

Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
Takoma Conference Room 1ST Floor
401 Takoma Avenue, Greeneville, TN 37743
January 13, 2026 at 1:00 p.m.

1. Call to order.
2. Welcome of visitors
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of December 9, 2025, minutes.
6. Review and consider approving the Division of the Lynn Lamons etux Property Subdivision for four lots totaling 3.34 acres, located adjacent to Bertie Patton Road in the 7th civil district.
7. Review and consider approving the Replat of Lot 2 of the Pauline Norton House Tract Subdivision for Dennis Norton for three lots totaling 4.58 acres, located adjacent to Susong Memorial Road and Haney Hill Road in the 9th civil district.
8. Review and consider approving the Division of the David Smith Property Subdivision for three lots totaling 4.27 acres, located adjacent to Shackelford Road in the 25th civil district.
9. Consider information regarding complaints about the subdivision approval process.
10. Administrative minor subdivisions.
 - Replat of Lots 7, 8, and 13 of the Lowery Farm Subdivision for two lots totaling 4.10 acres, located adjacent to Lick Hollow Road in the 9th civil district.
 - Combination Plat of Lots 7, 9, and 10 of the Guy and Audra Jones Estate for 2 lots totaling 4.78 acres, located adjacent to Lonesome Pine Trail (SR 70) in the 11th civil district.
 - Redivision of Lots 6 and 7 of the Sugar Run Subdivision for two lots totaling 3.58 acres, located adjacent to Sugar Cane Lane in the 24th civil district.
 - Survey of a portion of the Rebecca Smith Property (Property Survey for Stu Portnoy) for one lot totaling 2.00 acres, located off Cedar Creek Road in the 3rd civil district.
 - Combination of Lots 14-16 of the W.C. Wilson Estate (Survey for Kenneth Squires, Jr. & Marcela Pineda for one lot totaling 4.01 acres, located adjacent to Pates Lane in the 9th civil district.
 - Property Survey for Todd Wilhoit etux (Portion of the Tracee Walker Property) for one lot totaling 3.64 acres, located adjacent to Pigeon Creek Road in the 9th civil district.
 - Division of Lot 3 of the Subdivision for David Knight for two lots totaling 1.12 acres, located adjacent to East Fork Road in the 24th civil district.
 - Combination Plat for Lots 16 and 17 of the Hopson and Underwood Property for one lot totaling 1.52 acres, located adjacent to Ash Meadow Drive in the 22nd civil district.

- Division of Lot 4R of the Resubdivision of Lots 3 and 4 Charles Ramsey Property for two lots totaling 9.99 acres, located adjacent to Wheeler Road in the 6th civil district.
 - Survey of a Portion of the Bird Family Trust Property (Property Survey for John Morrell etux) for one lot totaling 3.31 acres, located off Warrensburg Road in the 25th civil district.
 - Steve A. Sr. and Pamela Merriweather Subdivision Survey for one lot totaling 0.562 acres, located adjacent to Oakwood Road in the 4th civil district.
 - Phillip and Janet Shelton Property (for Jimmy and Lynn Akers) for one lot totaling 0.70 acres, located off Gfellers Road in the 1st civil district.
 - Survey of a Portion of the Vicky Johnson and Douglas Weller Property for one lot totaling 1.86 acres, located off Cedar Creek Road in the 3rd civil district.
 - Combination Plat of the Penny Humphreys and Kathy Mashburn Property (Survey for Anthony Shipley) for one lot totaling 0.54 acre, located off J. Mell Johnson Road in the 13th civil district.
 - Bobby Carter Property (for Jason Smith) for one lot totaling 0.14 acre, located Mink Creek Road in the 19th civil district.
 - Division of a Portion of the James E. Caraway Property for one lot totaling 1.92 acres, located adjacent to Rader Lane in the 25th civil district.
 - Jones 2.00 acre Property Partition for one lot totaling 2.00 acres, located adjacent to Whitesands Road and Dixie Road in the 2nd civil district.
11. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
12. Other Business.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, December 9, 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
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 November 18, 2025, meeting. A motion was made by Edwin Remine, seconded by Larry Justis, to approve the minutes as written. The motion carried unanimously.

Election of Officers. The Chairman opened the floor for nominations for Chairman, Vice-Chairman, Secretary, and Alternate Secretary.

Chairman - A motion was made by Nick Gunter, seconded by Becky Rideout, to approve Gwen Lilley as Chairman. The motion carried unanimously.

Vice Chairman - A motion was made by Lyle Parton, seconded by Phillip Ottinger, to approve Nick Gunter as Vice-Chairman. The motion carried unanimously.

Secretary - A motion was made by Phillip Ottinger, seconded by Edwin Remine, to approve Gary Rector as Secretary. The motion carried unanimously.

Alternate Secretary - A motion was made by Nick Gunter, seconded by Edwin Remine, to approve Lyle Parton as Alternate Secretary. The motion carried unanimously.

Redivision of Tract A-2 of the Lester Price Property. The Planning Commission reviewed and considered approving the Redivision of Tract A-2 of the Lester Price Property for three lots totaling 2.84 acres, located adjacent to Camp Creek Road in the 22nd civil district. Daniel Hopson presented the project. Staff recommended approval, subject to all signatures, as the plat met all other applicable requirements. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the plat as it met all applicable requirements. The motion carried unanimously.

McKinlea Rush Acres Subdivision. The Planning Commission reviewed and considered approving the preliminary plat for McKinlea Rush Acres for 14 lots totaling 18.21 acres, located adjacent to John Graham Road in the 11th civil district. Staff stated that Daniel Hopson had prepared the preliminary plat and Azimuth Engineering engineered the project. Lyn Ashburn stated the proposed length of road was approximately 1,100 feet, which exceeded the maximum 600 ft. length permitted for a dead-end street, but was permitted because there were less than 15 lots accessed from the new road. The maximum road grade shown in the construction plans was 9%, which was less than the maximum permitted grade of 12%. Staff stated that, because the Subdivision Regulations required any road grade over 7% (the maximum permitted grade for roadside swales) to have a curb and gutter system, a variance would need to be granted. Kevin Swatsell stated the County Highway Department did not have the equipment necessary to repair any form of curb and gutter system and did not oppose granting a variance to permit swales with a 9% grade.

Edwin Remine asked if the “Zone A” shown on the plat included the proposed subdivision. Daniel Hopson stated that the Zone A shown was outside the area of the McKinlea Rush project. Kevin Swatsell questioned Daniel Coffey about the drainage “dropping off” at three different places and asked who would maintain those drainage ponds. Daniel Coffey stated that an HOA was in place, which would address the future maintenance of drainage elements. In usual practice the owner of the lot where a private drainage element was located was normally required to maintain it.

Daniel Hopson described the detention ponds to the commission and the flow of the water. Roger Woolsey stated that some language needed to be added to the subdivision regulations pertaining to owners being responsible for maintaining drainage easements/detention ponds. Daniel Coffey stated that the Tennessee Department of Environment and Conservation (TDEC) would ensure that the drainage system operated properly before any bond release or final approval.

Staff recommended that a note be required on the final plat which stated that detention basins could not be filled or otherwise modified. Roger Woolsey stated that whatever was submitted needed to say that the owners were responsible for maintaining what was shown on the plat.

Edwine Remine asked if the cul-de-sac was large enough for vehicles to turn around. Daniel Coffey stated that what was shown met the requirements and was large enough to turn around. Larry Justis questioned if a traffic study had been done and noted a large increase in traffic in that area. Lyn Ashburn stated that the county doesn’t have the resources to do traffic studies and has only required developers to submit traffic engineering information when there were possible sight distance issues, which could create a traffic hazard. The Planning Commission could require a study, but there would have to be an overwhelming reason to do so, as the County did not have a policy on when they should be required, and had not required that studies be submitted for other subdivisions.

As Planning Commission discussion centered on conditions for approval, Chairman Liley asked if someone would like to make a motion for preliminary approval that included the stipulations as discussed. To summarize:

- a note being placed on the final plat regarding property owners being responsible for maintaining the drainage easements and detention ponds; and
- subject to the opportunity of the Highway Superintendent, Kevin Swatsell to look over said plans and a variance to subdivision regulations to permit an increase in the swale of 9%.

A motion was made by Larry Justis, seconded by Nick Gunter, to approve the preliminary plat with the conditions as stated by the Chairman. The motion carried unanimously.

Red Tail Ridge Phase 2 Subdivision. The Planning Commission reviewed and considered approving the preliminary plat for Red Tail Ridge Subdivision Phase 2 for 16 lots totaling 17.32 acres, located at the terminus of Red Tail Ridge Road, and adjoining Old Asheville Highway in the 10th civil district. Daniel Coffey stated that this section was a continuation of Phase 1, where construction started in 2024.

Daniel Coffey stated the stormwater pollution plans were submitted for the whole subdivision when Phase 1 was submitted so it was still in effect. The lots were all 0.50 acres or larger and each would be connected to the Greeneville water and sewer system.

Lyn Ashburn stated the developer proposed to dedicate a right-of-way that would run from Red Tail Ridge Road to the easterly property line, where a reserve strip would be placed under Planning Commission control. While the Planning Commission had the authority to require development of the ROW, policy has been to not require the developer for the initial subdivision to construct the road in that ROW. Instead, with agreement of the Planning Commission, the adjoining owner could construct the road in the undeveloped ROW to gain access to the newer subdivision property. Kevin Swatsell questioned whether the undeveloped ROW would be added to the County Road List, and it was confirmed that the road would have to be constructed, approved by the Planning Commission, and go through the road list process, before being added.

Lyn Ashburn stated that, at the meeting where approval for Phase I was obtained, it was noted that a road could not reasonably be developed to connect Whirlwind Road with Old Asheville Highway, due to the presence of a creek and substantial flood hazard area next to Old Asheville Highway. Staff stated a variance had been granted for Phase I, in recognition that the development would exceed the maximum permitted length of a dead-end street (more than 600 feet and more than 15 dwelling units). Although approval for road length for Phase II was intimated, staff recommended granting a variance to road length requirements that was specific for Phase II.

Lyn Ashburn stated a variance was needed for the grade of a portion of a swale that would adjoin the new road. As with the McKinlea Rush subdivision just discussed, the road grade met the requirements (less than 12%), but the grade of the swale, at 10%, exceeded the maximum 7% permitted. Kevin Swatsell stated that as long as the swale could handle the water, and the street drained adequately, he did not oppose the variance being granted.

Amy Tweed stated the contractor intended to request a bond for the cost of improvements that were not completed before the next meeting.

Roger Woolsey wanted to avoid any future confusion over the status of the “future road” and plainly state that the road was not being built at this time, but the developer was dedicating ROW for future use. Lyn Ashburn stated that if the adjoining property owner wanted to tie into the existing development, that they would be required to bring the “future road” into compliance with the regulations in place at the time of construction. Roger Woolsey stated a note needed to be added to the plat that the future road is not county maintained.

Kevin Swatsell questioned where the water from the new road would be routed. Daniel Coffey stated that detention basins were located on Lots 22, 24, and 26, and were included on the stormwater plans submitted to TDEC for Phase 1.

Tim Tweed, as Greene County Flood Administrator, stated the project met the flood resolution requirements. Kevin Swatsell asked if development would take place on Lot 33, which was located adjacent to Old Asheville Highway and did not have access to the proposed road. Daniel Coffey stated that there was limited area where a building could be placed, because the lot was very steep, but development was possible.

Chairman Liley called for a motion. Discussion ensued regarding staff recommendation and the needed variances. Staff recommended approval of the preliminary plat, with the following conditions:

- 1. Grant a variance to Article II.A.4. e. (Street Width Requirements) to permit construction of a road in excess of 600 feet and 15 dwelling units, as the presence of a creek and substantial flood hazard area limited connecting the new road to Old Asheville Highway;
- 2. Grant a variance to Article IV. A. 4. b (1) (Maximum grade of swales) to permit the installation of swales on a road with a 10% grade, as the County did not have the ability to maintain and repair a curb and gutter system.

A motion was made by Larry Justis, seconded by Nick Gunter, to recommend approval of the preliminary plat, with the variances required, for the reasons stated. The motion carried unanimously.

2065 Dyer Hollow Road Rezoning Request. The Planning Commission reviewed and considered recommending a request to rezone a portion of 2065 Dyer Hollow Road from A-1, General Agriculture District, to B-3, Arterial Business District, to permit the establishment of an off-premise sign. Lyn Ashburn stated the area requested for rezoning was a portion of tax parcel 080-059.00 that adjoined I-81 but did not otherwise have frontage on a public road. The area around the site was zoned A-1, General Agriculture District, except for two parcels zoned for commercial use (each located approximately 1,000 from the site). Land use in the area was a mix of agricultural and residential uses. Staff stated a lease had been signed between an off-premise sign company and the property owner, contingent on the rezoning.

Lyle Parton asked Tim Tweed about a billboard location on Asheville Hwy. Tim Tweed stated that, at the time that location was approved for a billboard, the request met zoning regulations. Since that approval the off-premise sign regulations were changed to limit their location to either a B-3 (Arterial Business District) zone that adjoined I-81, or one of the industrial zones.

Lyn Ashburn stated the *Greene County Land Use and Transportation Policy Plan* (LUP) did not address the desirability of off-premise signs or specifically address their location and/or use. The objectives and policies that applied were:

1. "Ensure that adequate open space is provided in the County to enhance its aesthetic quality."
2. "Places of rare natural beauty and areas of historic interest should be preserved and maintained."
3. "Ensure that new commercial developments meet appropriate planning and design standards and guidelines".

Staff recommendation was that the Planning Commission recommend approval of the rezoning to the Greene County Legislative Body, based on the following rationale:

1. The proposal met LUP guidelines: rezoning the property would not decrease open space; the area was not of "rare" natural beauty or of historic interest; the sign would have to meet design standards and guidelines.
2. Off-premise signs were a permitted use in the B-3 zone, and since the Zoning Resolution did not place additional restrictions on their location they are considered an appropriate use.
3. There were two commercial districts within 1,000 feet of the property that were zoned commercially for either a cell tower or billboard, and the conditions appeared the same for all three properties.
4. The Zoning Resolution and LUP did not indicate that off-premise signs should be discouraged.

Gwen Lilley questioned why the area of the property requested for rezoning did not have frontage on an actual road, as its only frontage was on I-81 in an area where access was not permitted. Tim Tweed explained that, as the area requested for rezoning wasn't actually being subdivided from the parent tract, the tax parcel did have frontage on Dyer Hollow Road. Property owner Wesley Sisk stated that there would be access easements between the billboard site and Dyer Hollow Road. Tim Tweed stated the area being rezoned could only be used for an off-premise sign unless a revised request was submitted back to the Planning Commission.

There being no further discussion a motion was made by Becky Rideout, seconded by Phillip Ottinger, to recommend approval of the rezoning to the Greene County Legislative Body, with the restriction that the site could only be used for a billboard. The motion carried unanimously.

Policies and Procedures. The Planning Commission reviewed and considered approving Policies and Procedures of the Greene County Regional Planning Commission. Lyn Ashburn stated that much of the bylaws concerned the powers and authority of the Planning Commission, some of which were:

- The responsibility to guide development in the County, working with other planning commissions for the betterment of all.
- Creating and updating planning-related regulations, such as the zoning resolution, subdivision regulations, Major Road Plan, the Land Use and Transportation Policy Plan, etc.
- Provide required input on construction of new roads and improvements to existing ones.
- Identify areas with inadequate public services and/or facilities and make recommendations as to needs.
- Determine if an area proposed for development is could handle the potential impact;
- The authorization given to planning commissions and their employees to enter private property in performance of their duties.

Additional information was provided on the submission deadline for planning commission meetings, guidelines on how information should be disseminated prior to meetings, requirements for public notice, expected behavior of meeting guests, and ethics. After discussion a motion was made by Lyle Parton, seconded by Edwin Remine, to approve the policies and procedures as submitted. The motion carried unanimously.

Zoning Resolution Amendment – Road Frontage Requirements. The Planning Commission reviewed and considered a resolution submitted by the Greene County Special Committee on Land/Property Issues concerning a change to road frontage regulations. Amy Tweed stated the Committee was created by the Greene County Legislative Body on October 20, 2025, and given the task to review the Zoning Resolution and propose a way to permit the issuance of a building permit for certain lots that did not meet existing road frontage requirements.

On December 4, 2025, the Special Committee unanimously recommended that Section 501.5 of the Zoning Resolution be revised as follows:

501.5 Owners of all properties that have access to a public road only by right-of-way or easement, may be issued one (1) building permit provided the subject property was subdivided into this state prior to the effective date of July 1, 2006, and further provided that written documentation be provided by an attorney or surveyor attesting to the legality to the egress and ingress to said property.

Roger Woolsey stated that he and staff had been trying to abide by the road frontage requirements for decades, and during that time told numerous people that a building permit could not be obtained as their property was an illegal lot. He noted the County became much more diligent in enforcement of the rules in July 1, 2006, to ensure that all new lots could be built on. Unfortunately, Greene County had a lot of people that bought property only to find out after the purchase that they couldn't obtain a building permit.

Daniel Coffey, questioned the word “subdivided”, i.e., “subdivided into this state.” He thought the text should possibly be changed to “was created” or a similar term, because these lots had not gone through the subdivision process. Roger Woolsey stated that he would look into changing that wording.

Roger Woolsey stated that the proposal would not be a “catch-all”. He said there would likely be problems with extending utilities in some instances when the utility provider could not provide service on a narrow easement. Kevin Swatsell questioned what the width of the right of way (private easement) would be. Roger Woolsey stated that there was no width requirement, and it would be up to the owner to verify if there was an easement on the land past the County’s right of way. Stacy Bolton, Greeneville Energy Authority stated that it has always been the position of GEA to support the requirement of fifty feet of road frontage for utilities. When Kevin Swatsell asked what would happen if the utility provider could not serve the property, Roger Woolsey stated that it wasn’t the County’s problem, as the easement would not be the responsibility of the County.

Roger Woolsey stated that, under current regulations, each lot was required to “touch” a county road for a length of at least fifty feet. Under the proposal, if a property only had an easement/private right-of-way, Tim Tweed would still be authorized to issue a building permit. It would be up to the property owner to see if they could obtain water and electric service, and a driveway connecting their property to a public road.

Roger Woolsey stated that neither he nor staff agreed with the recommendation, because of anticipated issues with utility provision. Kevin Swatsell stated the width of the right of way was important because trusses, road tiles, concrete mixer could not make that turn without being on an adjoining owner.

Daniel Coffey stated there have been many cases that have gone to court regarding rights of way for ingress and egress. Nick Gunter stated he was the chair of the Special Committee, and that if people want to build something on their land they don’t have to have water or electricity because they can dig a well and put in a generator. What the Special Committee was trying to do was provide some relief for owners that have been in this situation.

A motion was made by Lyle Parton, seconded by Larry Justis, to recommend revising the Zoning Resolution to add Section 501.5 as proposed, with Roger Woolsey to consider replacing the word “subdivided” with a more appropriate word. The motion carried unanimously.

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

- Division of a Portion of the Carroll Dean Crum & Mable Ruth Crum Irrevocable Living Trust Property for one lot totaling 4.5 acres, located adjacent to 107 Cutoff in the 22nd civil district.
- Division of a Portion of the Rex and Karen Darnell Property for one lot totaling 2.61 acres, located adjacent to Mysinger Road in the 2nd civil district.
- Deyton 1.20 acre Property Partition for one lot totaling 1.20 acres, located adjacent to Asheville Highway in the 18th civil district.

- Lawrence Phillips Property for one lot totaling 1.078 acres, located adjacent to Snapps Ferry Road in the 20th civil district.
- Combination of Lots 1-3 Patsy Tilson Estate for one lot totaling 3.88 acres, location adjacent to Marvin Road in the 7th civil district.
- Frances Geraldine Kirk Property Section B for two lots totaling 2.48 acres, located adjacent to Warrensburg Road in the 5th civil district.

A motion was made by Phillip Ottinger, seconded by Becky Rideout, 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 Lyle Parton, seconded by Nick Gunter, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Edwin Remine, seconded by Gary Rector, to adjourn. The motion carried unanimously. The meeting adjourned at 2:35 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH [OUR] CONSENT, ESTABLISH THE MINUTE LOTS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

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

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM
 THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCORDANCE WITH THE MINUTE SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY
 THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT THE PLAT BE EXTENDED TO THIS SITE.

GREENEVILLE ENERGY AUTHORITY _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE. WITH THE APPROVAL OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SECURITY BOND WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY REGIONAL PLANNING COMMISSION _____

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

GREENE COUNTY HIGHWAY SUPERVISOR/AUTHORIZED APPOINTEE _____
 DATE _____

COUNTY ROAD DRIVEWAY PERMIT STATEMENT
 THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

GRAPHIC SCALE:
 0 100 200 300
 1" = 100'

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION ACCURACY IS IN COMPLIANCE WITH THE CURRENT SURVEYING STANDARDS. I HAVE REVIEWED THE CURRENT PLAN THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.



BRYAN TODD SHERRILL, Surveyor
 STATE OF TENNESSEE
 LICENSE NO. 25827
 COMMISSION EXPIRES 12/31/2025

LINE	BEARING	DISTANCE
1	S 49°02'42" W	150.11
2	S 89°52'42" W	20.17
3	S 49°02'42" W	20.17
4	S 40°57'18" W	16.07
5	N 14°53'00" W	20.67
6	N 19°21'00" W	50.85
7	S 20°59'42" W	17.91
8	S 47°11'53" E	37.72

LOT 2R-A HAS NOT BEEN EVALUATED BY GREENE COUNTY FOR DISPOSITION FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, EITHER WRITTEN OR UNWRITTEN.

LOT #2R-A IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TAX MAP 133, PARCEL 048.01, LOT #2R-A CANNOT BE SOLD AS A STAND ALONE LOT.

LOT 2R-C HAS NOT BEEN EVALUATED BY A SOA CONSULTANT PURSUANT TO THIS PLAN REVIEW FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT.

DENNIS NORTON, et ux
 MAP 133 PARCEL 048.01
 D.B. 329 PG 044

BARBARA SCHWERTZGER
 D.B. 595A PG 1543

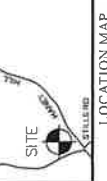
LOT #2R-C DOES NOT MEET THE REQUIREMENTS OF THE GREENE COUNTY. SAID LOTS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TAX MAP 133, PARCEL 048.02, LOT #2R-C CANNOT BE SOLD AS A STAND ALONE LOT.



BRANDON D. NORTON
 ALISON FAYE RUTH
 MAP 133 PARCEL 048.09
 P.C. J PAGE 368 LOT #1
 D.B. 689A PG 522

CHARLES N. NORTON
 MAP 133 PARCEL 048.02
 D.B. 462A PG 055

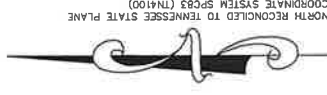
OWNER(S)
 CHARLES N. NORTON
 530 HANEY HILL ROAD
 GREENEVILLE, TN 37743
 PROPERTY ADDRESS
 530 HANEY HILL ROAD
 GREENEVILLE, TN 37743



LEGEND

- 1/2" IRON PIN SET W/PSI CAP
- ⊙ 1/2" IRON PIN FOUND
- POINT IN R.O.W
- x POINT IN POND
- ∩ UTILITY POLE
- ⊕ CENTERLINE ROADWAY
- ⊗ CORNER TREE
- PROPERTY LINE
- CENTERLINE
- UTILITY LINE
- - - ADJOINER PROPERTY LINE

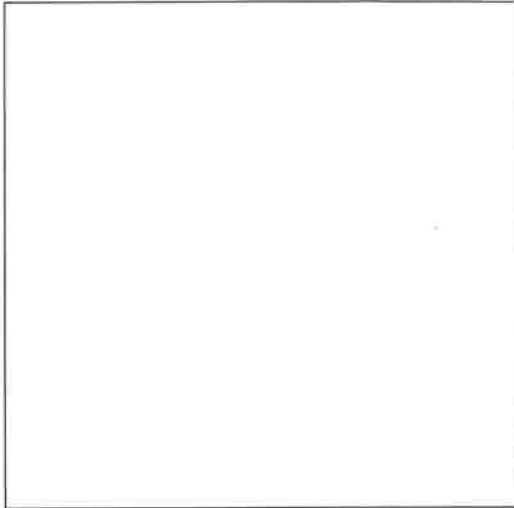
DATE	WORK	BY	CHKD	APP'D	PROJECT	NO.	DATE
08/11/2025	REBAR	BLK/ST	BLK/ST	BLK/ST	REBAR	001	08/11/2025



REGISTER OF DEEDS

COORDINATE SYSTEM SP'CS (TN4100)
 NORTH RECORDED TO TENNESSEE STATE PLANE

DIVISION OF GROUND WATER



GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOT #2

OF: HRB
 PAULINE NORTON HOUSE TRACT
 FOR
 DENNIS NORTON
 9TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

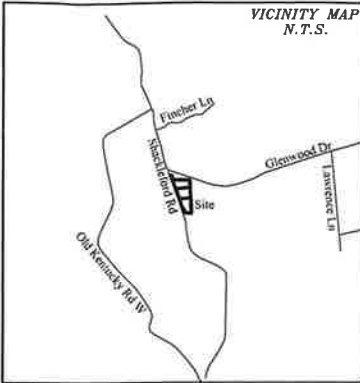
DATE: 08/11/2025
 JOB NO: 2025075
 DRAWN BY: JWO
 REVISION: LOT 1

DATE: 08/11/2025
 JOB NO: 2025075
 DRAWN BY: JWO
 REVISION: LOT 1

DATE: 08/11/2025
 JOB NO: 2025075
 DRAWN BY: JWO
 REVISION: LOT 1

DATE: 08/11/2025
 JOB NO: 2025075
 DRAWN BY: JWO
 REVISION: LOT 1

DATE: 08/11/2025
 JOB NO: 2025075
 DRAWN BY: JWO
 REVISION: LOT 1



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a survey based in the amount of \$_____ has been posted with the Greene County Regional Planning Commission to assure completion to assure completion of all required improvements in case of default.

DATE _____, 20____

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

DATE _____, 20____

OWNER _____

OWNER _____

OWNER _____

DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (Initial One)

(1) Adequate right-of-way dedication upon an existing county road found on the Green County Road List, shall serve these lots as proposed.

(2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.

(3) State Route _____ is not evaluated by Greene County, pursuant to this plan review, and plan approval does not constitute approval of this state route. (No signature required)

DATE _____, 20____

Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF GREENVILLE ENERGY AUTHORITY

The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development described on this plan. Note that GEA line extension policies may require that payments be made to GEA before electric service will be extended to this site.

DATE _____, 20____

GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

DATE _____, 20____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF VERIFICATION OF EXISTING SEPTIC SYSTEMS

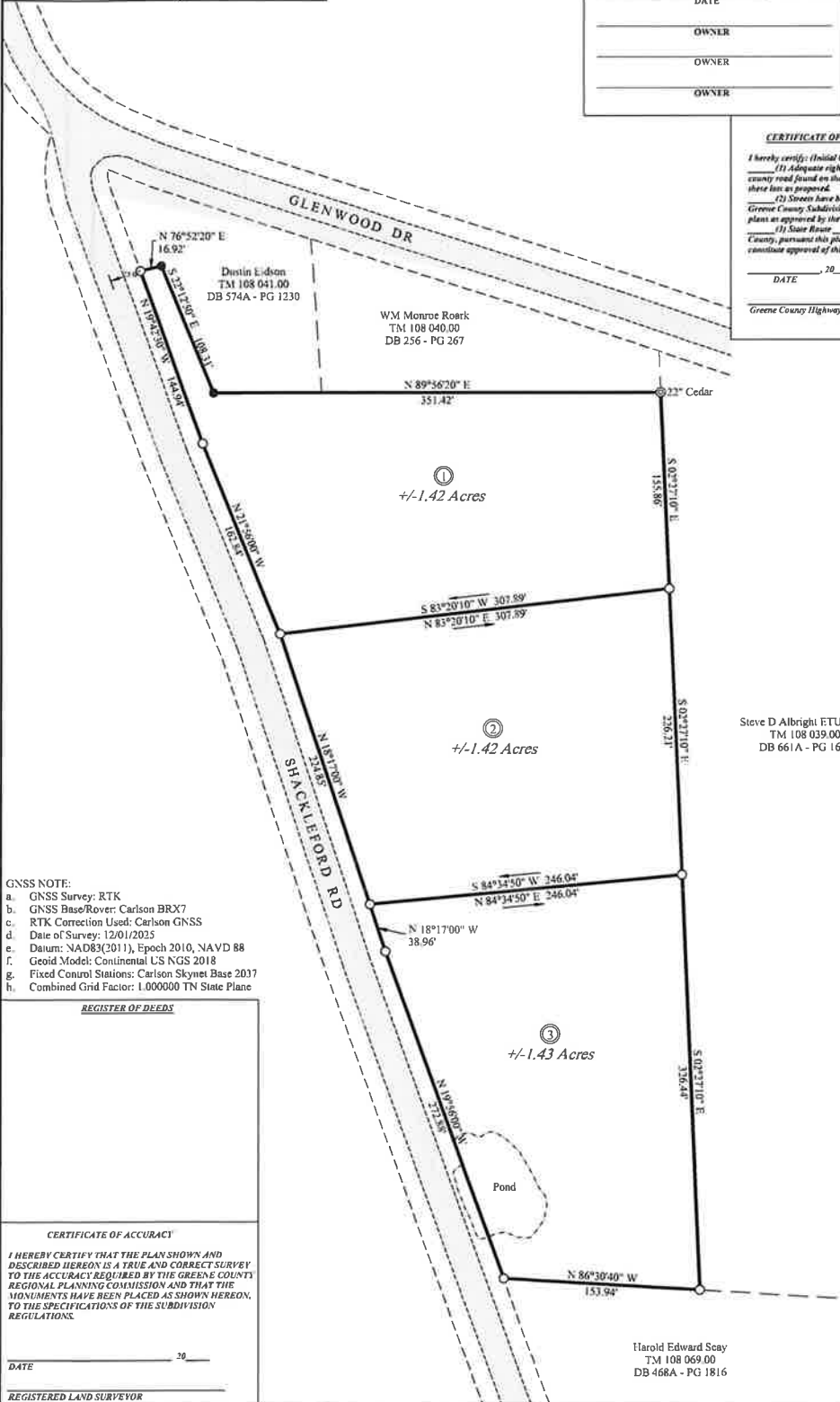
I (we) hereby certify that lots _____ each contain a separate septic system, and that all field lines and discharge areas associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the certificate of completion of subsurface sewage disposal system from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

The certificate of completion of subsurface sewage disposal system for lot 1 can be found at the TN Department of Groundwater Protection Department website (<https://dec.tn.gov/tennesseehydro>). Search Greene County under the name of _____.

DATE _____, 20____

OWNER _____

There is hereby established an easement area a minimum of 5.5' wide along the interior side of all lot lines for the installation and maintenance of utilities, and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or nonstructural easement or easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.



CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (Initial One)

(1) Adequate right-of-way dedication upon an existing county road found on the Green County Road List, shall serve these lots as proposed.

(2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.

(3) State Route _____ is not evaluated by Greene County, pursuant to this plan review, and plan approval does not constitute approval of this state route. (No signature required)

DATE _____, 20____

Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF GREENVILLE ENERGY AUTHORITY

The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development described on this plan. Note that GEA line extension policies may require that payments be made to GEA before electric service will be extended to this site.

DATE _____, 20____

GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

DATE _____, 20____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF VERIFICATION OF EXISTING SEPTIC SYSTEMS

I (we) hereby certify that lots _____ each contain a separate septic system, and that all field lines and discharge areas 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 is for the aforementioned lot(s) and system(s).

The certificate of completion of subsurface sewage disposal system for lot 1 can be found at the TN Department of Groundwater Protection Department website (<https://dec.tn.gov/tennesseehydro>). Search Greene County under the name of _____.

DATE _____, 20____

OWNER _____

There is hereby established an easement area a minimum of 5.5' wide along the interior side of all lot lines for the installation and maintenance of utilities, and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or nonstructural easement or easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

GNSS NOTE:

a. GNSS Survey: RTK
 b. GNSS Base/Rover: Carlson BRX7
 c. RTK Correction Used: Carlson GNSS
 d. Date of Survey: 12/01/2025
 e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 f. Geoid Model: Continental US NGS 2018
 g. Fixed Control Stations: Carlson SkyNet Base 2017
 h. Combined Grid Factor: 1.000000 TN State Plane

REGISTER OF DEEDS

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE _____, 20____

REGISTERED LAND SURVEYOR

- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊕ denotes Water Meter

- Notes**
1. Deed Reference: DB 205 - PG 135
 2. TAX MAP: 108 070.00
 3. INFORMATION TAKEN FROM TPS1 PLAT 25194 DATED 08/12/2025
 4. TOTAL LOTS: 3 ; LOT 1 1.42 ACRES, LOT 2 1.42 ACRES, LOT 3 1.43 ACRES
 5. ZONING NOTES: ZONED A - 1
 6. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
 7. FLOOD CERTIFICATION: SUBJECT PROPERTY LOCATED OUTSIDE OF THE YEAR FLOOD PLAIN
 8. FEMA MAP: 47059C0215D
 9. EFFECTIVE DATE: 07/03/2006



Division of the David Smith Property

Date 12-02-25	File: PCH Shacklfrd.dwg Drawn By: NLC	Scale: 1" = 60'
Twenty Fifth (25th) Civil District		Greene County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9005

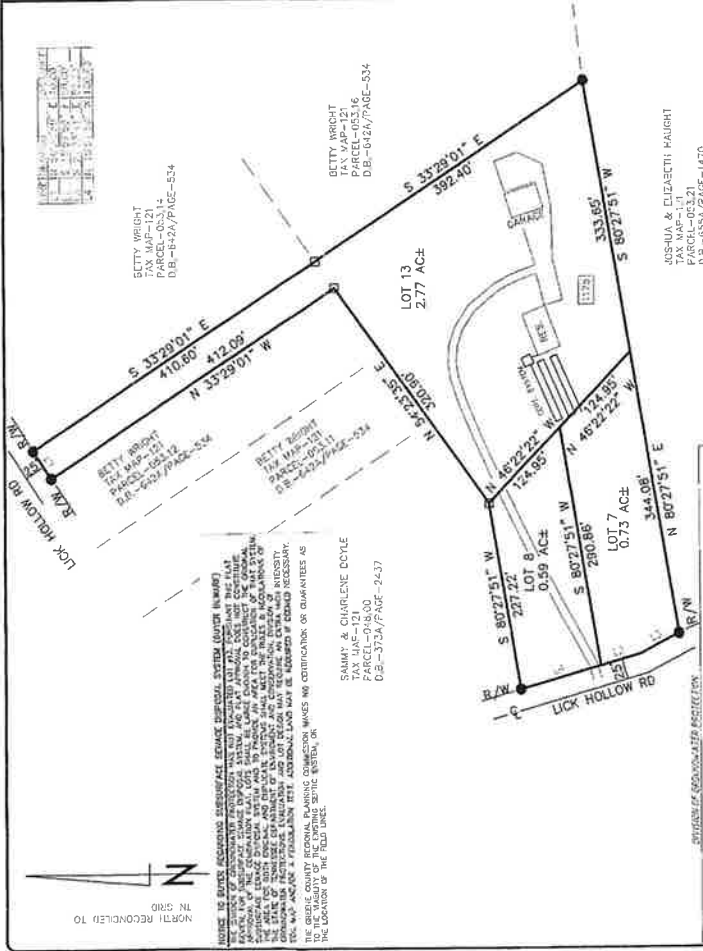
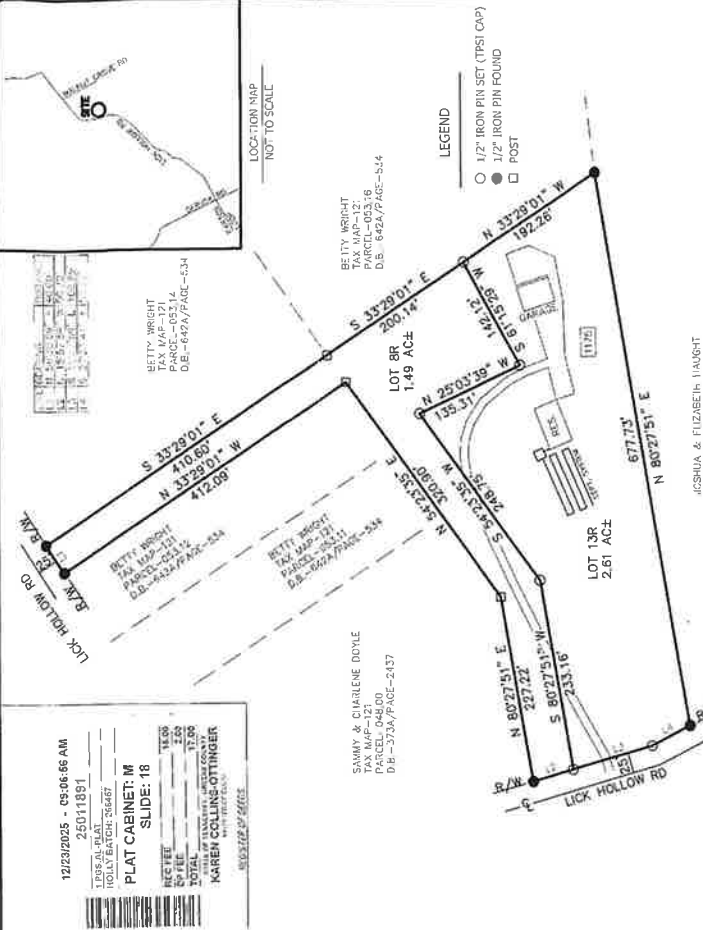
Harold Edward Seay
 TM 108 069.00
 DB 468A - PG 1816

Request by Daniel Hopson on Monday, January 5, 2026 at 6:11 pm pertaining to the subdivision approval process:

1. The surveyor will email a preliminary PDF of the subdivision plat for review. A hard copy is not necessary. Greene County Planning has access to a Canon 305 large format printer should a larger copy be needed.
2. Planning is responsible, not building & zoning, for entering the necessary project information in IWORQ and creating a ticket.
3. When the ticket is created, an invoice shall be emailed to the surveyor.
4. Planning shall have five (5) business days to review & provide comments for "simple" administrative plats. Ten (10) business days to review & provide comments for non-administratively approved plats.
5. The invoice can be paid at any time during the review process. The invoice, and any outstanding invoices, must be paid prior to releasing the plat for recording.

My point is this. IWORQ can accept payments electronically, however, the issue of duplicate project entries (Planning & Building/Zoning dual entering projects) needs to be remedied before you implement this function. Duplicate & voided project entries are a State Auditor's playground. Essentially each department needs just stay in their own respective lanes....

IWORQ is very user-friendly program. After a couple months of the Planning Department managing the project entry & invoicing side of things, we can have Tim Tweed (IWORQ administrator) enable the electronic payment options.



NOTICE TO BUYERS REGARDING SEWERAGE SERVICE DISTRICTS: SEWERAGE SERVICE DISTRICTS ARE ESTABLISHED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION UNDER THE AUTHORITY OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE WATERWAYS ACT. THE GREENE COUNTY REGIONAL PLANNING COMMISSION MAKES NO GUARANTEE OR WARRANTIES AS TO THE VALIDITY OF THE DISTRICTS ESTABLISHED BY THE COMMISSION.

GENERAL RESTRICTIONS:
Approved is hereby granted for Lot(s) BR - 1/A defined as Parcel of Lots 7, 8, & 13 of the Lowery Farm, located in Greene County, Tennessee, on being subdivided and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSO systems and does not constitute approval of building site.

Prior to any construction of a structure, ready for occupancy, the plans for the exact location of the structure, including the location of the SSO system, shall be approved by the Division of Water Resources. Water, sewer, water lines, underground utilities and structures shall be installed in accordance with the Tennessee Statewide Sewerage Disposal System Act and the Tennessee Department of Environment and Conservation. The SSO system shall be installed in accordance with the Tennessee Department of Environment and Conservation. The SSO system shall be installed in accordance with the Tennessee Department of Environment and Conservation.

LOT RESTRICTIONS:
Lot BR: Lot BR is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface disposal is required.
Lot 13R: Lot 13R has not been evaluated pursuant to this plot review, for on SSOs and plot approval does not constitute approval of this lot or the existing system.

DATE: 12-08-25

APPROVED: [Signature]

DATE: 12-16-25

APPROVED: [Signature]

BEFORE REPLAT

CERTIFICATE OF EXISTING SEPTIC SYSTEM BY OWNER(S) - BUYER BEWARE

I, the undersigned, hereby certify that the septic system shown on the plat is the existing septic system for the property shown on the plat. I have inspected the septic system and the property and have found the septic system to be in good working order and in compliance with the applicable laws and regulations. I warrant that the septic system is the only septic system on the property and that it is the only septic system that has been installed on the property.

AFTER REPLAT

CERTIFICATE OF GREENVILLE ENERGY AUTHORITY

I, the undersigned, hereby certify that the septic system shown on the plat is the existing septic system for the property shown on the plat. I have inspected the septic system and the property and have found the septic system to be in good working order and in compliance with the applicable laws and regulations. I warrant that the septic system is the only septic system on the property and that it is the only septic system that has been installed on the property.

GENERAL RESTRICTIONS:
Approved is hereby granted for Lot(s) BR - 1/A defined as Parcel of Lots 7, 8, & 13 of the Lowery Farm, located in Greene County, Tennessee, on being subdivided and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSO systems and does not constitute approval of building site.

Prior to any construction of a structure, ready for occupancy, the plans for the exact location of the structure, including the location of the SSO system, shall be approved by the Division of Water Resources. Water, sewer, water lines, underground utilities and structures shall be installed in accordance with the Tennessee Statewide Sewerage Disposal System Act and the Tennessee Department of Environment and Conservation. The SSO system shall be installed in accordance with the Tennessee Department of Environment and Conservation. The SSO system shall be installed in accordance with the Tennessee Department of Environment and Conservation.

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Lot 13R: Lot 13R has not been evaluated pursuant to this plot review, for on SSOs and plot approval does not constitute approval of this lot or the existing system.

DATE: 12-08-25

APPROVED: [Signature]

DATE: 12-16-25

APPROVED: [Signature]

12/23/2025 - 05:06:56 AM
25011891
LEGSL BEAT: 06467
PLAT CABINET: M
SLIDE: 18
REVIEWER: [Name]
TOTAL: [Amount]
NAREN: [Amount]
NAREN: [Amount]

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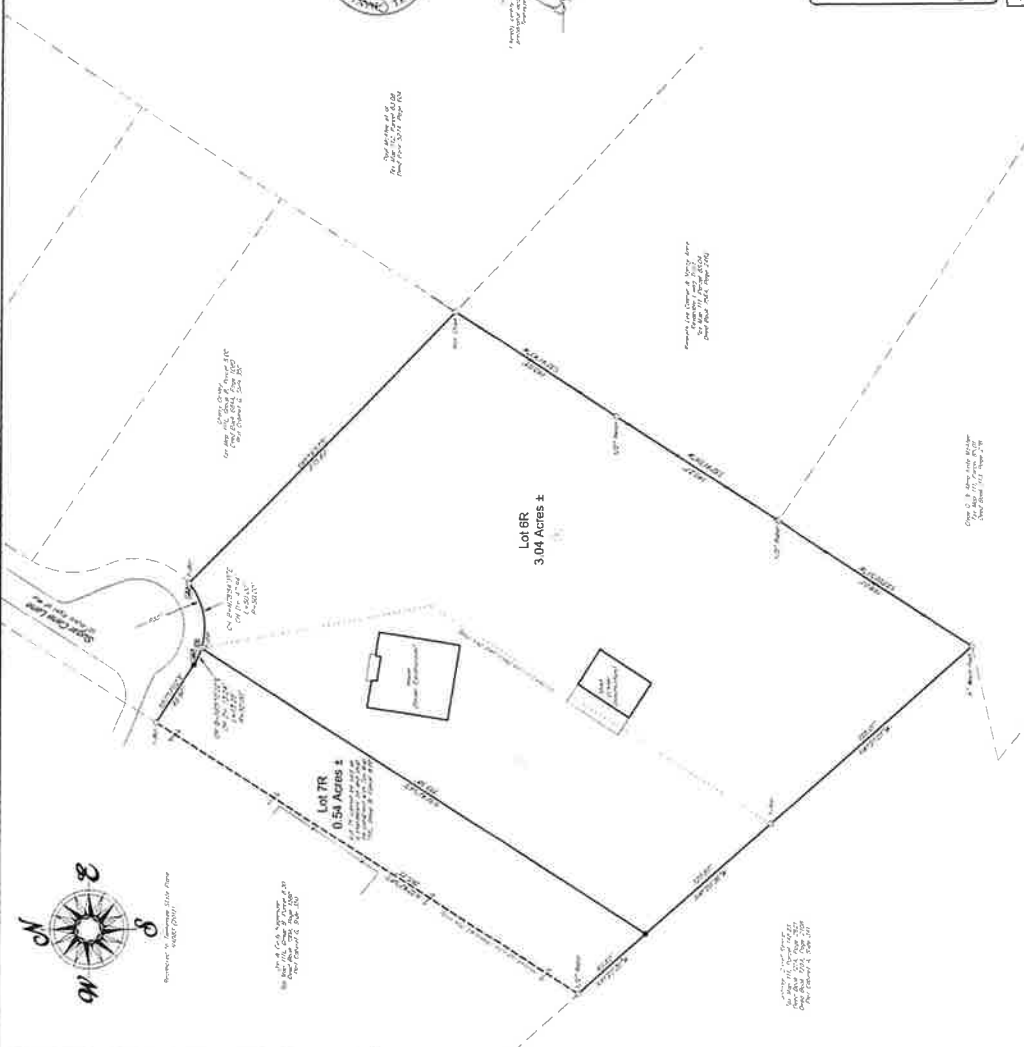


Certification
I hereby certify that this is a true and correct copy of the original plan as submitted to the Commission.



FINAL PLAN
Tax Map 111L, Group B Parcels 6 & 7
Deed Book 712A, Page 1899

Table with 2 columns: Item, Value. Includes TOTAL ACRES (2.54), TOTAL LOTS (2), and other project details.



GENERAL DESCRIPTIONS
APPROVAL OF THIS PLAN IS SUBJECT TO THE APPROVAL OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THE GREENE COUNTY HEALTH DEPARTMENT.



NOTES
1. The applicant shall provide a copy of this plan to the Greene County Health Department for review and approval.

UTILITY NOTE
The applicant shall provide a copy of this plan to the Greene County Health Department for review and approval.



CONTRACTOR'S CERTIFICATION
I hereby certify that the construction of this project will be in accordance with the approved plan.

APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION
Date: 12-15-25

PROPERTY INFORMATION
Thomas & Linda McPherson
1111 Sugar Cane Ln
Greenville, TN 37743

12220205 - 01-24-25 AM
PLAT CABINET: M
DATE: 12-15-25



VICINITY MAP
(INCH TO 500 FT.)

THE PROPERTY SUBJECT TO THIS AND ALL OTHER INSTRUMENTS HEREON IS LOCATED IN THE CITY OF GREENE, MISSISSIPPI.

THE CITY OF GREENE, MISSISSIPPI, HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1901 AND 1902. ALL DISTANCES ARE REFERENCED TO GRAVITY. THE MEASUREMENTS DO NOT EXCEED 0.05'.

I CERTIFY THAT THE INSTRUMENT FOR AND ON THIS PLAT WAS EXAMINED FOR AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF 1901 AND 1902.



TAX REF: TAX MAP 1-44 PORTION OF PARCEL 18
DEED REF: D.E. 731A PG. 2735

**PROPERTY SURVEY FOR
TODD WILHOIT et ux**
(PORTION OF THE TRACE WALKER PROPERTY)

5TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers - Surveyors - Planners

P.O. BOX 1466 GREENEVILLE, TN 37744 (623) 638-5151

SCALE: 1"=100' DATE: 11/10/2025
JOB NO. 25SU111 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 25SU111A

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	3.64 ±
ACRES NEW ROAD	0.00
TOTAL LOTS	1
MILES NEW ROAD	0.00
DEVELOPER: WALKER, A. WILHOIT et ux	CIVIL DISTRICT: 5TH
SURVIVOR: AZIMUTH ENGINEERING	CLOSURE ERROR: 1/10,000

RESERVED FOR REGISTER OF DEEDS

STATIONED - 01-14-13 PM
26011501
KEY PLAN: SEE PLAT
PLAY CABINET: M
SLIDE: 10

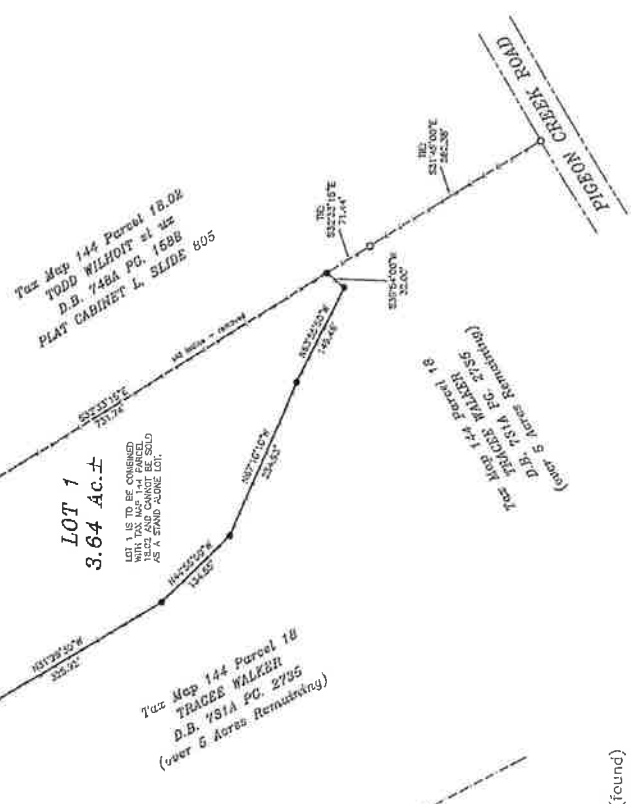
SCALE: 1"=100'
TOTAL: 17.20
KAREN COLLINS-CUTTIGER
REGISTERED PROFESSIONAL SURVEYOR

GENERAL NOTES:

- 1) SHOWN SHALL CONFORM TO THE SURVEYING ACTS OF 1901 AND 1902.
- 2) PORTION OF CHANGING SURVEY ON OFFICIAL RECORD OF GREENE COUNTY, MISSISSIPPI, IS REFERENCED PRIOR TO USE FOR RECORDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a portion of the above described land for the purpose of conveying stormwater and utility lines. The easement shall be used for the purpose of conveying stormwater and utility lines. The easement shall be used for the purpose of conveying stormwater and utility lines. The easement shall be used for the purpose of conveying stormwater and utility lines.



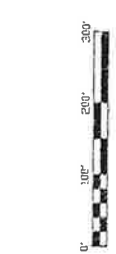
CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I, THE SURVEYOR, HEREBY CERTIFY THAT THE PLAT SHOWS AND DESCRIBES THE BOUNDARIES OF THE PROPERTY SHOWN IN THE SURVEY, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1901 AND 1902.</p> <p>DATE: 11/10/2025 SURVEYOR: KAREN COLLINS-CUTTIGER</p>	<p>I HEREBY CERTIFY THAT THE PLAT SHOWS AND DESCRIBES THE BOUNDARIES OF THE PROPERTY SHOWN IN THE SURVEY, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1901 AND 1902.</p> <p>DATE: 11/10/2025 SURVEYOR: KAREN COLLINS-CUTTIGER</p>	<p>I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS OF 1901 AND 1902.</p> <p>DATE: 11/10/2025 SURVEYOR: KAREN COLLINS-CUTTIGER</p>

NOT RECORDED TO THE PUBLIC RECORDS OF GREENE COUNTY, MISSISSIPPI.

ADDRESS OF CLIENT PROPERTY: PIGEON CREEK ROAD, GREENEVILLE, TN 37743

FLUOR CONTAMINATION: SURVEY PROPERTY LOCATED OUTSIDE OF THE 100-FEET BUFFER ZONE (PER A.M.P. ORDER 0252 0) EFFECTIVE DATE: JULY 03, 2006

- LEGEND**
- 1/2" IRON PIN W/AZIMUTH CAP (found)
 - 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- x — x — FENCE





Notes

- The subdivision shown on this plat is subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.
- The plat is subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.
- Subdivisions shown on this plat are subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.
- All lots shown on this plat are subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.
- This plat is subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.
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- The plat is subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.

Utility Note

The plat is subject to all other subdivisions, easements, covenants, conditions and restrictions, whether or not recorded, which may affect the land shown on this plat.

Legend

- - Area not to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided
- - Area to be subdivided

Property Information

Lot 3A: 0.33 Acres
 Lot 3B: 0.79 Acres



Certification

I hereby certify that the information furnished on this plat is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed surveyor in the State of Missouri.



SHEET 1 OF 1

FINAL PLAT
 Tax Map 122, Parcel 46 00
 Plat 122, Subdivision 1
 Plat 122, Block 499
 Date: November 18, 2025

DIVISION OF LOT 3 OF THE SUBDIVISION FOR DAVID KNIGHT	
TOTAL ACRES	1.124
ACRES NEW ROAD	0
ACRES NEW ROAD	0
TOTAL LOTS	2
LOTS NEW ROAD	0
LOTS NEW ROAD	0
DATE	NOV 18 2025
DRAWN BY	DAVID WILKINSON
CHECKED BY	DAVID WILKINSON
SCALE	1" = 40'



REVISIONS	12-18-25
DATE	12-18-25
BY	DAVID WILKINSON
FOR	DAVID WILKINSON
SCALE	1" = 40'
DATE	12-18-25
BY	DAVID WILKINSON
FOR	DAVID WILKINSON

DAVID WILKINSON
 Surveyor

DAVID WILKINSON
 Surveyor

DAVID WILKINSON
 Surveyor

DAVID WILKINSON
 Surveyor

DAVID WILKINSON
 Surveyor

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN ON THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS, PAVES, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

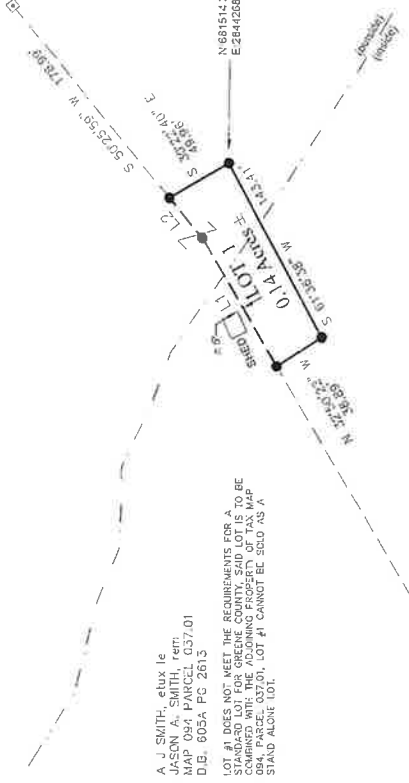
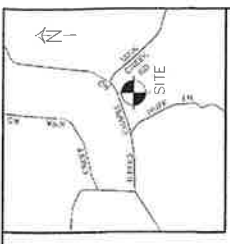
OWNER: A. J. Smith et ux DATE: _____
 BY: Annaliese Smith DATE: _____
 BY: Jason A. Smith DATE: _____
 BY: Bobby Carter DATE: _____

OWNER: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN ON THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS, PAVES, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER: _____ DATE: _____

- NOTES:**
- 1) THIS SURVEY (1/27 RECORD) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - 4) REFERENCE TAX MAP: 094 PARCEL 037.00
 REFERENCE DEED: DEED BOOK 386 PAGE 381
 - 5) A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOODZONAL PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47095001850, EFF. DATE: 07-03-2006)
 - 6) TOTAL ACREAGE: 0.14 AC +/-
 - 7) MINIMUM LOT SIZE: 0.14 AC +/-
 - 8) NUMBER OF LOTS: 1
 - 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF EACH LOT LINES FOR THE INSTALLATION AND STORING OF WATER MAINS AND APPROXIMATELY 10 FEET STORING WATER MAINS FROM APPROXIMATELY ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENT AREAS THAT MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER REGISTERED WITH THE GREENE COUNTY PLANNING COMMISSION.
 - 10) THIS SURVEY WAS PERFORMED ON THE DATE 11/15/2017. THE SURVEY WAS CONDUCTED USING A TOTAL STATION, A GNSS SYSTEM USED AS A CHECK, AND A DUAL FREQUENCY RECEIVER, REAL TIME KINEMATIC (RTK) CORRECTION DATA WAS USED TO OBTAIN THE POSITIONAL ACCURACY OF THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN THE POSITIONAL ACCURACY TOLERANCES OF THE SURVEY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN THE POSITIONAL ACCURACY TOLERANCES OF THE SURVEY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN THE POSITIONAL ACCURACY TOLERANCES OF THE SURVEY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN THE POSITIONAL ACCURACY TOLERANCES OF THE SURVEY.



LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
○	3/4" IRON PIN FOUND
—	PROPERTY LINE
—	CENTURLINE
—	FLOODZONAL A
—	ADJOINING PROPERTY LINE
—	MINN CREEK

(remainder)
 BOBBY CARTER
 MAP 094 PARCEL 037.00
 D.B. 386 PG 381

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

LOT 1 HAS NOT BEEN EVALUATED BY A SOL FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT.

LINE	BEARING	DISTANCE
L1	N 59°33'59" E	107.71'
L2	N 50°23'59" E	37.71'

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT

OF THE
BOBBY CARTER PROPERTY

FOR
JASON SMITH
 19TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

DATE: 11-15-2017
 DRAWN: JSMITH
 REVISION: 1 OF 1
 SHEET 1 OF 1

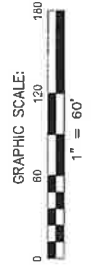
REGISTER OF DEEDS

11/20/2018 - 11:28:46 AM
 26010837
 LOSSAL PLAT
 HOLLY PATCH 38226

FLAT CABINET: L
 SLIDE: 990

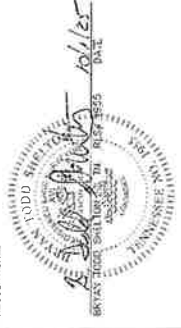
REC.FEE 16.00
 DP.FEE 2.00
 TOTAL 18.00

HAREN COLLINS-OTTINGER
 REGISTRAR



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE MONUMENTS HAVE BEEN SET AND SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

REGISTERED SURVEYOR
 TODD B. SMITH
 11/15/2017



NOTARY RECORDED TO TENNESSEE STATE PLANS
 COORDINATE SYSTEM SPCS (NAD83)

Planning Commission

Monthly Report

DECEMBER 2025

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

**GREENE COUNTY
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 41520

Month	Deposit Totals 24-25	Deposit Totals 25-26	Difference	%
July	\$ 33,983.00	\$ 36,245.00	\$ 2,262.00	6.66%
August	\$ 47,053.00	\$ 33,949.00	\$ (13,104.00)	-27.85%
September	\$ 31,012.00	\$ 29,685.00	\$ (1,327.00)	-4.28%
October	\$ 23,331.00	\$ 52,000.00	\$ 28,669.00	122.88%
November	\$ 32,189.00	\$ 24,945.00	\$ (7,244.00)	-22.50%
December	\$ 12,974.00	\$ 31,992.00	\$ 19,018.00	146.59%
January	\$ 24,762.00			
February	\$ 19,574.00			
March	\$ 42,887.00			
April	\$ 45,509.00			
May	\$ 40,331.00			
June	\$ 118,296.00			
YTD Comparatives				
Totals	YTD 24-25 \$471,901.00	YTD 25-26 \$208,816.00	Difference	Percentage

**GREENE COUNTY
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2025 - June 2026
Account # 41520

Month	Permit Totals 24-25	Permit Totals 25-26	Difference	%
July	82	79	-3	-3.66%
August	84	79	-5	-5.95%
September	70	83	13	18.57%
October	69	91	22	31.88%
November	72	59	-13	-18.06%
December	49	66	17	34.69%
January	47			
February	72			
March	103			
April	88			
May	99			
June	84			
YTD Comparatives				
Totals	YTD 24-25 919	YTD 25-26 457	Difference	Percentage

PERMIT BREAKDOWN DECEMBER 2025

Code	Description	November	December
210	Single Family Residence*	14	12
213	Residential Add-On	2	3
212	Off/On Frame Modular*	0	2
231	Double Wide Manufactured	8	11
220	Single Wide Manufactured	2	3
240	Attached Residential Garage	0	0
243	Detached Residential Garage	12	9
243	Detached Accessory Building	5	2
241	Porch	3	0
242	Deck	1	1
241	Carport	3	2
260	Rezoning	0	1
265	Variance	0	1
200	Other**	3	11
244	Apartment	0	0
245	Commercial***	6	8
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		59	66

*also includes any garages, porches & decks

** roof, pavilion, hangar addition and stairs

*** building - cell tower plan review and equipment installation, addition and racking

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 43320

Month	Deposit Totals 24-25	Deposit Totals 25-26	Difference	%
July	\$ 1,630.00	\$ 4,650.00	\$ 3,020.00	185.28%
August	\$ 860.00	\$ 1,560.00	\$ 700.00	81.40%
September	\$ 820.00	\$ 820.00	-	0.00%
October	\$ 560.00	\$ 1,250.00	\$ 690.00	123.21%
November	\$ 910.00	\$ 1,600.00	\$ 690.00	75.82%
December	\$ 820.00	\$ 1,110.00	\$ 290.00	35.37%
January	\$ 660.00			
February	\$ 740.00			
March	\$ 820.00			
April	\$ 840.00			
May	\$ 1,020.00			
June	\$ 1,140.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	\$10,820.00	\$10,990.00		

*REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2025 - June 2026

Account # 43320

Month	Plat Approvals	Plat Approvals	Difference	%
	24-25	25-26		
July	22	65	43	195.45% *
August	14	18	4	28.57% *
September	11	11	0	0.00%
October	9	19	10	111.11%
November	11	16	5	45.45%
December	11	14	3	27.27%
January	9			
February	8			
March	12			
April	13			
May	15			
June	15			
YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	150	143		

*REFLECTS OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES