requirements established by these regulations.
- (2) No other non-conformity is found with said lot or lots based on these regulations (i.e. lot size, depth, width, etc.).
- (3) The re-plat shall not reduce the amount of road frontage per lot or alter the width of the pipestem.
- (4) The configuration of the parcels through the re-plat shall meet all other requirements of these regulations.

Discussion then turned to the plat that was relevant to this topic.

Division of the Glenna Estep Property. The Planning Commission reviewed and considered approving the Division of the Glenna Estep Property for two lots totaling 2.99 acres, located adjacent to Erwin Highway in the 1st civil district. Amy Tweed asked for an interpretation of this section, as it related to recreating the forty foot pipestem lot. The Planning Commission came to a consensus that recreating a pipestem lot with only forty feet of frontage was not permitted, given the minimum road frontage requirement of fifty feet.

The Planning Commission was asked if they would consider granting a variance to the requirement that all lots must have at least fifty feet of road frontage. The consensus of the Planning Commission is that they would not approve such a variance.

The Planning Commission was requested to grant a variance to Article III C. 1. b., which states that the width of a pipestem lot had to maintain a minimum width of at least fifty feet for the length of the stem. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to grant a variance to Article III. C. 1. b., to permit recreation of the original pipestem width, from the rear of the standard lot to the point where the stem ended. The justification stated was that the stem was only forty feet wide in this area, and could not be increased, and that the variance did not remove the requirement that fifty feet of road frontage be provided. The motion carried unanimously.

Using easements for duplication area for subsurface sewage disposal systems. Amy Tweed stated a request had been submitted that was not addressed in the *Subdivision Regulations*. The proposal was to establish an easement for septic system duplication area on property adjoining the lot where the principal use and system was located. The request was submitted by Brian Bartlett, representative for Electric Avenue Mobile Entertainment Inc.

Discussion then turned to the Electric Avenue plat.

Subdivision of Electric Avenue Mobile Entertainment Inc. The Planning Commission reviewed and considered approving the Subdivision of the Electric Avenue Mobile Entertainment Inc. property for two lots containing 2.986 acres, to be located adjacent to Old Wilson Hill Road in the 10th civil district. Brian Bartlett, surveyor for the project, stated that Lot 1A contained an existing use and primary area for the septic system, but that there was no room on the property for duplication area. Lot 1B, which was proposed to be rezoned and used for a single family home, was located across a creek from Lot 1A, and as per Tennessee Department of Environment and Conservation requirements, the septic system could not cross the creek. Brian Bartlett stated the property owner had contacted the adjoining property owner (Jump TN LLC, tax parcel 075-049.42), who agreed to creation of a septic system easement. The Planning Commission raised several concerns over the proposal:

1. Who would maintain the easement, as it could not be permitted to become overgrown with trees?
2. How close could structures or paving come to the easement area?
3. How would the area be identified so that there wasn't an accidental infringement?
4. Was there a right to repair written into the easement?
5. Is the area larger than what was needed for the duplication area?
6. Why not just buy the property?

Brian Bartlett stated protections could be written into the easement that would address the concerns, and the property owner could pursue purchasing the property. A motion was made by Edwin Remine, seconded by Larry Justis, to approve the plat, subject to the addition of signatures and removing the septic system easement.

CANUP proposal to create a Transitional Housing Village. The Planning Commission reviewed and considered a proposal from CANUP (pronounced "canopy"), the Coalition Addressing the Needs of the Unhoused People of Greene County, to place four "micro shelters" in what they termed a "transitional housing village". It appeared there was miscommunication on the meeting date, as a representative was not present. A motion was made by Larry Justis, seconded by Gary Rector, to deny approval to the proposal as no one was present to represent the Coalition. The motion carried unanimously.

Proposed change to Appendix D. of the Greene County Subdivision Regulation. The Planning Commission reviewed and discussed staff recommendation that Article D. of the *Subdivision Regulations* be deleted in its entirety to be replaced with the proposal provided to them at the

meeting. Amy Tweed stated the proposal had been developed from a transcript of a meeting held with Eric Ball, TDEC, surveyors, and County Attorney Roger Woolsey. Staff stated that Eric Ball contacted the office that morning to change the date listed in the proposal from 7/1/1996 to 6/30/1995.

Staff recommended that Appendix D. be deleted and replaced with the following:

APPENDIX D

SPECIAL SITUATIONS FOR TDEC APPROVAL

Note: There are subdivision plats that have been recorded without a signature by the Greene County Health Officer or TDEC. If lots were created by such plats prior to 6/30/1995, and are being combined, TDEC does not require that the lots go through their subdivision evaluation process.

These requirements shall apply to final plats meeting the following criteria.

Situation 1: Combination of two lots.

A lot created by a plat recorded prior to 6/30/1995 has an existing septic system that was not evaluated by TDEC. The lot is being combined with adjoining property, which may or may not have been previously subdivided or evaluated.

- An inspection letter or other signature from TDEC is not required.
- Note on new plat shall read: "Lot ____ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot."
- Plat book and page number of previously recorded plat shall be noted on the new plat.

Situation 2: Combination of two lots.

Two lots created by a plat recorded prior to 6/30/1995 are being combined, neither of which have, or were evaluated for, a septic system.

- TDEC signature or inspection letter not required.
- Note on new plat shall read: "Lot ____ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot."
- Plat book and page number of previously recorded plat shall be noted on the new plat.

Situation 3: Combination of two lots.

Two lots, created by a recorded plat containing a TDEC/Health Department signature, are being combined. Neither lot has a septic system.

- Note on new plat shall read: "Lot ____ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot."
- Plat book and page number of previously recorded plat shall be noted on the new plat.
- New plat does not need to be submitted to TDEC for lot evaluation.

Situation 4: Division of Property into 2 lots

Property with an existing septic system is proposed for subdivision. Lot 1 contains the septic system, and a Certificate of Completion (COC) showing the duplication area is on file with TDEC. The remainder of the property, which does not have a septic system, is designated as Lot 2.

1. The following is required for approval of Lot 1:
 - The COC showing duplication area shall be obtained from TDEC and shown on the survey plat by the surveyor.
 - An application shall be submitted to TDEC/Water Resources/Division of Groundwater Protection, for an Inspection Letter which addresses the status of the existing septic system. The surveyor shall show the completed Inspection Letter on the survey plat.
 - A certificate of verification for Lot 1 is placed on the plat by the surveyor and is signed by the property owner(s).
2. The following is required for approval of Lot 2:
 - If the remainder of the property (Lot 2) contains five acres or more, it is not required to be shown on the plat.
 - If the remainder is shown the surveyor shall add a notation that states: "Lot ____ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot."
 - If the remainder of the property (Lot 2) contains less than five acres, it is required to be shown on the plat and meet the following:
 - An application must be submitted to TDEC/Water Resources/Division of Groundwater Protection, for a Subdivision Evaluation (evaluation of the initial and duplication area).
 - A high intensity soil evaluation map, prepared by an approved soil consultant, which shows the initial and duplication area, shall be submitted to TDEC/Water Resources/Division of Groundwater Protection.

Situation 5: Division of Property into 2 lots

Property with an existing septic system is proposed for subdivision (Lot 1) and the Certificate of Completion (COC) either can't be located, or it does not show duplication area. The remainder of the property, which does not have a septic system, is designated as Lot 2.

1. The following is required for approval of Lot 1:
 - An application shall be submitted to TDEC/Water Resources/Division of Groundwater Protection, for an Inspection Letter which addresses the status of the existing septic system. The surveyor shall show the completed Inspection Letter on the survey plat.
 - Application must be made to TDEC/Water Resources/Division of Groundwater Protection, for a Subdivision Evaluation for evaluation of the duplication area.
 - Lot 1 requires a high intensity soil evaluation map for duplication area that is prepared by an approved soil consultant and shall be submitted to TDEC/Water Resources/Division of Groundwater Protection.
 - The existing septic tank and field lines shall be shown on the survey plat by the surveyor.
2. The following is required for Lot 2:

- If the remainder of the property (Lot 2) contains five acres or more, it is not required to be shown on the plat.
- If the remainder is shown the surveyor shall add a notation that states the following: (Lot 2) has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot”.
- If the remainder of the property (Lot 2) contains less than five acres, it is required to be shown on the plat and must meet the following:
 - Application must be made to TDEC/Water Resources/Division of Groundwater Protection, for a **Subdivision Evaluation** for evaluation of the **initial and duplication area**.
 - Lot 2 requires a soil evaluation map for **initial and duplication area** that is prepared by an approved soil consultant and shall be submitted to TDEC/Water Resources/Division of Groundwater Protection.

Situation 6. Adding previously unsubdivided property to an adjoining tract:

The intention is not to create a second lot/tract but combine it with adjoining property.

The following notations are required:

- “Lot ____ cannot be sold as a stand-alone lot and shall be combined with tax map ____ parcel ____.”
- “Lot ____ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot”.

Certificate of Existing Septic System: I (we) owners of the property hereby certify that lot(s) _____ contain(s) an existing working septic system, verify and acknowledge that there has been no history or evidence of failure with the septic system, and 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) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation, and the Greene County Regional Planning Commission makes no certification or guarantees the viability of the existing septic system. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

Owner(s) _____

Date _____

The surveyors present were asked if they were O.K. with the proposal, and those present said yes. After discussion, a motion was made by Gary Rector, seconded by Phillip Ottiner, to delete the existing Appendix D. in it’s entirety and replace it with the proposal submitted for review. The motion carried unanimously.

Proposed revision to the Subdivision Regulations (Article VI. Boundary Retracement). The Planning Commission reviewed and considered revising Article VI. Boundary Retracement and Land Division Surveys of the *Subdivision Regulations*. Lyn Ashburn stated that two meetings had

been held with surveyors, Roger Woolsey, and Karen Ottinger to discuss changes to the regulations. Both the surveyors and Karen Ottinger suggested a process where any boundary survey with a total acreage that was less than five acres would be certified by the Planning Coordinator, and anything five acres or more would not be certified. Lyn Ashburn stated that, following research and a discussion with CTAS, exceptions needed to be made to the surveyor proposal. These included: only permitting previously subdivided plats to be combined using another subdivision plat; and requiring certification of any tract containing less than five acres, even if the total size of the boundary survey was five acres or more.

As a compromise, staff had proposed that only tracts containing less than five acres that were created between 7/1/1972 (adoption of Subdivision Regulations) and 5/1/2006 (creation of the Planning Coordinator position) needed to be reviewed and certified. Tracts created before 7/1/1972 did not need to be submitted to the Planning Coordinator.

Josh Beckett, surveyor, stated that requiring surveyors to go back through the history of each tract constituted a title search, which was well beyond what surveyors needed to do in these instances. Discussion ensued regarding the need for sub-five-acre lots to be certified by the Planning Coordinator, as those created by deed existed, even if they weren't created by a subdivision plat.

Roger Woolsey discussed existing and past situations where problems were created when the subdivision process was bypassed. He stated that, in his opinion, regulations needed to be developed that addressed boundary surveys, including those tracts containing less than five acre, because the issue would not go away.

After extensive discussion, Roger Woolsey recommended that the surveyors write out and submit what they wanted the regulations to be, and discuss the issue at the October 14, 2025, meeting. A motion was made by Nick Gunter, seconded by Edwin Remine, to table the item and discuss it at the October 2025 meeting. The motion carried unanimously.

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

- Resubdivision of the Ricky and Priscilla Hensley Property for one lot totaling 1.08 acres, located adjacent to Kenneytown Road in the 11th civil district.
- Survey of a Portion of Tract 1 – Hartman Acres for one lot totaling 1.02 acres, located adjacent to Burkey Road in the 5th civil district.
- Part of the Jeanne and Gary Anderson Property for two lots totaling 5.28 acres, located adjacent to Bear Paw Lane in the 11th civil district.
- Division of a Portion of the Judy Harbin Property for one lot totaling 0.63 acres, located adjacent to Horton Highway in the 17th civil district.
- Division of a Portion of the Justin Self Property for one lot totaling 3.94 acres, located adjacent to Stone Mountain Road in the 6th civil district.
- Subdivision of the Phillip Earl McNabb and Robbie Lee Snider Property for two lots totaling 2.30 acres, located adjacent to Smelcer Road in the 4th civil district.

- Replat of Lot 1 Marlin Jay Blake Property for one lot totaling 0.06 acres, located off Blake Lane in the 20th civil district.
- Combination Plat of Tracts 2 and 3 of the Hipps Heights Subdivision for one lot totaling 2.51 acres, located adjacent to Lonesome Pine Trail in the 23rd civil district.
- Division of a Portion of the Fillers Cornwell Property for one lot totaling 0.95 acres, located adjacent to Arlie Waddell Lane in the 18th civil district.
- Redivision of Lots 3-5 of the J. D. Paul Property Subdivision for two lots totaling 5.37 acres, located adjacent to Spider Creek Road in the 15th civil district.
- Division of a Portion of the Eric Fillers and Kenneth & Amy Panacek Property for two lots totaling 0.13 acres, located adjacent to Middle Creek Road in the 1st and 22nd civil districts.
- Redivision of Lots 1 and 2 of the Harvey M. Solomon Property for two lots totaling 1.01 acres, located adjacent to Red Hill Road in the 22nd civil district.
- Replat of Bowes & Johnson Lots 10, 11, & 18 for two lots totaling 2.30 acres, located adjacent to Nolichuckey Road in the 3rd civil district.
- Michael Arrington Property for one lot totaling 1.46 acres, located adjacent to Houston Valley Road in the 18th civil district.

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

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 Lyle Parton, to accept the report. The motion carried unanimously.

Other Business.

Requirement that full-sized plats be presented at the Planning Commission meeting. Lyn Ashburn stated that some surveyors did not want to comply with Planning Commission policy that full-size plats had to be brought to the meeting for review. Staff asked if Planning Commissioners could make out information on plats if they were printed on paper that was smaller than 24" x 36". The consensus of the Planning Commission was that it was not possible to discern items on the plat on smaller paper sizes, and to continue to require the submission of full-size plats for review at the meetings.

Proposed bylaws. The Planning Commission received copies of proposed bylaws and *Ethical Principles in Planning* (American Planning Association). The items would be discussed at the October 2025 meeting, if time allowed.

Frank and Nancy Geoni. Frank and Nancy Geoni spoke about not being able to obtain a building permit for a 50-acre property they had purchased. Roger Woolsey stated that the Geoni's had worked with an attorney, knew they had an access easement, and had a title search conducted before they bought the property. Neither the attorney nor title company made the Geoni's aware that the property did not have frontage on a county road. Under the requirements of the *Greene County Zoning Resolution*, a building permit could not be issued.

Frank Geoni requested that a variance be granted to permit them to build on the property. They were informed that the Board of Zoning Appeals (BZA) was the body that granted variances to the *Zoning Resolution*. Lyn Ashburn stated she could prepare a change to the *Zoning Resolution* concerning minimum road frontage required to obtain a building permit. Roger Woolsey stated the request could be taken directly to the Greene County Legislative Body for them to authorize the BZA to grant variances to the road frontage requirements.

There being no further business, a motion was made by Gary Rector, seconded by Nick Gunter, to adjourn. The motion carried unanimously. The meeting adjourned at 2:45 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: October 4, 2025
Subject: Request to rezone 770 Baileyton Road
Owners: Laurie Smith; John Smith
Tax map ID: 086-114.11
Existing zone: B-1 Neighborhood Business District
Requested: B-2, General Business District
Existing use: Vacant
Proposed use: Halloween store/Haunted Hill & Woods
Note 1: The property abuts the Greeneville corporate line on the south and west and is located approximately 1,000 feet from the town limits to the east.
Land use: The property is located within 500 feet of agricultural, residential, commercial, industrial, and public uses
North: A single family home adjoins the site; beyond that is FOC Landscape, Grace Fellowship, and a mixture of agriculture and residential uses.
South: An agricultural field, a single family home, and Dollar General are located between the site and Baileyton Access Road.
East: There are two lots in two tiers located directly behind the property. Each lot contains a single family home. Farther east is a large agricultural use.
West: Across Baileyton Road from the site are two single family homes accessed from Thistle Cove. Galaxy Sports Complex, agricultural uses, and Hardin Industrial Complex are located further north and west of the site.
Zoning: The site abuts the Greeneville town limits to the south and east. The letters GZD are used to reflect which zoning designations are Greeneville's.
North: B-1 Neighborhood Business District (contains a single family home).
A-1 General Agriculture District: the zone for most of the property in the area.
B-4, Arterial Business District (GZD): a 0.48 acre lot located less than 100 feet from the property.
South: The property abuts the Greeneville town limits and is zoned B-4 (GZD).
East: The area outside of Greeneville is zoned A-1; approximately 1,000 feet away Greeneville has annexed property and zoned it B-4 (GZD).
West: Across Baileyton Road has been annexed and is zoned B-4 (GZD) and R-1 Low Density Residential Development (GZD); Hardin Industrial Complex is located slightly north of the site and is zoned M-1 Manufacturing/Warehouse District (GZD).
Site description: The property is heavily wooded and has a high dirt bank for much of its frontage on Baileyton Road. This will limit driveway location.
Transportation: Baileyton Road is a state highway with a right-of-way width of sixty feet and two 12'-wide travel lanes. There is a gentle curve in the road that, on a map, would not appear to limit visibility looking to the south. When on-site, however, it doesn't appear that adequate sight distance is provided. It may be that taking out some of the bank and thinning trees will increase the sight distance to the minimum design standard (335 feet for a posted 30 mph speed limit).
County Plan: A stated objective for commercial developments, as listed in the *Greene County Land Use and Transportation Policy Plan 2009-2029*, is to "ensure that new commercial developments meet appropriate planning and design standards and guidelines."

There are four policies that relate to the proposed zoning:

- **“Commercial development should be designed so as to minimize potential negative impacts to the existing transportation system.”** While sight distance is a concern, the traffic network is capable of handling the volume of traffic anticipated to be generated by the proposed use.
- **“Clustering of commercial developments should be encouraged, with controlled entrance and exit points.”** While there are no other commercial uses present at this time, any future commercial development would benefit from clustering with limited access points.
- **“Commercial uses which are high intensity traffic generators should be located on major collector or arterial roads.”** The proposed use will not create a lot of traffic, but the use will front on Baileyton Road, which is an arterial road.
- **“Commercial developments should be designed so as to minimize negative impacts to residential developments via planted buffers and/or berms in order to enhance the aesthetics and property values of such developments.”** There is a concern about the potential impact of outdoor activities on the adjoining residential uses. Most of the uses in the immediate area are single family residences, with five homes located in front of, behind, and immediately adjacent to the property. Given the zoning, transportation network, and land uses in the area, however, it is unlikely that this property would be developed for single family use.

The existing zoning designation of B-1, Neighborhood Business District, is appropriate for the property. It allows for commercial development, but of a type of that is not intended to bring traffic into an area. The proposed use of a Halloween store/haunted hills facility will likely draw people from a wide area, resulting in increased traffic over what would likely be seen with a standard B-1 use. While part of the property will be developed traditionally, i.e., a commercial use located within a building, part of the site is intended for outdoor use. It is this use which has the greatest opportunity to impact neighbors, especially after dark.

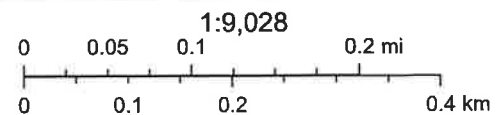
Recommendation. The request does have merit, in that the proposed use may not impact adjoining residential uses more than a gas station (permitted in the B-1) would create. Also, the sight distance issue may be alleviated by removing part of the bank and cutting back trees on the property.

Because of concerns over sight distance and impact to the adjoining residential use, however, staff recommend that the rezoning request be denied, based on the following rationale:

1. Staff does not believe that minimum safe sight distance standards can be met;
2. While the adjoining residential use is zoned B-1, it is still used as a single family home, and the outdoor component of the proposed use (haunted hill/woods), will likely have more of an impact on the residence than a traditional store.
3. There are other properties in the area better suited to a commercial use, which do not sight distance issues.

This map displays a residential neighborhood in Baileyton, Mississippi. The central focus is a yellow-highlighted lot, 114.04, which is situated on a corner. To the north of this lot is a large, undeveloped area with lots 114.00, 114.04, 114.13, and 114.06. To the west, there are several lots with acreages ranging from 62.00 to 63.03. To the east, the map shows a residential development with lots of 4.00, 3.00, 2.02, and 2.00. A major road, W Andrew Johnson Hwy, runs diagonally across the bottom of the map. Other roads include Baileyton Rd, Possum Creek, and Kingsley Avenue. Landmarks such as Kingsley Avenue Church and Dollar General are also marked. The map includes numerous lot numbers and acreage values, providing a comprehensive view of the local property layout.

County: GREENE
Owner: SMITH LAURIE JOHN A
Address: BAILEYTON RD
Parcel ID: 086 114.11
Deeded Acreage: 2.03
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



Greenville Zoning Map 2025



Looking South towards town

Memorandum

To: The Greene County Regional Planning Commission
 From: Amy Tweed, Planning Coordinator
 Lyn Ashburn, Research/Special Projects
 Date: 10-9-2025
 Subject: Proposed change to Appendix D of the Greene County Subdivision Regulations concerning approval of lots by the Tennessee Department of Environment and Conservation (TDEC).

The Planning Commission approved a revision to Appendix D at their September 9, 2025 meeting. Following the meeting staff was able to meet again with Eric Ball of TDEC. At this time Mr. Ball indicated that he had misspoken during the work session to discuss TDEC regulations. As a result, staff has prepared a revised proposal for Planning Commission consideration.

Appendix D

Special Circumstances for TDEC Approval

Note 1: Interior lot lines being removed on a combination plat need to be dashed, with the added language "lot line removed."

Note 2: Questions concerning Tennessee Department of Environment and Conservation/Water Resources/Division of Groundwater Protection (TDEC) regulations and/or certificate of completion must be directed to the TDEC Office in Johnson City, TN 423-854-5400.

Situation 1: COMBINATION of two or more lots, with an existing septic system.

Notice to Buyer regarding Subsurface Sewage Disposal System: The Division of Groundwater Protection has not evaluated Lot #, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the combination plat. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection. Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land may be required if deemed necessary.

AND

Certificate of Existing Septic System by Owner(s) – Buyer Beware:

I (we), owners of the property, hereby certify that Lot # contain(s) an existing working septic system, verify and acknowledge that the septic system is in good working order, and 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) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

Owner

Date

OR

If the owner chooses to not sign, a subdivision evaluation by TDEC will be required as follows:

- Hire Approved Soil Consultants: <https://www.tn.gov/content/dam/tn/environment/water/land-based-systems-unit/wr-sds-soil-consultants.pdf>
- Submit the following to TDEC:
 - Submit application to TDEC, for a subdivision evaluation for duplication area. (<https://tdec.tn.gov/septic-service-request/>)
 - Submit High Intensity Soil Map to TDEC. Email address: hunter.wyatt@tn.gov
 - Submit Survey Plat to TDEC. Email address: hunter.wyatt@tn.gov

Situation 2: COMBINATION of two or more lots, without an existing septic system.

Notice to Buyer regarding Subsurface Sewage Disposal System: The Division of Groundwater Protection has not evaluated Lot #, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the combination plat. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection. Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land may be required if deemed necessary.

Certificate of Owner(s) – Buyer Beware:

I (we), owners of the property, hereby notify the buyers that the combination of this property, has not been evaluated by the Division of Groundwater Protection, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of these lots identified as Lot #. The area to be used for the disposal field shall not be disturbed when grading or filling the lot. If the area is disturbed a re-evaluation may be required. The design of the house and lot could require a high intensity soil map, percolation test, and/or additional land if deemed necessary. The buyer is responsible for ensuring that the parcel is large enough to construct a subsurface sewage disposal system, an area for duplication of that system in accordance with the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection.

Owner

Date

OR

If the owner chooses to not sign, a subdivision evaluation by TDEC will be required as follows:

- Hire Approved Soil Consultants: <https://www.tn.gov/content/dam/tn/environment/water/land-based-systems-unit/wr-sds-soil-consultants.pdf>
- Submit the following to TDEC:
 - Submit application to TDEC, for a subdivision evaluation for duplication area. (<https://tdec.tn.gov/septic-service-request/>)
 - Submit High Intensity Soil Map to TDEC. Email address: hunter.wyatt@tn.gov
 - Submit Survey Plat to TDEC. Email address: hunter.wyatt@tn.gov

Situation 3: DIVISION of Property into 2 or more lots with an existing septic system with a Certificate of Completion (C.O.C.):

Obtain a copy of the C.O.C. for the existing septic system by:

- Printing a copy from the TDEC website: <https://tdec.tn.gov/filenetsearch/>; or
- Request by phone: 423-854-5400; or
- Request by email: septicssystem.files@tn.gov

Apply for an Inspection Letter to TDEC at <https://tdec.tn.gov/septic-service-request/>:

- The inspection letter addresses the current status of the existing septic system. The surveyor shall show on the survey plat the completed Inspection Letter and the location of the existing septic tank and field lines.

Add the following certificate to the plat:

- **Certificate of Existing Septic System by Owner(s) – Buyer Beware:**
- I (we), owners of the property, hereby certify that Lot # contain(s) an existing working septic system, verify and acknowledge that the septic system is in good working order, and 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) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

Owner

Date

Situation 4: Division of Property into 2 or more lots with an existing septic system but the C.O.C. can't be found or is incomplete:

If the C.O.C cannot be located, does not show duplication area, or lacks approval by TDEC, then a high intensity soil map for duplication area will be required and must be prepared by an approved soil consultant.

- Approved Soil Consultants: <https://www.tn.gov/content/dam/tn/environment/water/land-based-systems-unit/wr-sds-soil-consultants.pdf>
- Submit the following to TDEC:
 - Application for a subdivision evaluation for duplication area. (<https://tdec.tn.gov/septic-service-request/>)
 - High Intensity Soil Map email address: hunter.wyatt@tn.gov
 - Survey Plat to email address: hunter.wyatt@tn.gov

Situation 5: The remainder of the property contains less than five (5) acres:

A high intensity soil map for initial and duplication area will be required and must be prepared by an approved soil consultant.

- Approved Soil Consultants: <https://www.tn.gov/content/dam/tn/environment/water/land-based-systems-unit/wr-sds-soil-consultants.pdf>
- Submit the following to TDEC:
 - Application for a subdivision evaluation for initial and duplication area. (<https://tdec.tn.gov/septic-service-request/>)
 - High Intensity Soil Map to hunter.wyatt@tn.gov
 - Survey Plat to hunter.wyatt@tn.gov

Note: If the remainder of the presubdivided tract is five acres or greater following subdivision and is shown on a subdivision plat, the tract is not required to obtain approval for a subsurface sewage disposal system. If the tract is not evaluated a tract needs to be added to the plat stating such.

Situation 7. Adding previously unsubdivided property to an adjoining tract:

The intention is not to create a second lot/tract but combine it with adjoining property.

The following notations are required:

- “Lot __ cannot be sold as a stand-alone lot and shall be combined with tax map ____ parcel ____.”
- “Lot __ has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot”.

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Amy Tweed, Planning Coordinator
Date: October 9, 2025
Subject: Proposed change to the *Subdivision Regulations* concerning boundary surveys

As soon as the September 10, 2025, Planning Commission meeting ended, staff emailed local surveyors the memo that had been discussed at the meeting. We requested that they write up what they thought was appropriate, return their suggestions, and we would use it to create a new proposal. The only response, from Brian Bartlett, was received on October 6th.

Staff only became involved in this issue because we were requested to create something that would help both the Register of Deeds office and surveyors. Quite a bit of staff time, both from the Planning Department and the County Attorney, went into two lengthy meetings and numerous proposals.

The recommendation made at the September meeting was a compromise from Planning staff and was not as stringent as CTAS recommended. As we do not feel comfortable recommending something even more lax, and as it is evident that surveyors and staff will not come to an agreement, we are withdrawing our previous recommendation to expand the regulations to address other concerns.

As stated by Mr. Bartlett, the Planning Commission does not have jurisdiction over boundary surveys. To remove confusion over the issue, staff recommends that **Article VI. Boundary Surveys**, be removed in its entirety. The current regulations are as follows:

ARTICLE VI. BOUNDARY SURVEYS

~~Under the provisions of this section, a boundary survey is a drawing based on a metes and bounds description found in a deed recorded in the Office of the Register of Deeds. The drawing is not based on a subdivision plat, and is not approved by the Planning Commission. Boundary surveys of lots created before September 1, 1984, may be recorded, provided they are submitted to the Planning Office for certification that the lot was created by deed prior to this date. The survey shall contain the following certifications~~

~~Certification for Recording. This is to certify that the lot(s) shown on this drawing was/(were) not approved by the Greene County Regional Planning Commission, but was/(were) created via a metes and bounds description recorded in Plat Book ____ Page ____, on _____. The recording of this drawing does not constitute a representation or warranty regarding: the lot(s) having an existing subsurface sewage disposal system (SSDS); the lot(s) being approved for such a SSDS by the Tennessee Department of Environment and Conservation, Groundwater Protection Office, if one is not installed; the availability and adequacy of utility services; frontage on and access from a county or state road; the lots being buildable; or the lot(s) meeting Greene County zoning, building code, or other applicable regulations.~~

Greene County Planning Coordinator _____ Date

~~Certification of metes and bounds descriptive drawing:~~ I hereby certify this drawing is based on a metes and bounds description recorded in Plat Book _____ Page _____ in the Greene County Registrar's Office on _____.

Registered Land Surveyor _____ TN License No. _____ Date _____



:Lyn Ashburn <gcpasst@gmail.com>

Proposed change to Greene County regulations concerning boundary surveys.

3 messages

:Lyn Ashburn <gcpasst@gmail.com>

Tue, Sep 9, 2025 at 3:59 PM

To: Tyler McCoy <mccoy.tyler@rocketmail.com>, Michael Martin <cornerstonesurvey.tn@gmail.com>, Thomas Todd Grayson <tomtodd2@earthlink.net>, mail@azimutheng.net, Gary Weems <garyweems@hotmail.com>, Daniel Hopson <daniel@h5surveying.com>, Barry Murphy <bpmurphyasm@gmail.com>, Jeff Wilder <jeff@h5surveying.com>, tpsisct@comcast.net, Brian Bartlett <bbartlett@appalachiansurvey.com>, Amy Tweed <atweed@greencountytn.gov>, Michael Culbertson <cubsurvey4u@gmail.com>, pssinc@comcast.net, michael grigsby <magoutsiders@gmail.com>

Attached is a proposal that was submitted to the Planning Commission on 9/9/25. The surveyor certificate has been changed so that there is no reference to a date.

The PC postponed action on boundary surveys until next month. We are asking surveyors to write up their own proposals and submit them to us by 9/30/25. We'll take the proposals and draw up a new recommendation.

Thanks for your help in this matter.

Lyn Ashburn
Greene County Planning



Boundary survey.9.1.25.docx
85K

bbartlett appalachiansurvey.com <bbartlett@appalachiansurvey.com>

Mon, Oct 6, 2025 at 6:07 PM

To: "Lyn Ashburn" <gcpasst@gmail.com>, Tyler McCoy <mccoy.tyler@rocketmail.com>, Michael Martin <cornerstonesurvey.tn@gmail.com>, Thomas Todd Grayson <tomtodd2@earthlink.net>, "mail@azimutheng.net" <mail@azimutheng.net>, Gary Weems <garyweems@hotmail.com>, Daniel Hopson <daniel@h5surveying.com>, Barry Murphy <bpmurphyasm@gmail.com>, Jeff Wilder <jeff@h5surveying.com>, "tpsisct@comcast.net" <tpsisct@comcast.net>, Amy Tweed <atweed@greencountytn.gov>, Michael Culbertson <cubsurvey4u@gmail.com>, "pssinc@comcast.net" <pssinc@comcast.net>, michael grigsby <magoutsiders@gmail.com>, Roger Woolsey <rwoolsey@greencountytn.gov>, Kevin Morrison <kmorrison@greencountytn.gov>, "Josh Beckett, PLS" <jbeckett@beckettsurveys.com>, Becky Rideout <beckyrideoutrealestate@gmail.com>, Tim Tweed <ttweed@greencountytn.gov>, "Gwen Lilley (gwenlilley@aim.com)" <gwenlilley@aim.com>, "Kevin Swatsell (2swats@comcast.net)" <2swats@comcast.net>, Nick Gunter <nckgunter@gmail.com>, Karen Ottinger <kottinger@greencountytn.gov>, WGRV <news@wgrv.com>

All,

I have not had time until now to review the document concerning the recording of boundary survey and "combination surveys" provided to us at the last planning board meeting and subsequently emailed out. Instead of enclosing my exhaustive notes and red lines on this document, I will make this simple:

No one, even land surveyors with years of experience can understand this word salad. It's confusing and conflicting. As many of us informed you, we do not go into the deep dive of tracts we are surveying to establish when it was created from the parent tract, not even title lawyers do that unless there is a boundary dispute to determine senior rights, so asking us to do so is simply overreach and unnecessary.

Further: The planning board has NO jurisdiction over the recording of boundary surveys, only what is defined as a subdivision in TCA 13-3-401 and your own subdivision ordinance, so creating litany of rules for such recording is a waste of time. Boundary surveys have been recorded for decades in Greene County as an addendum to a deed. I can show you many examples. They are attached as an 8 ½"x11" page to reflect

the legal description that was written by the same survey. We are simply asking to record a larger, more legible version of the same.

"Combination Surveys" as you prefer to call them may qualify for a bit more scrutiny from the planning department but refer to my statement above concerning all these dates and stipulations for approval. I would simply never submit one if that is the level of tedium I have to go to.

In the interest of getting back to a simple request, I will, again, enclose below my suggestions for recording of either a BOUNDARY SURVEY or COMBINATION SURVEY:

Owners Boundary Survey Certificate:

"I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE DO HEREBY APPROVE THIS BOUNDARY SURVEY FOR RECORDATION, AND ANY EASEMENT SHOWN ADJACENT TO A PUBLIC COUNTY ROAD IS HEREBY DEDICATED FOR ROAD, UTILITY, AND DRAINAGE PURPOSES. "

(Owner Signature/Date)

**(NOTE: THIS STATEMENT SHOULD BE ON ANY BOUNDARY SURVEY, SIGNED BY THE OWNER AND RECORDED BY THE REGISTER OF DEEDS, REGARDLESS OF TRACT SIZE ASSUMING IT IS SIMPLY A BOUNDARY RETRACEMENT SURVEY FROM A DEED. I'LL REPEAT MY STANCE THAT THE PLANNING BOARD HAS NO JURISDICTION OVER THE RECORDING OF AN EXISTING TRACT THAT HAS BEEN CONVEYED BY DEED IN THE PAST, REGARDLESS OF THE DATE.)*

Owner's Combination Survey Certificate:

"I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS COMBINATION PLAT FOR RECORDATION. I/WE FURTHER CERTIFY THAT UPON RECORDATION OF SAID COMBINATION PLAT ALL INTERIOR LOT/DEED/TRACT LINES WITHIN THE BOUNDARIES SHOWN SHALL BE EXTINGUISHED AND THE PROPERTY SHOWN HEREON SHALL BE CONSIDERED ONE PARCEL."

(Owner Signature/Date)

Certificate of Planning Coordinator Approval for Combination Surveys.

"THIS IS TO CERTIFY THAT, BASED ON INFORMATION PROVIDED BY THE SURVEYOR, THE TRACT (OR TRACTS) SHOWN HEREON HAVE NOT BEEN PREVIOUSLY APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THE FOLLOWING INFORMATION IS UNKNOWN: WHETHER THE TRACT HAS FRONTAGE ON A PUBLIC COUNTY OR STATE ROAD; WHETHER IT HAS AVAILABLE AND ADEQUATE UTILITY SERVICE. IF THE TRACT CONTAINS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) OR IF IT COULD BE APPROVED FOR A FUTURE SYSTEM BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. "

(Greene County Planner/Date) *Note: I've changed this from the Secretary of the Planning Commission purposely since Combination Surveys should be and administrative approval only.)

Note: These last two statements will NOT apply to any tract whose resulting acreage is greater than 5 acres, as it is then NOT defined as a subdivision in TCA 13-3-401. Requiring any such review/signature on such surveys is not within the state law nor your own subdivision ordinance. We will continue to use the current statement of RESULTING tracts over 5 acres as every surrounding county in east TN accepts the same.

We started this process with ONE request to record a boundary survey for clarity. How we got so far in the weeds on this is not important.

My two cents...

Also, enjoy the new digs....

Sincerely,

Brian T. Bartlett, PLS, CFS

President

Appalachian Surveying Consultants, P.A.

Official Greene County Surveyor

4522 Asheville Hwy
Greeneville, TN 37743

(828) 243-7280

(423) 525-7044

www.appalachiansurvey.com

[Quoted text hidden]

michael g <magoutsiders@gmail.com>

Tue, Oct 7, 2025 at 12:09 AM

To: "bbartlett appalachiansurvey.com" <bbartlett@appalachiansurvey.com>

Cc: "Lyn Ashburn" <gcpasst@gmail.com>, Tyler McCoy <mccoy.tyler@rocketmail.com>, Michael Martin <cornerstonesurvey.tn@gmail.com>, Thomas Todd Grayson <tomtodd2@earthlink.net>, "mail@azimutheng.net" <mail@azimutheng.net>, Gary Weems <garyweems@hotmail.com>, Daniel Hopson <daniel@h5surveying.com>, Barry Murphy <bpmurphyasm@gmail.com>, Jeff Wilder <jeff@h5surveying.com>, "tpsisct@comcast.net" <tpsisct@comcast.net>, Amy Tweed <atweed@greeneconomytn.gov>, Michael Culbertson <cubsurvey4u@gmail.com>, "pssinc@comcast.net" <pssinc@comcast.net>, Roger Woolsey <rwoolsey@greeneconomytn.gov>, Kevin Morrison <kmorrison@greeneconomytn.gov>, "Josh Beckett, PLS" <jbeckett@beckettsurveys.com>, Becky Rideout <beckyrideoutrealestate@gmail.com>, Tim Tweed <ttweed@greeneconomytn.gov>, "Gwen Lilley (gwenlilley@aim.com)" <gwenlilley@aim.com>, "Kevin Swatsell (2swats@comcast.net)" <2swats@comcast.net>, Nick Gunter <nckgunter@gmail.com>, Karen Ottinger <kottinger@greeneconomytn.gov>, WGRV <news@wgrv.com>

I've said it before and I'll say it again, Greene County is not going to miss an opportunity to stick its nose into something where it doesn't belong.

[Quoted text hidden]

[illegible]





Vicinity Map



Notes

1. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
2. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
3. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
4. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
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8. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
9. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.
10. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

Utility Note

The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

Property Owner Information

Owner: [Name]
Address: [Address]
City: [City]
State: [State]
Zip: [Zip]



SHEET 1 OF 1

Scale: 1" = 20'
Date: May 12, 2025

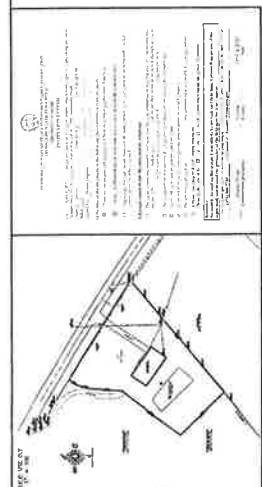
DIVISION OF A PORTION OF			
GREENE COUNTY REGIONAL PLANNING COMMISSION			
TRACT NO.	ACRES	TOTAL LOTS	MEET NEW ROAD
1	0.80	1	0
OWNER: [Name]			
APPROVED: [Signature]			
DATE: [Date]			

Revisions

1. [Revision 1]
2. [Revision 2]
3. [Revision 3]

Certification

I, [Signature], certify that the information provided in this plan is true and correct to the best of my knowledge and belief.



7/31/25
[Signature]

7/31/25
[Signature]

7/31/25
[Signature]

7/31/25
[Signature]

7/31/25
[Signature]

7/31/25
[Signature]

GENERAL INSTRUCTIONS

1. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

2. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

3. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

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9. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

10. The subject property is located in the City of Memphis, Tennessee, within the jurisdiction of the Memphis City Planning Commission.

VICINITY MAP N.T.S. 		STANDARD SPECIFICATIONS OF MATERIALS AND METHODS The undersigned hereby certifies that the materials and methods specified herein are in accordance with the specifications of the Tennessee Department of Transportation, and that the same have been approved by the undersigned for use on the project herein described. <i>September 3, 2025</i> <i>Debra Burkey</i> Tennessee Department of Transportation		STANDARD SPECIFICATIONS OF MATERIALS AND METHODS The undersigned hereby certifies that the materials and methods specified herein are in accordance with the specifications of the Tennessee Department of Transportation, and that the same have been approved by the undersigned for use on the project herein described. <i>September 3, 2025</i> <i>Debra Burkey</i> Tennessee Department of Transportation		STANDARD SPECIFICATIONS OF MATERIALS AND METHODS The undersigned hereby certifies that the materials and methods specified herein are in accordance with the specifications of the Tennessee Department of Transportation, and that the same have been approved by the undersigned for use on the project herein described. <i>September 3, 2025</i> <i>Debra Burkey</i> Tennessee Department of Transportation			
LEGEND ● denotes Robert Found ○ denotes Robert Set ○ denotes Undeveloped Point Unless otherwise noted ■ denotes Highway Marker ▲ denotes Railroad Spike ⊙ denotes Water Meter Notes: 1. Road Reference: 100-251-101-444, 101-444-101-444, 101-444-101-444 2. PAVEMENT: 100-251-101-444, 101-444-101-444, 101-444-101-444 3. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 4. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 5. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 6. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 7. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 8. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 9. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444 10. GROUND: 100-251-101-444, 101-444-101-444, 101-444-101-444		BOUNDARY IS BASED ON A CURRENT FIELD SURVEY  Generalized Municipal Airport Dated 11/1/25 Project 11 Spectrum Properties PG A - PG 1 Lot 3 Spectrum Properties PG A - PG 1 Lot 3 Spectrum Properties PG A - PG 1 Lot 3		DEBRA BURKEY Date: 07-15-2025 Drawn By: SWS Scale: 1" = 100' Tenth (10th) Civil District Greene County, TN Culberson Surveying P.O. Box 100, Nokesville, VA 22071 Drawing Number 8881 (202) 470-3093		DEBRA BURKEY Date: 07-15-2025 Drawn By: SWS Scale: 1" = 100' Tenth (10th) Civil District Greene County, TN Culberson Surveying P.O. Box 100, Nokesville, VA 22071 Drawing Number 8881 (202) 470-3093		DEBRA BURKEY Date: 07-15-2025 Drawn By: SWS Scale: 1" = 100' Tenth (10th) Civil District Greene County, TN Culberson Surveying P.O. Box 100, Nokesville, VA 22071 Drawing Number 8881 (202) 470-3093	

THE HERCULEAN TASK THAT I AM ASKING THE COUNCILS OF THE CITY TO UNDERTAKE IS TO RECONSTRUCT THE CITY OF NEW YORK TO MEET THE NEEDS OF THE FUTURE. I AM ASKING YOU TO RECONSTRUCT THE CITY OF NEW YORK TO MEET THE NEEDS OF THE FUTURE. I AM ASKING YOU TO RECONSTRUCT THE CITY OF NEW YORK TO MEET THE NEEDS OF THE FUTURE.

DATE _____
DATE _____

3) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

- [illegible]

IT IS ORDERED THAT THE JUDICIAL DISTRICT COURT OF THE COUNTY OF ALABAMA, IN AND FOR THE COUNTY OF ALABAMA, DO hereby order that the Plaintiff, ALABAMA POWER CO., be appointed receiver of the Defendant, ALABAMA POWER CO., in the case of default.

Start 9 leads
9/15/25
MICHIGAN PLANNING COMMISSION

PROPERTY, CERTAIN THAT THIS IS A CATEGORY IN SURVEY AND THAT THE PRECISIONAL ACCURACY IS IN COMPLIANCE WITH THE CURRIEL PLAT SURVEYED, MINIMUM STANDARDS OF PRACTICE AND THAT THIS PLAT QUALIFIED UNDER THE PROVISIONS OF SECTION 13-1-307 OF THE TENNESSEE CON. ANNOTATED AND IS

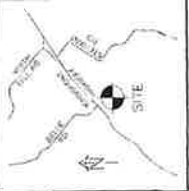
EXEMPT FROM THE REQUIREMENTS OF THE GREENVILLE GREENE COUNTY ANNUAL REDUCTION REGULATIONS, BECAUSE (A) NO NEW STREET OR URBAN CONSTRUCTION IS REQUIRED AND (B) ALL RESULTANT TRACTS ARE OVER FIVE (5) ACRES IN SIZE.

1000



LINE	BRANCH	TYPE	TABLE
11	N 42.02.4	F	50.50
12	N 00.50.2	F	33.80
13	N 40.22.3	F	38.45

LEON H. SKULLER II
TERESA J. SMULER, RIT
280 LINDSEY LN
CHUCKEY, IN 47641



WOLFE

1/2" IRON W/ 30' W/FST CAP
1/2" IRON PIN FOUNC POINT IN ROW
IRON PIPE FOUND
PEACE POST FOUND
WATER METER
CENTERLINE ROADWAY
CONSERV TREE
EXISTING LOT NUMBER
PREFRSTY LINE
CELEBRITY
LOT LINE REMOVAL
UNITS L&P
TVA UTILITY LINE
ADJACENT PROPERTY LINE
CRPA BOUND
GRAVEL DRIVEWAY

JEFFREY B HOYT, et al
MAP Q21 PARCEL 063 03
D.B. 530A PG 152

GRAPHIC SCALE:
0 100 200 300

REGISTER OF DEEDS

09/03/2026 - 08:47:06 AM

25008129

POSTAL PLAY

ROLL BATCH: 261364

FLAT CABINET: L
SLIDE: 640

SLIDE: 340

77405
77406
77407

TOTAL	177
-------	-----

KAREN COLLINS-OTTING

Abstract

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[illegible]

SUBDIVISION PLAT
OF THE
LON B. AND THERESA C. STULLER JR.
PROPERTY
17TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
10000 W. 10th Street, Suite 100
Denver, CO 80231
Tel: 303.755.4444
Fax: 303.755.4444
E-mail: info@psurveying.com
Web: www.psurveying.com

CERTIFICATE OF OWNERSHIP AND DELEGATION

THE PROPERTY, MAP, AND EASEMENTS ARE HEREBY CERTIFIED TO BE THE PROPERTY OF THE STATE OF TENNESSEE, AND THE EASEMENTS ARE HEREBY CERTIFIED TO BE THE PROPERTY OF THE STATE OF TENNESSEE, AND THE EASEMENTS ARE HEREBY CERTIFIED TO BE THE PROPERTY OF THE STATE OF TENNESSEE.

DATE: 8/18/25
 BY: [Signature]
 FOR: [Signature]

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY

THE GREENVILLE ENERGY AUTHORITY HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS OF THE GREENVILLE ENERGY AUTHORITY.

DATE: 8/18/25
 BY: [Signature]

CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE STATE OF TENNESSEE

THE STATE OF TENNESSEE HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF TENNESSEE.

DATE: 8/18/25
 BY: [Signature]

CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE STATE OF TENNESSEE

THE STATE OF TENNESSEE HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF TENNESSEE.

DATE: 8/18/25
 BY: [Signature]

CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE STATE OF TENNESSEE

THE STATE OF TENNESSEE HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF TENNESSEE.

DATE: 8/18/25
 BY: [Signature]

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 BY: [Signature]

