Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue, Greeneville, TN 37743
Takoma Conference Room 1ST Floor
May 12, 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 April 14, 2026, minutes.
6. Review and consider approving the Division of a Portion of the Joseph and Angie Hinkel Property for three lots totaling 5.14 acres, located adjacent to Pilot Mountain Road in the 7th civil district.
7. Review and consider recommending rezoning 290 Roaring Forks Road and adjacent property owned by Elizabeth P. Malone (tax parcels 074-027.08 and 027.17) from A-1, General Agriculture District to B-2, General Business District, to permit the establishment of a truck repair shop.
8. Administrative minor subdivisions.
   - Replat of Lot 5 of the Carter and Smith Dairy Farm for one lot totaling 1.05 acres, located off Poplar Springs Road in the 3rd civil district.
   - Survey of a Portion of the Wesley Keller et ux Property for one lot totaling 3.04 acres, located adjacent to Houston Valley Road in the 18th civil district.
   - Ricky Ball & Alfred Payne Property for two lots totaling 5.27 acres, located adjacent to Walkers Ford Road in the 9th civil district.
   - Division of a Portion of the Roxanne Dunn Property for one lot totaling 1.56 acres, located adjacent to John Graham Road in the 12th civil district.
   - County Club Estates Replat of Lot 12 for one lot totaling 0.133 acres, located off Oakmont Lane in the 9th civil district.
9. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
10. Other Business.
    - Education session conducted by Ambre Torbett, Senior Planner for the East Tennessee Division Senior Planner for the UT Center for Local Planning, Institute for Public Service.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, April 14, 2026, 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.

Adoption of agenda. Lyn Ashburn stated that item #8, acceptance of a bond for McKinlea Rush Acres, had been pulled from the agenda. A motion was made by Edwin Remine, seconded by Lyle Parton, to adopt the agenda with the change noted. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the March 10, 2026, meeting. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the minutes as submitted. The motion carried unanimously.

New bond for Red Tail Ridge Phase 1. The Planning Commission reviewed and considered decreasing the bond for Red Tail Ridge Phase 2. Staff stated the bond was for a one year time frame, set to lapse on May 7, 2026, before the next Planning Commission meeting. Craig Ogle developer for the project, stated that a new bond was not necessary, as the bond form stated that it remained in effect until the work was complete. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to extend the bond if deemed necessary by Roger Woolsey, Greene County Attorney. The motion carried unanimously.

Bond for Red Tail Ridge Phase II. Daniel Coffey spoke on behalf of the developer and stated that the estimate to complete work on Phase II was $419, 324. Kevin Swatsell, Greene County Road Superintendent, stated he was fine with the proposal. A motion was made by Nick Gunter, seconded by Becky Rideout, to approve the bond amount. The motion carried unanimously.

Request to rezone 290 Roaring Fork Road. The Planning Commission reviewed and considered recommending rezoning 290 Roaring Fork Road and adjacent property owned by Elizabeth P. Malone (tax parcels 074-027.08 and 027.17) from A-1, General Agriculture District to B-2, General Business District, to permit the establishment of a truck repair shop. Lyn Ashburn stated that the two parcels were pipestem lots totaling 19.99 acres, where much of the buildable area of

the property was located on top of a hill. There was an existing "farm shop" located approximately twenty-five (25) feet from the rear property line, which would be used for the repair shop. It was located roughly 1,500 feet from Roaring Fork Road on top of the hill, and likely would not be visible from the road. The property requested for rezoning was surrounded by single family homes and agricultural uses. Ben McMcInturff, the applicant, stated he proposed to use the property as a repair shop for his dump trucks. The property would also be used to store trucks and skidoos, and some sales of vehicles would take place. The Planning Commission was informed that, if the rezoning were approved, a variance would need to be granted to permit decreasing the rear yard setback for the existing "farm shop" from the required thirty (30) feet to twenty-five (25) feet.

Lyn Ashburn stated the following commercial goals, as listed on pages 108-109 of the Greene County Land Use and Transportation Policy Plan, were relevant to the request.

> "**Commercial development should be approved only in those areas where adequate infrastructure is available to support such development**." The infrastructure is adequate for the proposed use.
>
> "**Commercial development should be designed so as to minimize potential negative impacts to the existing transportation system**". The use should not negatively impact the transportation system;
>
> "**Clustering of commercial developments should be encouraged, with controlled entrance and exit points**". If rezoned, this would be the only commercial use in the area, so clustering is not possible.
>
> "**Commercial uses which are high intensity traffic generators should be located on major collector or arterial roads**." The proposed use should not be a high intensity traffic generator.
>
> "**All commercial and private service developments shall be provided with adequate access aisles and an adequate number of off-street parking spaces, as per the Zoning Resolution of the county**." If the rezoning is approved, this will be addressed in the site plan.
>
> "**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**." The zoning resolution requires that the 30' rear yard setback, which abuts a residential use, to "be completely buffered with plant material or fencing." While landscaping and/or fencing will help screen the use from adjoining properties, it will not necessarily decrease the noise associated with a garage servicing dump trucks.

A general development goal of the Plan (p. 98) was "[t]o preserve, protect and enhance the quality of life in Greene County while encouraging a more harmonious and higher standard of development." Lyn Ashburn stated her view that the presence of 20 commercially zoned acres surrounding by residential uses and agricultural fields (appropriate for future residential

development) was not a "more harmonious" use and would not encourage a "higher standard of development".

Residential objective A in the Plan (p. 105) was to "[p]rovide for a variety of housing types and densities for a wide range of family incomes, sizes, and lifestyles, while protecting and maintaining the quality of life and property values in existing residential areas." Lyn Ashburn stated her view that locating a commercial use so far back on a property (almost 1,500'), where it abutted several residential uses, would not be "protecting and maintaining the quality of life" for the surrounding residential uses.

Residential goal 6 of the Plan was: "[t}he County should encourage low-density housing along roads adjacent to agricultural areas, which are buffered from excessive noise, traffic, and conflicting development." Lyn Ashburn stated that Roaring Fork Road met this standard as being appropriate for residential, instead of commercial, development, in an area where the surrounding acreage contained several large agricultural tracts. Its location adjacent to Roaring Fork Road was buffered from the traffic and noise associated with higher traffic volumes and larger trucks that use Baileyton Road (approximately 1,500 feet away).

General Development and Growth Management Objective C of the Plan (p. 104) read: the "[p]rotection and enhancement of present and future livability." Lyn Ashburn stated that starting a commercial zone in an established residential area that had ongoing residential development, was generally not good practice. Doing this created the potential for spot zoning, which was zoning one property to permit a use not permitted on surrounding properties, generally in violation of the long range plan and for the benefit of one property owner. This type of zoning is illegal.

Lyn Ashburn recommended denial of the request, as it did not meet the Plan regarding protecting residential uses; the rezoning rationale sheet (included in the packet) indicated that rezoning was premature; placement of a commercial garage in an established residential area would likely provide a negative impact to surrounding properties; and, if the request were approved, it would be difficult to deny any future requests for commercial zoning in the area. This would create a mixture of commercial and residential uses that was not desirable.

Discussion ensued regarding how the proposed use was very similar to the use of the existing "farm shop" located on the property. Questions were asked by several Planning Commissioners as to why the property had to be rezoned if it was going to have the same use. Lyn Ashburn stated that, under state law, agricultural uses are exempt from local land use regulations. This meant that, as long as the "farm shop" was part of an agricultural enterprise, it could be zoned A-1. The use was considered to have changed if a previous agricultural use became a commercial use. Lyn Ashburn stated Tim Tweed, Building Commissioner, had determined that B-2 was the appropriate zone for the proposed use. After discussion, a motion was made by Lyle Parton, seconded by Edwin Remine, to table the request until Tim Tweed was available to answer questions at the May 12, 2026 meeting. The motion carried unanimously. Because of the time constraint created by the purchase contract, the Planning Commission directed Lyn Ashburn to place the request on the May 18th, County Legislative Body agenda.

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

- Countant 0.50 Acre Property Partition for one lot totaling 0.50 acres, located Camp Creek Road in the 22nd civil district.
- Replat of Lots 6 and 7 for the Bruce Mysinger Subdivision for two lots totaling 4.463 acres, located White Sands Road in the 2nd civil district.
- Replat of Lot 7 of the Ripley Heirs for two lots totaling 5.38 acres, located Ripley Island Road in the 14th civil district.
- Division of a portion of Sarah Jones Adams Property for one lot totaling 1.01 acres, located 107 Cutoff in the 22nd civil district.
- Replat of Ricker Acres for two lots totaling 3.06 acres, located Ricker Road in the 22nd civil district.
- Division of a portion Tract 4 of the Peters Property Subdivision for one lot totaling 1.77 acres, located Peters Lane in the 20th civil district.
- Replat of Lyla Lloyd Reynolds Estate for two lots totaling 12.600 acres, located Rheatown Road in the 15th civil district.
- Survey of a Portion of the Garrett Harbin et ux Property for one lot totaling 0.77 acres, located West Pines Road in the 17th civil district.
- Portion of the R.S. Hogan Estate for one lot totaling 0.03 acres, located Timber Ridge Road in the 25th civil district.
- Replat of the Long Heirs Estate for one lot totaling 2.595 acres, located Peaceful Valley Lane in the 6th civil district.
- Portion of the Splatter Creek Living Trust Property for one lot totaling 1.47 acres, located Jockey Road in the 15th 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. A motion was made by Nick Gunter, seconded by Jason Cobble, to accept the report. The motion carried unanimously.

Revise Subdivision Regulation references to Tennessee Department of Environment and Conservation (TDEC). The Planning Commission discussed and considered revising Appendix D of the *Greene County Subdivision Regulations* to replace "Division of Groundwater Protection" with "Division of Water Resources". Amy Tweed stated the name of the TDEC division had changed, and the subdivision regulations needed to be revised to reflect change. A motion was made by Nick Gunter, seconded by Phillip Ottinger, to revise the subdivision regulations to replace "Division of Groundwater Protection" with "Division of Water Resources". The motion carried unanimously.

Change to TDEC policy regarding plat approval. The Planning Commission was informed TDEC had recently refused to approve six plats that, until the previous month, would have been approved. As with previous TDEC changes, Planning staff were attempting to obtain information

that could be provided to local surveyors. Amy Tweed stated she had taken the plats, summarized the past approval process, and added questions about the change in TDEC policy. Instead of limiting discussion with local TDEC offices, the plats/questions were also submitted to TDEC supervisors in the Nashville office. A response was not received prior to the meeting.

Upcoming staff meeting to discuss TDEC enforcement. Amy Tweed stated she had scheduled a meeting with Ambre Torbett, the East Tennessee Division Senior Planner for the UT Center for Local Planning, Institute for Public Service. The purpose of the meeting was to discuss the differences in TDEC enforcement in different counties, with a goal of uniform implementation of the rules across NE Tennessee.

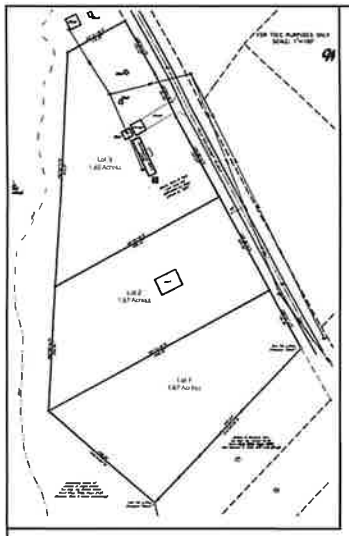
Daniel Hopson. Daniel Hopson spoke about TDEC requirements concerning the required setback from drainage easements, asking if a variance could be granted so that a plat he was working on could be approved. Chairman Lilley stated a discussion of drainage easements and a variance to the subdivision regulations was outside the purview of the discussion, which was changes to septic system approval by TDEC.

There being no further business, a motion was made by Edwin Remine, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 2:00 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



Notes

1. The information shown hereon was obtained from Deed Book 710A, Page 2133 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in March, 2026.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten.

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0100D dated July 6, 2006.

4. Utilities shown are from marked locations and observed field evidence. Use utility note.

5. This survey was completed at the request of Angie Hinkel.

6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 3-11-2026, utilizing Hemisphere S631 multi frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to ITRF NAD83(2011), Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed it' 0.06', +/- 0.06' the Combined Scale Factor for this survey was 0.9999

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance, therefore exception or taken to any such matters which may exist on this property.

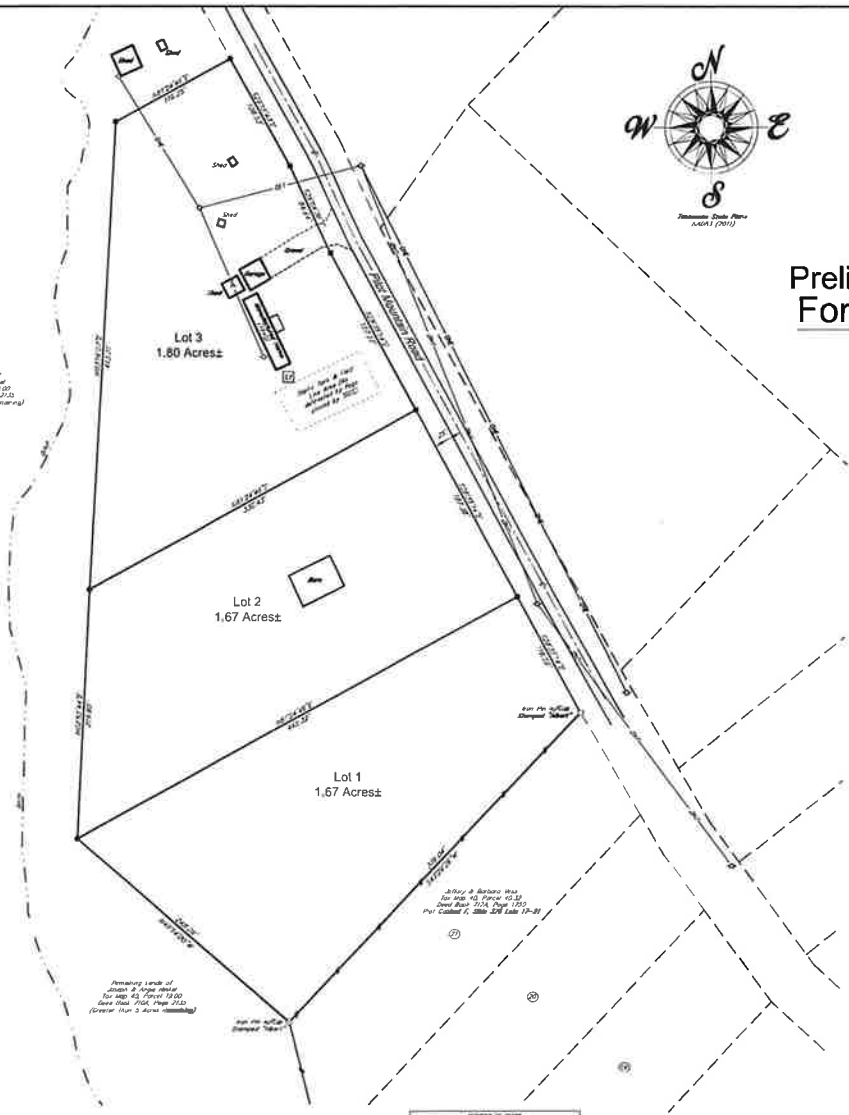
8. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.

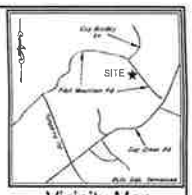
9. The address for Lot 3 at 1940 Pilot Mountain Road, Greeneville, TN 37743. Lots 1 & 2 were vacant at the time of survey.

10. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such stormwater easement area is in addition to any other structural or non-structural storm water easements as may be determined by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Utility Note

The underground utilities shown have been located from a field survey based on observed locations and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, private or abandoned. The surveyor has not physically excited the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.





Legend

- ● – Rebar and Cap (Set this Survey) with Cap Stamped H5 LAND SURVEYING & MAPPING
- ○ – Property Corner & Type (Found)
- ■ – "Point" (Not Set this Survey)
- —X— – Fence
- ◇ – Power Pole
- —OHP— – Overhead Electric
- —OHP— – Overhead Electric & Telephone
- —OHP— – Overhead Telephone

Preliminary Drawing For Review Only

Certification

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

Daniel Hopson – Surveyor
Tenn. Reg. No. 2459

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.H5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 43, P/O Parcel 19.00
Deed Book 710A, Page 2135
Date: March 11, 2026

DIVISION OF A PORTION OF THE JOSEPH & ANGIE HINKEL PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.14±	TOTAL LOTS 3
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER Joseph & Angie Hinkel	CIVIL DISTRICT 7th
SURVEYOR Daniel D. Hopson	CLOSURE ERROR 1/10,000

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

21-106857/3 Lot Division.dwg

MEMORANDUM

To:	The Greene County Regional Planning Commission
From:	Lyn Ashburn, Research/Special Projects
Date:	December 3, 2025
Subject:	Request to rezone 290 Roaring Fork Road
Tax parcels:	074-027.08 and 027.17
Owner:	Elizabeth P. Malone
Applicant:	Ben and Kelsie McInturff
Zone:	A-1, General Agriculture District
Requested:	B-2 General Business District
Zoning:	The properties and the surrounding area are zoned A-1.
Size:	Two parcels totaling 19.99 acres. Parcel 027.08 (10.03 acres) is vacant; parcel 027.17, which measures 9.96 acres, contains two sheds and a "farm shop".
Variance:	If the rezoning request becomes effective, a variance to the rear yard setback would be needed for the "farm shop", which is located almost 1,500' from Roaring Fork Road and 25 feet from the rear property line. The building was permitted to be constructed because it houses what was an agricultural use, which is not required to meet setbacks.
Land Use:	The area contains a mixture of residential and agricultural uses.
LUP:	The *Greene County Land Use and Transportation Policy Plan* (LUP) list commercial goals as: (the numbers refer to the number of the goal listed in the plan on pp. 108-109)

2. **"Commercial development should be approved only in those areas where adequate infrastructure is available to support such development."** The infrastructure is adequate for the proposed use.

3. **"Commercial development should be designed so as to minimize potential negative impacts to the existing transportation system".** The use should not negatively impact the transportation system;

4. **"Clustering of commercial developments should be encouraged, with controlled entrance and exit points".** If rezoned, this would be the only commercial use in the area, so clustering is not possible.

5. **"Commercial uses which are high intensity traffic generators should be located on major collector or arterial roads."** The proposed use should not be a high intensity traffic generator.

7. **"All commercial and private service developments shall be provided with adequate access aisles and an adequate number of off-street parking spaces, as per the Zoning Resolution of the county."** If the rezoning is approved, this will be addressed in the site plan.

8. **"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."** The zoning resolution requires that the 30' rear yard setback, which abuts a residential use, to "be completely buffered with plant material or fencing." While landscaping and/or fencing will help screen the use from adjoining properties, it will not necessarily decrease the noise associated with a garage servicing dump trucks.

   If the setback variance is granted, the rear yard will be approximately 25' instead of the required 30'.

A general development goal (p. 98) is **"[t]o preserve, protect and enhance the quality of life in Greene County while encouraging a more harmonious and higher standard of development."** It is the finding of planning staff that the presence of 10 commercially zoned acres surrounding by residential uses and agricultural fields (appropriate for future residential development) is not a "more harmonious" use and would not encourage a "higher standard of development".

Residential objective A (p. 105) is to **"[p]rovide for a variety of housing types and densities for a wide range of family incomes, sizes, and lifestyles, while protecting and maintaining the quality of life and property values in existing residential areas."** It is generally accepted that locating a commercial use so far back on a property (almost 1,500'), where it abuts several residential uses, would not be "protecting and maintaining the quality of life" for the surrounding residential uses.

Residential goal 6 is: **"[t}he County should encourage low-density housing along roads adjacent to agricultural areas, which are buffered from excessive noise, traffic, and conflicting development."** Roaring Fork Road meets this standard as being appropriate for residential, instead of commercial, development, in an area where the surrounding acreage contains several large agricultural tracts. Its location adjacent to Roaring Fork Road is buffered from the traffic and noise associated with higher traffic volumes and larger trucks that use Baileyton Road (approximately 1,500 feet away).

General Development and Growth Management Objective C (p. 104): the **"[p]rotection and enhancement of present and future livability."** Starting a commercial zone in an established residential area that has ongoing residential development, is generally not good practice. Doing this creates the potential for spot zoning, which is a rezoning that benefits one property owner over other property owners.

The appearance of the garage will not be visible from Roaring Fork Road, but the same might not be true for any expansion area.

RZ Rationale: The rezoning rationale sheet for the request is attached. More weight should be given to the "Reasonableness" section than the other sections

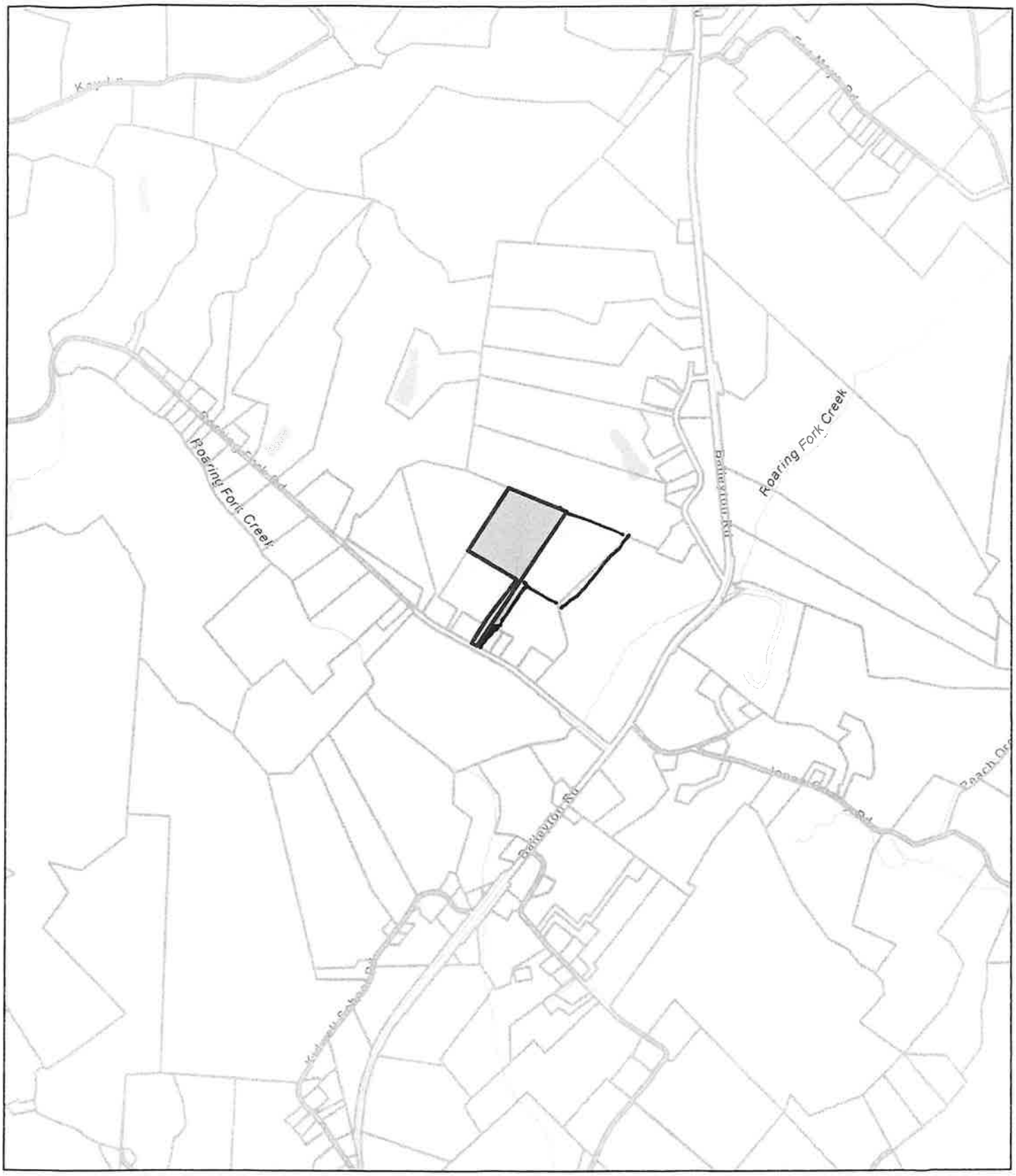
Notes: The closest the LUP comes to discuss spot zoning is the goal recommending that commercial uses be clustered. Spot zoning is zoning one property to permit a use not permitted on surrounding properties, generally in violation of the long range plan and for the benefit of one property owner. The term "generally" is used intentionally, as some may argue that the request meets many of the commercial goals of the Plan.

Options:

1. Recommend the rezoning, as it meets many goals and objectives of the LUP for commercial uses.
2. Recommend denial of the request, as the proposal:
   a. Could be considered spot zoning, as it would introduce a zone not related to surrounding zoning or land use;
   b. Is unlikely to provide the protection for residential uses in the area as advocated in the LUP;
   c. The Rezoning rationale sheet indicates that it is not appropriate to rezone for a commercial district in this area.
3. Recommend postponement, pending the receipt of additional information.

Recommend: Staff recommend that the request be denied, as it does not meet the LUP in regard to protecting residential uses, the rezoning rationale sheet indicates that rezoning is premature, and placement of a commercial garage in an established residential area would likely provide a negative impact to surrounding properties.

Greer[illegible]ounty - Parcel: 074 [illegible].08



Date: March 20, 2026

1:18,056

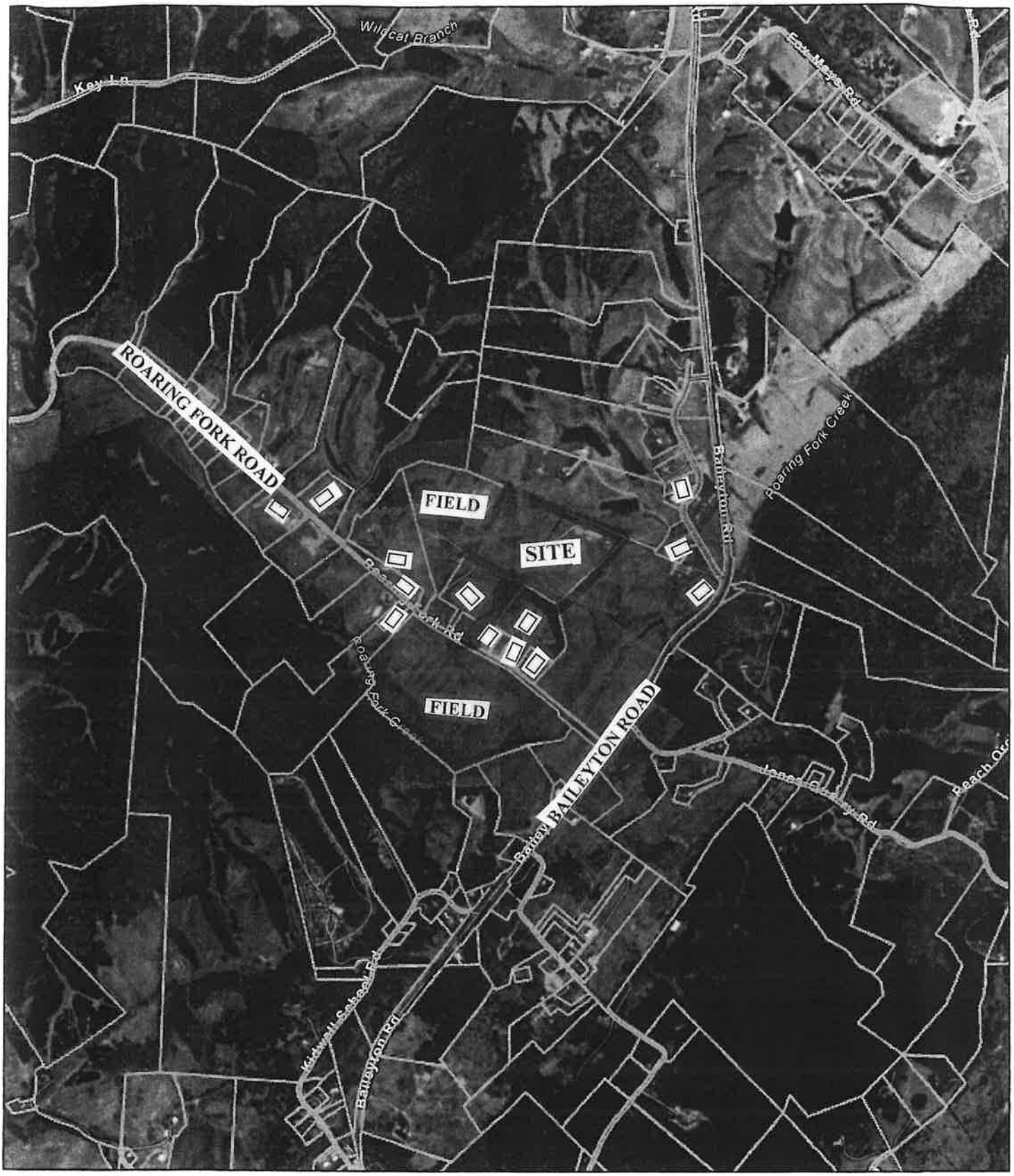
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

County: GREENE
Owner: MALONE ELIZABETH P
Address: ROARING FORK RD 290
Parcel ID: 074 027.08
Deeded Acreage: 10.03
Calculated Acreage: 0

Greene County - Parcel: 074 027.08



Date: March 20, 2026

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

County: GREENE
Owner: MALONE ELIZABETH P
Address: ROARING FORK RD 290
Parcel ID: 074 027.08
Deeded Acreage: 10.03
Calculated Acreage: 0

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

REZONING RATIONALE WORKSHEET
290 ROARING FORK ROAD

COMPREHENSIVENESS

1. **Is the change contrary to the established land use pattern?** Yes.

2. **Would the change create an isolated district unrelated to similar districts, i.e., is this "spot zoning"?** Yes.

3. **Would the change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?** No.

4. **Are present district boundaries illogically drawn in relation to existing conditions?** No.

5. **Would the proposed change be contrary to the Land Use and Transportation Policy Plan?** While it meets many of the goals of commercial development, it does not meet the goals and general development objectives for residential development

CHANGED CONDITIONS

1. **Have the basic land use conditions changed?** No.

2. **Has development of the area been contrary to existing regulations?** No.

PUBLIC WELFARE

1. **Will the change create or excessively increase traffic congestion?** No.

2. **Will the change seriously reduce the light and air to the area?** No.

3. **Will the change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?** Possibly.

4. **Will the change constiutute a grant of a special privilege to an individual as contrasted to the general welfare?** Yes.

REASONABLENESS

1. **Are there substantial reasons why the property cannot be used in accord with existing zoning?** No.

2. **Is the change requested out of scale with the needs of the neighborhood or the County?** Yes.

3. Is **it impossible to find adequate sites for the proposed use in districts permitting such use?** No.

NOTES

- Zoning laws cannot render private property valueless.

- Negative impact to one neighborhood is not adequate reason to deny a rezoning request if denial would severely impact the value of the property submitted for rezoning. West Lake Quarry v. City of Bridgeton 761 SW2d 752.

- "[M]ere beliefs, opinions and fears of neighborhood residents do not constitute material evidence" on which a legislative body is to base a decision (Mullins v. City of Knoxville, 665 SW 2d 393, 396, Tenn. App. 1983)

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

OWNER — DATE 4/27/26

OWNER — DATE 4/27/26

OWNER — DATE 4-27-26

OWNER — DATE 4/27/26

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY — REGIONAL PLANNING COMMISSION

DATE 4/27/26

NOTES:

1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
4) REFERENCE TAX MAP: 153 PARCEL 006.10
   REFERENCE DEED: DEED BOOK 666A PAGE 812
   REFERENCE PLAT: PLAT CABINET K SLIDE 209
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0350D, EFF. DATE: 07-03-2006)
6) TOTAL ACREAGE: 1.05 Ac +/-
7) MINIMUM LOT SIZE: 1.05 Ac +/-
8) NUMBER OF LOTS: 1
9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
10) THIS SURVEY WAS PERFORMED ON THE DATE 04-21-2026 USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECIEVER. REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18U2 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000086339316

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISIONAL ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

BRYAN TODD SHELTON, TN. RLS# 1955 — DATE 4/21/26

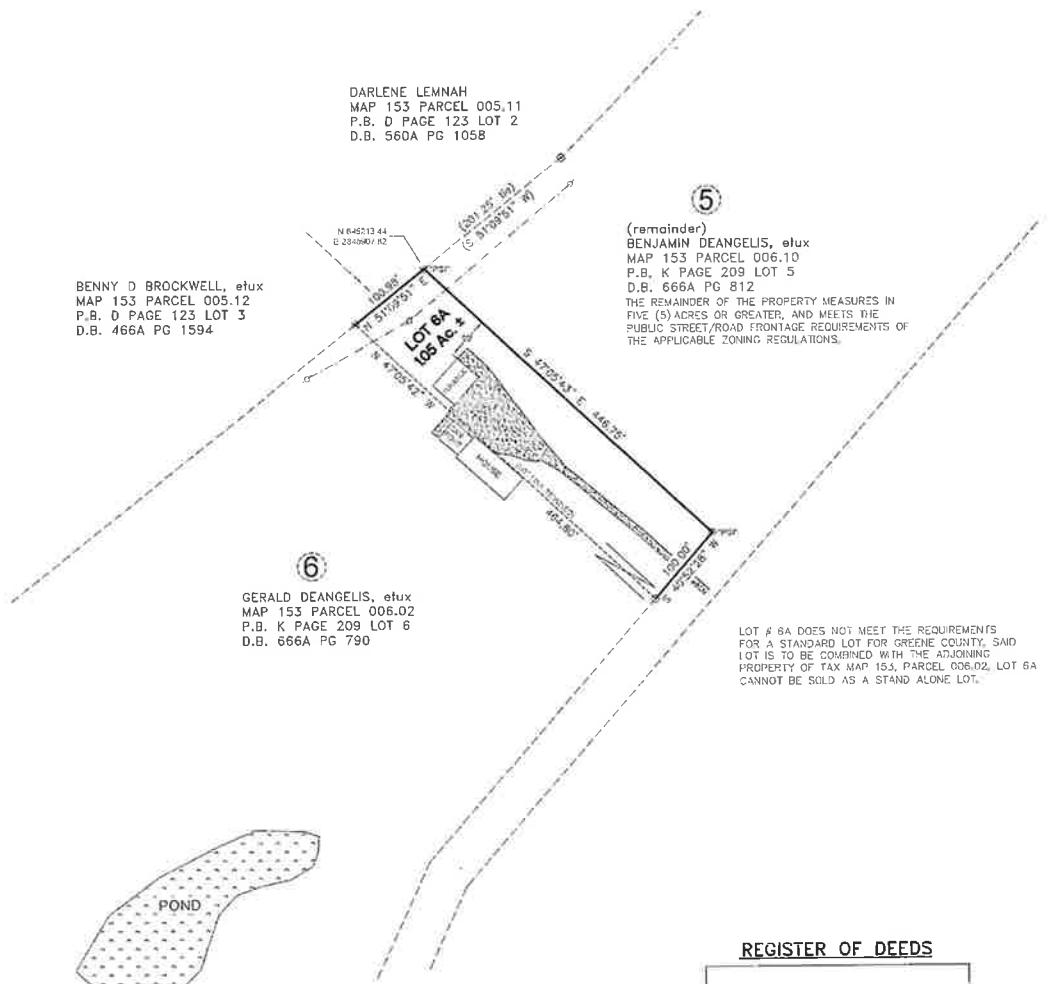
OWNER(S)

GERALD DEANGELIS
LAURA DEANGELIS
4175 POPLAR SPRINGS RD
GREENEVILLE, TN 37743

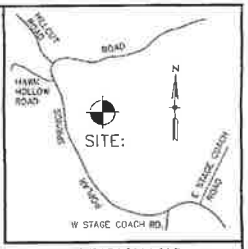
BENJAMIN DEANGELIS
COURTNEY DEANGELIS
1452 W REMINGTON LN
ROUND LAKE, IL, 60073

PROPERTY ADDRESS

POPLAR SPRINGS RD
GREENEVILLE, TN 37745



NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPCS83 (TN4100)



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
◉	1/2" IRON PIN FOUND
⊡	3/8" IRON PIN FOUND
○	POINT
⌀	UTILITY POLE
(5)	EXISTING LOT
———	PROPERTY LINE
———	UTILITY LINE
———	ADJOINER PROPERTY LINE
	GRAVEL DRIVEWAY
	CONCRETE PAD

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

REGISTER OF DEEDS

04/27/2026 - 03:06:08 PM
26004236
1 PGS AL-PLAT
KAREN BATCH: 271624
PLAT CABINET: M
SLIDE: 135
REC FEE 13.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOT 5
OF THE
CARTER AND SMITH DAIRY FARM
FOR
GERALD DEANGELIS
3RD CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING INC.
125 EISENHOWER RD.
CHUCKEY, TN 37641
PHONE: (423) 257-3913

DATE: 04 - 21 - 2026
JOB NO: 20230418REV1
DRAWN BY: JWD
REVISION: 1 OF 1
SHEET 1 OF 1

N

NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (N.A.D. 83).

GENERAL NOTES:

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

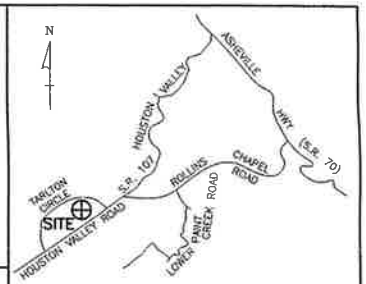
2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater 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.

04/20/2026 - 11:22:06 AM
26003952
1 PGS AL-PLAT
ABBY BATCH: 271285
PLAT CABINET: M
SLIDE: 124
REC FEE 15.00
OP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

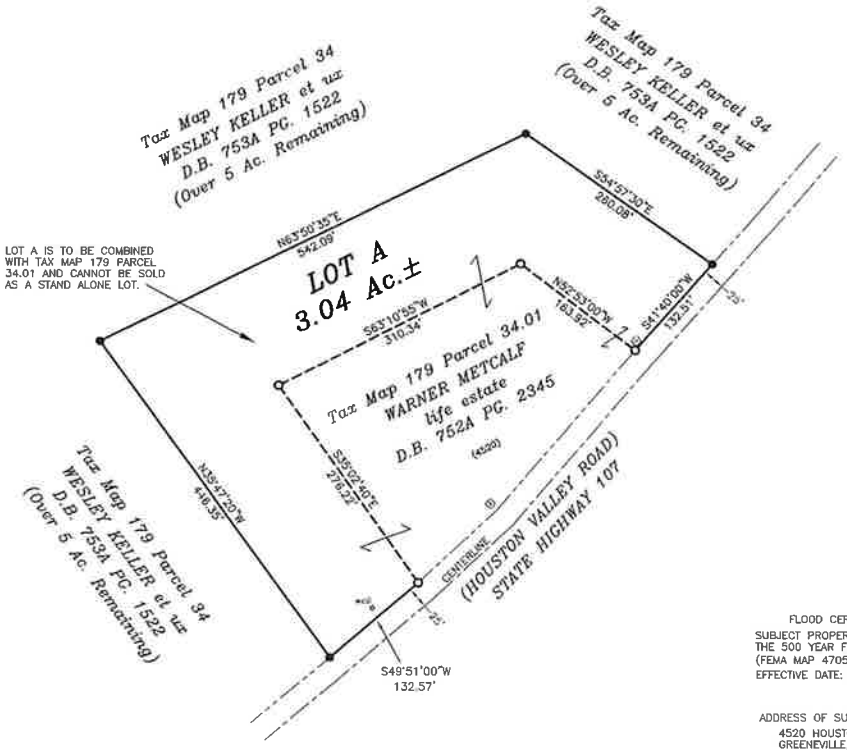
THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.99988*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

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



STATE HIGHWAY ENTRANCE STATEMENT

THE FRONTAGE FOR SUBJECT PROPERTY IS TO STATE HIGHWAY 107 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.



LEGEND

- o 1" IRON PIPE (found)
- • 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ⊗ UTILITY POLE

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN, (FEMA MAP 47059C 0500 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
4520 HOUSTON VALLEY ROAD
GREENEVILLE, TN 37743

0' 100' 200' 300'

TAX REF.: TAX MAP 179 PORTION OF PARCEL 34
DEED REF.: D.B. 753A PG. 1522

SURVEY OF A PORTION OF THE WESLEY KELLER et ux PROPERTY

18TH CIVIL DISTRICT GREENE CO., TN

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

SCALE: 1"=100'	DATE: 03/27/2026
JOB NO. 25SU128	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 25SU128A

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

I/A 3. STATE ROUTE 107 IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

4-16-26 DATE — State Route 107 — GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) 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.

Wesley R Keller — Power of Attorney — 4-13-26 DATE
OWNER
Warner Lloyd Metcalf — 4-13-26 DATE
OWNER
Christie Hawes — 4-13-26 DATE
OWNER
Dana Metcalf — 4/13/26 DATE
OWNER

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 TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

MARCH, 27, 20 26
DATE
TENNESSEE REGISTERED LAND SURVEYOR

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 CO. TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

4/16/26 DATE
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	3.04 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	KELLER/METCALF	CIVIL DISTRICT	18TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

RICKY BALL & ALFRED PAYNE PROPERTY

revised 1/15/26

SURVEY COMPLETED: 01-13-2026

9TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE

CLIENT: RICKY BALL

CERTIFICATION OF OWNERSHIP AND DEDICATION

CERTIFICATION OF APPROVAL FOR RECORDING

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

Lot 1 & 2 no Water

CERTIFICATION OF ACCURACY

CERTIFICATION OF APPROVAL OF STREETS

CERTIFICATION OF GREENEVILLE ENERGY AUTHORITY

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IN ADDITION TO ANY STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY PLANNING COMMISSION

IMPROVEMENTS LOCATED WITH PHOTOGRAMMETRIC DATA COLLECTED WITH AN S.U.A.S

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

PART OF THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "A" BY MAP SCALING ONLY USING FEMA FIRM MAPS 47059C0735D & 47059C0400D EFFECTIVE DATE 07/03/2009. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

ALL SUBSURFACE FEATURES SHOWN HEREON WERE LOCATED BY THIRD PARTY UTILITY LOCATORS. THE SURVEYOR'S GUARANTEE OF ACCURACY EXTENDS ONLY TO THE LOCATIONS OF SURFACE LEVEL UTILITY MARKINGS PRESENT AT THE TIME OF SURVEY AND DOES NOT EXTEND TO THE TRUE LOCATION OF ANY SUBSURFACE FEATURES.

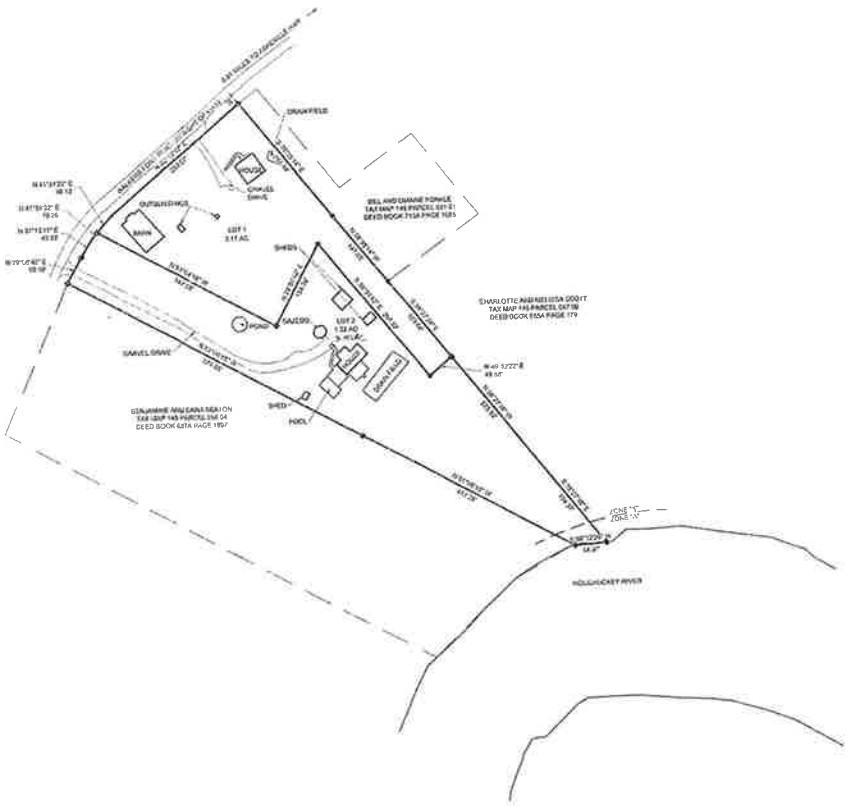
TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



GNSS SURVEY STYLE: RTK
GNSS ROVER: CARLSON BRx7
RTK CORRECTIONS: ON-SITE BASE
GNSS BASE: CARLSON BRx7
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
CONVERGENCE: 01° 43' 47"
DATUM ADJUSTMENT FACTOR: .99989594
OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.09'

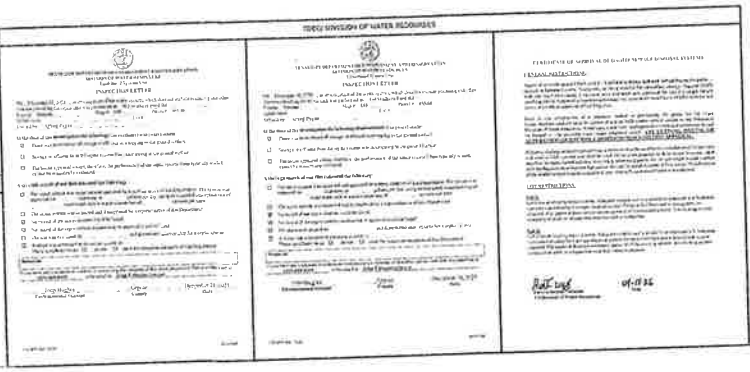




LEGEND

- 5/8" IRON PIN SET
- MONUMENT FOUND (SEE CALL OUTS)
- UNMONUMENTED POINT ALONG RIGHT OF WAY
- UTILITY POLE

TDEC/ DIVISION OF WATER RESOURCES



REGISTER OF DEEDS

04/23/2026 - 02:49:44 PM
26004115
PLAT CABINET: M
SLIDE: 129
KAREN COLLINS GETTINGER

TOTAL LOTS: 2
TOTAL ACRES: 5.27

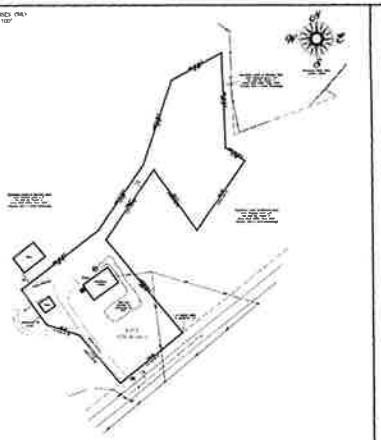
DEED REF:
BOOK: 424A PAGE: 2144
WILL BOOK 19 PAGE 282

0 100 200 300

JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
(423) 278-6493
jbeckett@beckettsurveys.com

TAX MAP 145
PARCELS 055.00 & 055.01
PLAT CABINET: N/A SLIDE: N/A
SCALE: 1"=100'
ZONING CLASS: A-1
COPYRIGHT

FOR TAX PURPOSES ONLY
SCALE 1"=100'



Notes

1. The information shown hereon was obtained from Deed Book 680A, Page 1218 as recorded in the Registers Office for Greene County, Tennessee, and a field survey by HB Land Surveying and Mapping, PLLC in January, 2026.

2. This survey is subject to any and all easements, restrictions, covenants or conditions which affect or encumber the property, whether or not of record. No title work was furnished for this survey.

3. Setback lines conform to the provisions of the Greene County zoning ordinance and applicable easements & restrictions, whichever is greater.

4. No utility lines were encountered while clearing the tree assumed trail adjacent to the utility pole.

5. The property does not lie in a "Special Flood Hazard Area" as shown on a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and titled as Community-Panel Number 47059C0210D dated July 3, 2006.

6. This survey was completed at the request of Anne Dunn.

7. The horizontal aspects of this boundary and located features shown hereon this survey were performed using a Trimble R8 GNSS RTK system. A NAD 1983 (2011) State Plane Zone was obtained on or between the date(s) 1-14-2026, utilizing Carlson BRx7 multi-frequency receivers. The grid coordinates of the base station were derived from the TDOT CORS Network referenced to the NAD83(2011) Epoch 2010 and Zone 1301. The positional tolerance of the GNSS vectors does not exceed a .0.05' + 50.0ppm. The elevations from which the survey was derived

8. Land monuments or markers protected by the State of Tennessee, and not subject to the identification of markers, (monuments or boundary points in terms of the terms of or outside right-of-way. Therefore exception 1 (one) to any such markers which may exist on this property.

9. The site/tract surveyed on Lot 2 has an address of 1305 John Graham Road, Greeneville, TN 37745

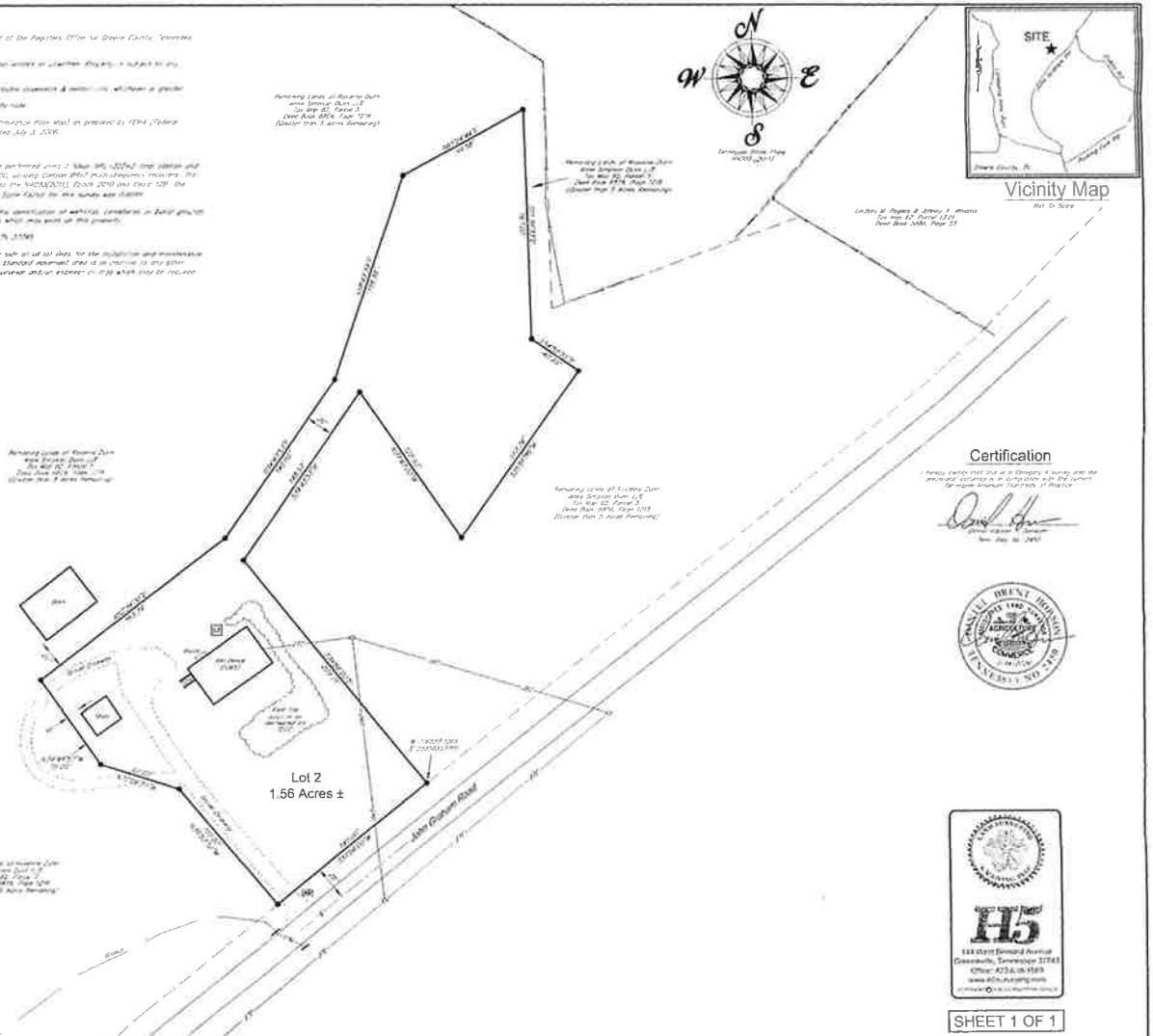
10. There is hereby established an easement one 2 minimum of 7.5' wide along the outside rear all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement shall in no manner be construed to any other, structural or non-structural storm water improvements as may be permitted by the agency whereof and/or engineer of the area and may be located by the Greene County Regional Planning Commission.

Utility Note

The surveyor made no attempt to have the underground utilities marked. The underground utilities shown have been located from a field survey except as noted. Underground utilities observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or/and abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

Legend

- ■ – Rebar and Cap (Set) (or Spiked nail (or Chiseled) at least 1 foot below the surface)
- ○ – Found Pipe
- — — — — – Centerline
- — — — — – Property Boundary, Road Right-of-Way & Other
- — — — — – Property Boundary & Other
- — — — — – Easement Boundary
- — — — — – Easement Other
- — — — — – Water Service
- — — — — – Storm Sewer Line
- — — — — – Septic Tank and/or Tank
- — — — — – Concrete Apron



Certification

I hereby certify that this is a Category II survey and the ratio of precision is in compliance with the current Tennessee Minimum Standards of Practice.

Daniel B. Hopson
Licensed Professional Surveyor
Tenn. Reg. No. 2470

DANIEL BRENT HOPSON
2470
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF TENNESSEE
TENNESSEE NO. 2470

SHEET 1 OF 1

FINAL PLAT
Tax Map 82, P/O Parcel 5
Deed Book 680A, Page 1218
Date: January 14, 2026

CERTIFICATE OF APPROVAL FOR INSTALLATION OF SEPTIC TANK AND SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval shall be granted for a Single Family Residential Division of a Portion of The Roxanne Dunn Property, in Greene County, Tennessee, which will be served by individual septic tanks and disposal systems. Each lot shall be limited to a three bedroom dwelling unit. Approval is granted for the following described lots:

Lot 2

Prior to any construction or grading, each lot must be inspected by the plan approving agency in order to be approved and an on-site septic permit will be issued. Designated Water Resource Waterway and/or any underground utilities and lines should be located and identified prior to any land disturbing activities. ANY GRADING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

LOT RESTRICTIONS:

Lot 2:

Lot 2 has a recommended maximum allowable cut of 3 feet and a maximum allowable fill of 3 feet on the front setback, a maximum allowable cut of 3 feet and a maximum allowable fill of 3 feet on the rear setback. Driveway grades are required. Plat approval does not constitute approval of the driveway location. Specific driveway location must be determined in connection with building permit application.

Environmental Scientist
TN Division of Water Resources

04-17-26
Date

CERTIFICATE OF COMPLETION AND OPERATION

I HEREBY CERTIFY THAT I AM THE ONLY THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE PERSONALLY ADHERED TO THE PLANS OF SUBDIVISION WITH NO CHANGE EXCEPT THOSE APPROVED BY THE APPROVING AGENCY, AND THAT ALL IMPROVEMENTS AND UTILITIES REQUIRED BY THE APPROVING AGENCY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND PROPERLY INSTALLED AND OPERATIONAL.

4-20-26
DATE

Anne Dunn Simpson
OWNER

4-20-26
DATE

Roxanne Dunn
OWNER

CERTIFICATE OF APPROVAL OF THE RECORDING OF SUBDIVISION PLAT

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 PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

4/23/26
DATE

Greene County Regional Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM IS AVAILABLE TO THE PROPERTIES, AND THAT IT IS SHOWN ON THE ACCEPTABLE MANNER AND ACCORDING TO THE TDEC SPECIFICATIONS. I FURTHER CERTIFY THAT THE WATER MAINS IN THE AMOUNT OF [ ] HAVE BEEN MOVED TO ENSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS IN CASE OF DEFAULT.

4-24-26
DATE

Water Department

CERTIFICATE OF APPROVAL BY THE GREENEVILLE BOARD AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO EXISTING SEA (GREENEVILLE SEWER AUTHORITY) LINE EXTENSION POLICIES, SEWERAGE FACILITIES CAN BE MADE AVAILABLE TO THE PROPERTY SHOWN HEREON, AND THAT SUCH FACILITIES ARE ADEQUATE THAT PAYMENTS BE MADE TO THE GREENEVILLE SEWERAGE SYSTEM WILL BE EXEMPTED TO THIS USE.

4/24/26
DATE

Greeneville Sewer Authority

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT 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.

1-14-2026
DATE

Registered Surveyor

REGISTER OF DEEDS

04243036 - 03/20/26 PM
26000176
1PCS ALL PLAT
SIDNEY BATCH: 281158
PLAT CABINET: M
SLIDE: 131
REC FEE 13.00
OFFICE 3.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

DIVISION OF A PORTION OF THE ROXANNE DUNN PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.56 ±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0

Revision Dates

OWNER	Anne Dunn (L/E)	CIVIL DISTRICT	12th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 40' 0 40 80 120

25-1345/base.dwg

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN 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.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF MARCH, 2026

Brian T. Bartlett, R.L.S
TENNESSEE REGISTERED LAND SURVEYOR

BRIAN T. BARTLETT — REGISTERED LAND SURVEYOR — 2026 — AGRICULTURE — CIVIL — SURVEYOR — TENNESSEE NO. 2098

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON 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.

RESIDENTIAL
NATURE OF USE

Stephen J. Pembridge 3/27/26
OWNER(S) (DATE)

Patricia L. Pembridge 3/27/26
OWNER(S) (DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY (TAX MAP 134, PARCEL 041.00, A PORTION OF DEED BOOK 447A, PAGE 2513.
4. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM'S), COMMUNITY PANEL NUMBER #47059C0330E FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
5. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF TEN FEET ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER 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 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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

SECRETARY
REGIONAL PLANNING COMMISSION

4/23/26
(DATE)

SETBACK REQUIREMENTS:

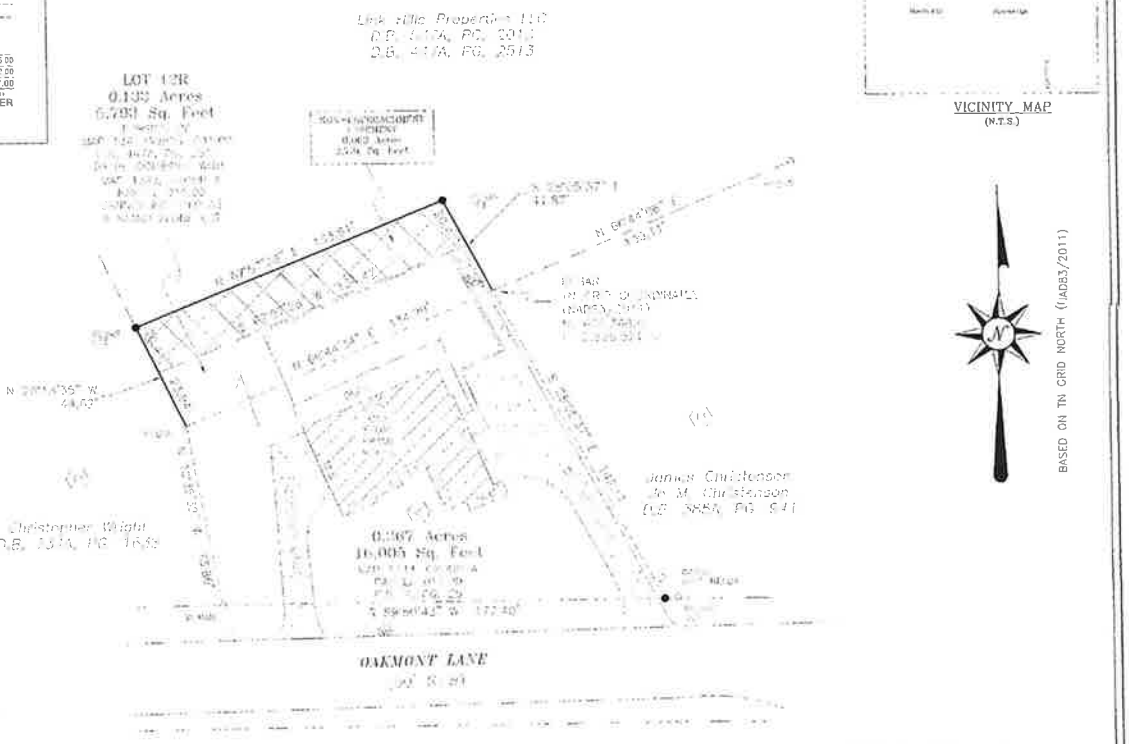
ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

REGISTER OF DEEDS:

04/27/2026 - 09:50:32 AM
26004206
1 PGS: PLAT
HOLLY DATCH: 271603
PLAT CABINET: M
SLIDE: 134

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER



VICINITY MAP
(N.T.S.)

BASED ON TN GRID NORTH (NAD83/2011)

LEGEND:

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- T—T — OVERHEAD TELEPHONE
- E—E — OVERHEAD ELECTRIC
- —X—X— FENCE

TOTAL AREA OF SURVEY
0.133 Acres
5,793 Sq. Feet

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of Survey: MARCH 6, 2026
(d) Datum/Epoch: NAD83(2011) Epoch: 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.999889985

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

GREENE COUNTY
REGIONAL PLANNING
COMMISSION
COMBINATION
SURVEY FOR
COUNTRY CLUB ESTATES RE-PLAT
LOT 12
FOR
STEPHEN J. PEMBRIDGE
&
PATRICIA L. PEMBRIDGE

PROPERTY ADDRESS
40 OAKMONT LANE
GREENEVILLE, TN 37743

9TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: MARCH 6, 2026

DRAWING NO.: 26-1760
SCALE: 1"=30'

0 30 60

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS
1522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7240
appalachiansurvey@gmail.com
bbartlett@appalachiansurvey.com
NCBELS License No.: C-2098

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Planning Commission Monthly Report

APRIL 2026

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	$ 27,939.00	$ *3,177.00*	12.83%
February	$ 19,574.00	$ 18,985.00	$ *(589.00)*	-3.01%
March	$ 42,887.00	$ 26,394.00	$ *(16,493.00)*	-38.46%
April	$ 45,509.00	$ 38,675.00	$ *(6,834.00)*	-15.02%
May	$ 40,331.00			
June	$ 118,296.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$471,901.00	**$320,809.00**		

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	75	28	59.57%
February	72	45	-27	-37.50%
March	103	83	-20	-19.42%
April	88	86	-2	-2.27%
May	99			
June	84			

YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	919	746		

PERMIT BREAKDOWN APRIL 2026

Code	Description	March	April
210	Single Family Residence*	9	23
213	Residential Add-0n	4	1
212	Off/On Frame Modular*	0	0
231	Double Wide Manufactured	13	17
220	Single Wide Manufactured	2	2
240	Attached Residential Garage	1	0
243	Detached Residential Garage	14	5
243	Detached Accessory Building	8	15
241	Porch	1	3
242	Deck	6	2
241	Carport	7	3
260	Rezoning	1	0
265	Variance	0	2
200	Other**	13	11
244	Apartment	0	0
245	Commercial***	3	2
300	Gas	0	0
301	Mechanical	1	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	83	86

*also includes any garages, porches & decks

** remodel, roofs, RV's, retaining wall and demolition

*** cell tower plan review and equipment replacement

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	$ 1,280.00	$ *620.00*	93.94%
February	$ 740.00	$ 830.00	$ *90.00*	12.16%
March	$ 820.00	$ 910.00	$ *90.00*	10.98%
April	$ 840.00	$ 1,330.00	$ *490.00*	58.33%
May	$ 1,020.00			
June	$ 1,140.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$10,820.00	**$15,340.00**		

**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 24-25	Plat Approvals 25-26	Difference	%
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	17	*8*	88.89%
February	8	10	*2*	25.00%
March	12	13	*1*	8.33%
April	13	18	*5*	38.46%
May	15			
June	15			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	150	**201**		

*REFLECTS OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES