Amended Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue, Greeneville, TN 37743
General Nathanael Greene Assembly Hall, 1ST Floor
June 9, 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 May 12, 2026, minutes.
6. Review and consider approving the Ricky Shepherd Property Lots 1-8 Subdivision for eight lots totaling 6.38 acres, located adjacent to Pottertown Road and Bridge Burners Boulevard in the 19th civil district.
7. The rezoning application submitted by **Vulcan Land Incorporated** has been formally withdrawn by the applicant on June 5, 2026. As a result, this item is presented for informational purposes only. The Planning Commission will take no action, make no recommendation, and will not discuss or consider the merits of the application. No deliberation or action will occur by the Planning Commission regarding this application.

   Public comment will be accepted from individuals wishing to address matters related to the withdrawn application. Due to insufficient time notifying all interested parties of the withdrawal prior to this meeting, public comment will be received for informational purposes only. Members of the public who previously signed up to speak on this application will be recognized first. Following those speakers, any other members of the public present in the audience who wish to address the Commission will be given the opportunity to do so. All comments shall be limited to three (3) minutes per speaker.
   - Mike Hartsell – Keep Greene Green
   - Carla Bewley (1890 Greystone Road)
   - James Smith (680 Tabor Road)
   - Kris Shearer (770 Bishop Loop)
   - Barbara Badenhope (245 Tabor Lane)
   - Larry Carter (6550 Whitehouse Road)
   - Michael Merideth - Plant Manager of Premium Waters (1616 Industrial Rd)
   - Connie Collins (5705 Jones Bridge Road)
8. Administrative minor subdivisions (total of 10).
   - Subdivision plat of the Chandley Property for Kenneth W. Chandley for one lot totaling 1.70 acres, located adjacent to Clear Springs Road in the 15th civil district.
   - Division of the Billy Barkley Property for two lots totaling 2.98 acres, located adjacent to Barkley Road in the 17th civil district.
   - Division of a portion of the Belcher and Lacy Grady Property for one lot totaling 1.81 acres, located adjacent to Afton Road in the 14th civil district.
   - Division of a portion of the David and Kinsley Wykle Property for one lot totaling 0.89 acre, located adjacent to Wykle Road in the 9th civil district.

- Combination of Lots 7 and 8 of the Albright Subdivision, Section B (survey for Tyler Teague) for one lot totaling 1.29 acres, located adjacent to Westwood Road in the 4th civil district.
- Survey of a portion of the Edward Hawhee etux Property (survey for Keith Douglass etux) for one lot totaling 0.26 acres that shall be combined with tax map 155, parcel 044.04, located off Rupert Ramsey Lane in the 3rd civil district.
- Johnny B. Ricker and Phyllis A. Ricker Property for one lot totaling 0.735 acres, located adjacent to Kenneytown Road in the 11th civil district.
- Combination Plat of Lots 1 and 2 of the John Neas Subdivision for one lot totaling 2.01 acres, located adjacent to Greystone Road in the 22nd civil district.
- Combination Plat of the Margaret Essie Cutshall Property (survey for James Dustin Ricker) for one lot totaling 1.63 acres, located adjacent to Camp Creek Road in the 22nd civil district.
- Survey of a portion of the Jimmie McAmis etal Property (survey for Marvin Allen McAmis) for one lot totaling 0.58 acre that shall be combined with tax map 064, parcel 072.02, located adjacent to Kingsport Highway in the 12th civil district.

9. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
10. Other Business.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, May 12, 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. As there were no changes to the agenda, a motion was made by Lyle Parton, seconded by Edwin Remine, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the April 14, 2026, meeting. A motion was made by Larry Justis, seconded by Becky Rideout, to approve the minutes as submitted. The motion carried unanimously.

Division of a Portion of the Joseph and Angie Hinkel Property. The planning commission reviewed and considered 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. Cathleen Hopson spoke on behalf of the property owner, and stated that all signatures had been obtained. Staff recommended approval, as the plat met all applicable requirements. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the plat as it met all applicable requirements. The motion carried unanimously.

290 Roaring Fork Road rezoning request. 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 dump truck repair shop. Lyn Ashburn stated that the two parcels were pipestem lots totaling 19.99 acres, with an existing "farm shop" located approximately 1,500 feet from Roaring Fork Road. As the building was located approximately twenty-five (25) feet from the rear property line, if the rezoning were approved, a variance to reduce the rear yard setback would need to be approved by the Board of Zoning Appeals. Lyn Ashburn stated 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, to store trucks and skidoos, and for limited vehicle sales (roughly 30-40 per year).

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. Lyle Parton asked Tim Tweed why the property needed to be rezoned, if the use wasn't changing. Tim Tweed stated the proposed use was commercial, as opposed to the existing agricultural use.

Charlie Sullivan provided a two page handout to the Planning Commission, and stated he and his wife were opposed to the rezoning. His concerns were: increased traffic on the long driveway to the farm shop; creation of a parking lot at the top of the hill, adjacent to his property, which would create noise associated with the turning and backing of vehicles; how approving the request could result in more requests for commercial zoning; a feared decrease in property value; and the rezoning leading to a change in the character of the area.

Ben McInturff, the applicant, spoke concerning the need to expand his current shop (located nearby on Baileyton Road), the proposed use (truck repair and storage) being the same as what was proposed, and the presence of a substantial commercial-style building on the property. Mr. McInturff provided the Planning Commission with a handout containing several photographs of the property, existing building, and surrounding area. The handout stated that rezoning was appropriate because: existing improvements already reflected commercial-scale utility and access; property configuration and size supported business operations without significant neighborhood disruption; strong roadway access and ample parking/loading areas improved functionality and

traffic flow; and the property location and surrounding landscape provided natural buffers to adjoining property.

The Planning Commission discussed placing a commercial use so far from Baileyton Road, which had existing commercial districts, and the potential for additional requests for rezoning. A motion was made by Phillip Ottinger, seconded by Lyle Parton, to recommend the rezoning be denied, as the proposal did not meet the Land Use Plan in protecting residential uses, and placement of a commercial garage in an established residential area would likely provide a negative impact to surrounding properties. The motion carried 7-0-1, with Nick Gunter abstaining, due to a family relationship.

Replat of Lot 5 of the Carter and Smith Dairy Farm. The Planning Commission reviewed and considered approving the Carter and Smith Dairy Farm plat for one lot totaling 1.05 acres that was not a stand-alone lot and was required to be combined with map 153, parcel 006.02, located off Poplar Springs Road in the 3rd Civil District. Amy Tweed stated that the plat had been listed as an administrative minor subdivision, but was not an administrative plat and therefore required Planning Commission review and consideration.

Staff advised the Commission that on April 10, 2026, Jerry DeAngelis submitted a survey plat dated March 20, 2023, requesting the signature of the Secretary of the Planning Commission. During staff's review, it was determined that a building permit application for a double-wide manufactured home had been issued on March 31, 2025, for property identified as Tax Map 153, Parcel 006.02, containing 20.89 acres.

The survey plat dated March 20, 2023, did not show the location of the home. Staff stated the home should be shown on the plat to ensure compliance with the setback requirements of the *Greene County Zoning Resolution*. Staff further noted that the home appeared to be located on the property line between Parcels 006.02 and 006.10 which violated the 30-foot rear yard setback requirement.

Staff recommended the Planning Commission deny approval until the survey plat was revised to depict the existing home, so that setbacks could be verified. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to deny approval of the plat and require that it be updated to comply with Greene County regulations. The motion carried unanimously.

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

- 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.

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

Monthly activity report for Building/Zoning/Planning Office. A motion was made by Lyle Parton, seconded by Edwin Remine, to accept the report. The motion carried unanimously.

Planning Commission education. Ambre Torbett, Senior Planner for the East Tennessee Division for the UT Center for Local Planning, Institute for Public Service, provided training for the planning commissioners. Discussion began with the main mission for the UT Center for Local Planning, which was to keep communities updated on changes to state law. Some recent changes concerned:

1. The need for local communities to have data to back up the cost of their development permit fees;
2. The requirement that planning commission agendas be posted on the county website at least 48 hours before the meeting; and
3. A bill, effective date of January 1, 2027:
    a. Requiring counties to either have an engineer on staff or on contract, to review new roads constructed as part of the subdivision process;
    b. Specifying the length of time between submission and plat review (30 days);
    c. Specifying the length of time between submission and being placed on the agenda (60 days); and
    d. A requirement that bonds for subdivisions must be released no later than 120 days after receiving an inspection report that the improvements meet the requirements.

Attention was focused on how the Tennessee Department of Environment and Conservation, (TDEC) and planning departments, worked together to get subdivision plats approved. Ms. Torbett stated that she and Amy Tweed had met with representatives of TDEC and other local planning departments, in an effort to have the same plat review and approval process across northeast Tennessee counties.

Ms. Torbett spoke about requirements for drainage and utility easements, how TDEC was now interpreting their minimum setback requirements between easements and septic systems, and the attempt to create an easement note that worked for both TDEC and planning commissions. Other types of buffers/setbacks were discussed, including from blue-line streams and wet weather conveyances.

Tennessee State Representative David Hawk was present at the meeting to review the planning commission process.

There being no further business, a motion was made by Edwin Remine, seconded by Phillip Ottinger, to adjourn. The motion carried unanimously. The meeting adjourned at 2:50 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

DRAFT

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 restrictions lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted

_____ 20____
Date

Owner

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 Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations

_____ 20____
Date

Tennessee Registered Land Surveyor

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 Registrar. If required, a surety bond in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

_____ 20____
Date

Secretary of the Greene County Regional Planning Commission

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

_____ _____
Local Utility District Provider or Authorized Representative Date

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

_____ (3) State Route _____ is not evaluated by Greene County, pursuant this plat review and plat approval does not substitute approval of the state route. (Tea signature required)

_____ (4) Plat has been approved with a performance guarantee set by the Green County Regional Planning Commission

_____ _____
Green County Road Superintendent/Authorized Appointee Date

CERTIFICATE OF GREENEVILLE 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 plat. Note that GEA extension policies may require that payments be made to GEA before electric service will be extended to this site

_____ _____
Greeneville Energy Authority Date

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

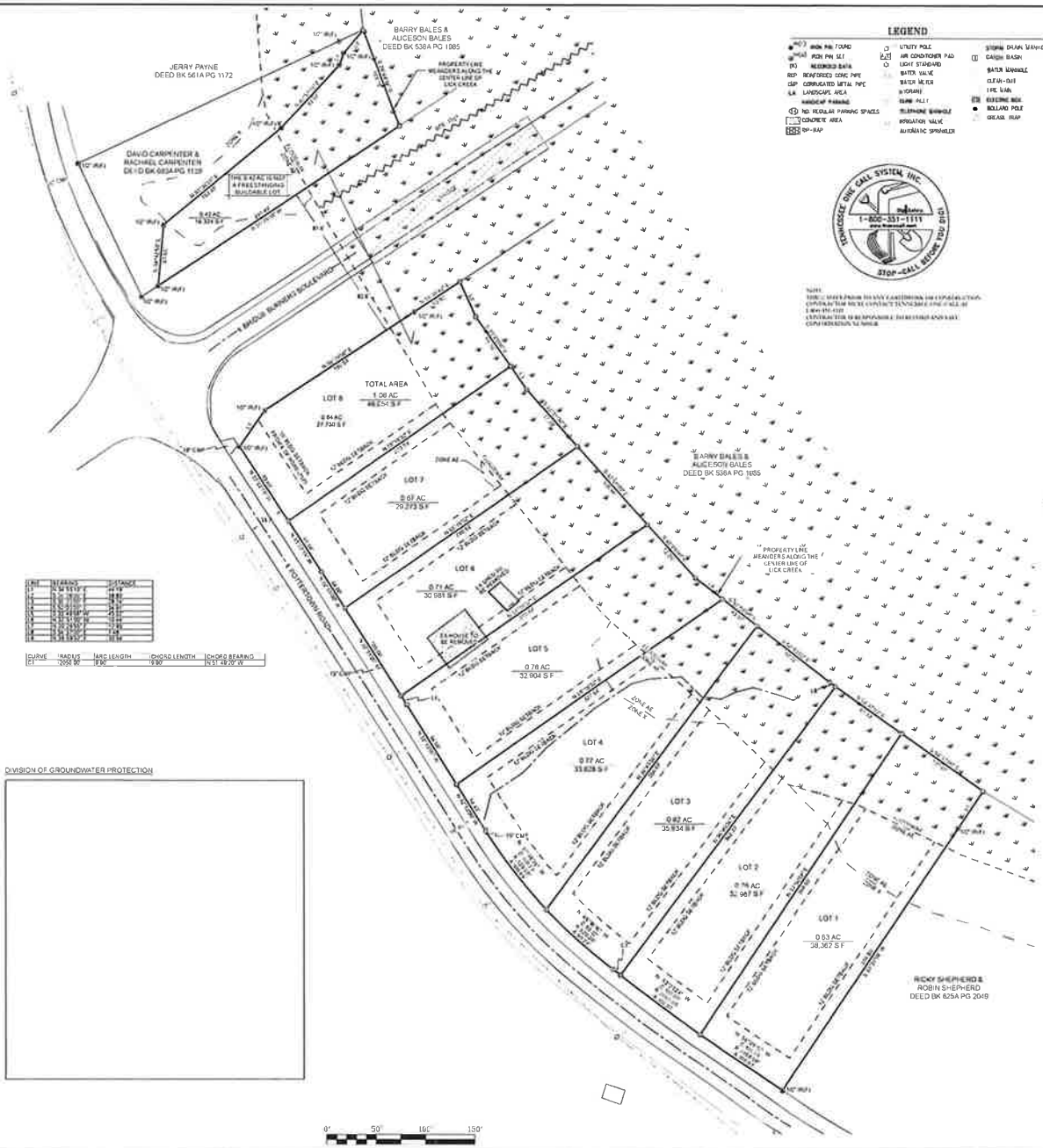
I hereby certify that the sanitary sewage disposal system (1) is available to the property, or (2) as shown on the accompanying plans has been installed in an acceptable manner and according to Town specifications, or (3) that a security bond in the amount of $_____ has been posted to ensure completion of all required improvements in case of default.

_____ 20____
Date

City Sewer Director

REGISTER OF DEEDS

DIVISION OF GROUNDWATER PROTECTION



LINE	BEARING	LENGTH
L1	N 34° 53' 13" E	44.18'
L2	S 34° 53' 13" W	44.18'
L3	S 34° 53' 13" W	44.18'
L4	S 34° 53' 13" W	44.18'
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L100	S 34° 53' 13" W	44.18'

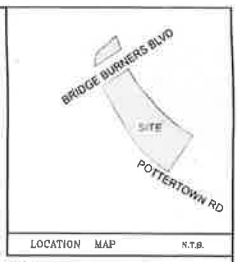
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2052.90'	19.90'	19.90'	N 51° 49' 20" W

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IPO REINFORCED RUBB
- REP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- LA LANDSCAPE AREA
- HANDICAP PARKING
- NO REGULAR PARKING SPACES
- CONCRETE AREA
- RIP-RAP
- UTILITY POLE
- AIR CONDITIONER PAD
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- HYDRANT
- SIGN POST
- TELEPHONE BARRICLE
- IRRIGATION VALVE
- AUTOMATIC SPRINKLER
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT
- FIRE MAIN
- ELECTRIC BOX
- BOLLARD POLE
- GREASE TRAP

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG!

NOTE
THE CONTRACTOR SHALL NOTIFY TENNESSEE ONE CALL AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTACT TENNESSEE ONE CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.



LOCATION MAP N.T.S.

OWNER
RICKY SHEPHERD &
ROBIN SHEPHERD
235 MT PLEASANT RD
GREENEVILLE, TN 37743

NOTES

1) OWNER HOMES AS SHOWN

2) SURVEY FACTUAL DEPICTION AND LOCATION OF ALL ENCUMBRANCES AND UTILITIES PRIOR TO CONSTRUCTION

3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD

4) SUBJECT PROPERTY ZONED AS FOLLOWS:
SETBACKS ARE AS FOLLOWS:
FRONT 30'
REAR 30'
SIDE 12'

5) SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 47059C0141E EFFECTIVE 01 APR 2008

6) SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 47059C0141E EFFECTIVE 07 APR 2008

STORMWATER / UTILITY EASEMENT NOTE

There is hereby established an easement area a minimum of 7 / 7' wide along the exterior 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.

TENNESSEE LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE ONLY SURVEYED AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/ 10,000 AS SHOWN HEREON. THE FIELD MEASUREMENTS MADE IN THE FIELD BY ME OR UNDER MY SUPERVISION MEET OR EXCEED THE ACCURACY STANDARDS FOR A CLASS A SURVEY.

SURVEYOR
DANIEL L. HURST
TENNESSEE REGISTRATION NUMBER 1886

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE
621 Wall Street
Sevierville, Tennessee 37862
Phone (865) 429-4683 FAX (865) 429-4684

RICKY SHEPHERD

PROPERTY LOTS 1-8

1st CIVIL DISTRICT, GREENE COUNTY TENNESSEE

TAX MAP 070 PARCEL 060.00
ADDRESS POTTERTOWN RD

DEED REFERENCES DEED BK 625A PG 2049
PLAT REFERENCE PLAT CAB K SLIDE 283

APPROVED BY D HURST
DRAWN BY P BLAKE

FIELD DATE 04-07-2026
DRAWING DATE 04-10-2026
LAST REV DATE 06-08-2026

SCALE 1" = 50'
PROJECT NUMBER 26064

Amy Tweed

From: Robert Bowman <rlbowman@kramer-rayson.com>
Sent: Friday, June 5, 2026 12:33 PM
To: Amy Tweed
Cc: Lyn Ashburn; Roger Woolsey; Tim Tweed; Kevin Morrison; Matthew Wing
Subject: RE: Vulcan Greystone: Amended Rezoning Application

Amy,

I formally withdraw the application.

Thank you for your attention to this matter.

Robert L. Bowman
Attorney | (865) 342-0430 Direct
800 South Gay Street, Suite 2500 | Knoxville, TN 37929
This email is sent subject to the Kramer Rayson LLP Electronic Communications Policy.



From: Amy Tweed <atweed@greenecountytn.gov>
Sent: Friday, June 5, 2026 10:01 AM
To: Robert Bowman <rlbowman@kramer-rayson.com>
Cc: Lyn Ashburn <gcpasst@gmail.com>; Roger Woolsey <rwoolsey@greenecountytn.gov>; Tim Tweed <ttweed@greenecountytn.gov>; Kevin Morrison <kmorrison@greenecountytn.gov>; Matthew Wing <mwing@kramer-rayson.com>
Subject: RE: Vulcan Greystone: Amended Rezoning Application

Robert,

The Planning Commission Bylaws stipulate that an item which has already been removed from an agenda may not be removed a second time unless the applicant formally withdraws the request or proposal.

If the applicant elects to withdraw the request, the matter would be considered closed and would require a new application for consideration at a future meeting. This process would necessitate the resubmission of all applicable fees, plans, studies, supporting documentation, and any other materials required as part of the review process.

Therefore, under the provisions of the Bylaws, the item must either remain on the agenda for consideration or be formally withdrawn and resubmitted at a later date in accordance with current application requirements for the agenda.

Please let me know how you wish to proceed.

Greene County Planning Coordinator
Amy Tweed
401 Takoma Ave, Suite 102
Greeneville, TN 37743
Office: (423) 798-1724
Email: atweed@greenecountytn.gov

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

Kenneth W Chandley 4-28-26
OWNER DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY ON (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN 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.

_____
UTILITY DISTRICT REPRESENTATIVE

_____
DATE

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.
COMMENTS

_____
GREENEVILLE ENERGY AUTHORITY

4-30-26
DATE

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 REGISTER. A PERFORMANCE BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
SECRETARY, GREENE COUNTY REGIONAL PLANNING COMMISSION

5/6/26
DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL)

___ 1) ADEQUATE RIGHT-OF-WAY DEDICATION OPEN AT EXISTING ROUGH POINT 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

___ 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STATE ROUTE (NO SIGNATURE REQUIRED)

_____
GREENE COUNTY HIGHWAY SUPERINTENDENT/PUBLIC WORKS

4.30.26
DATE

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

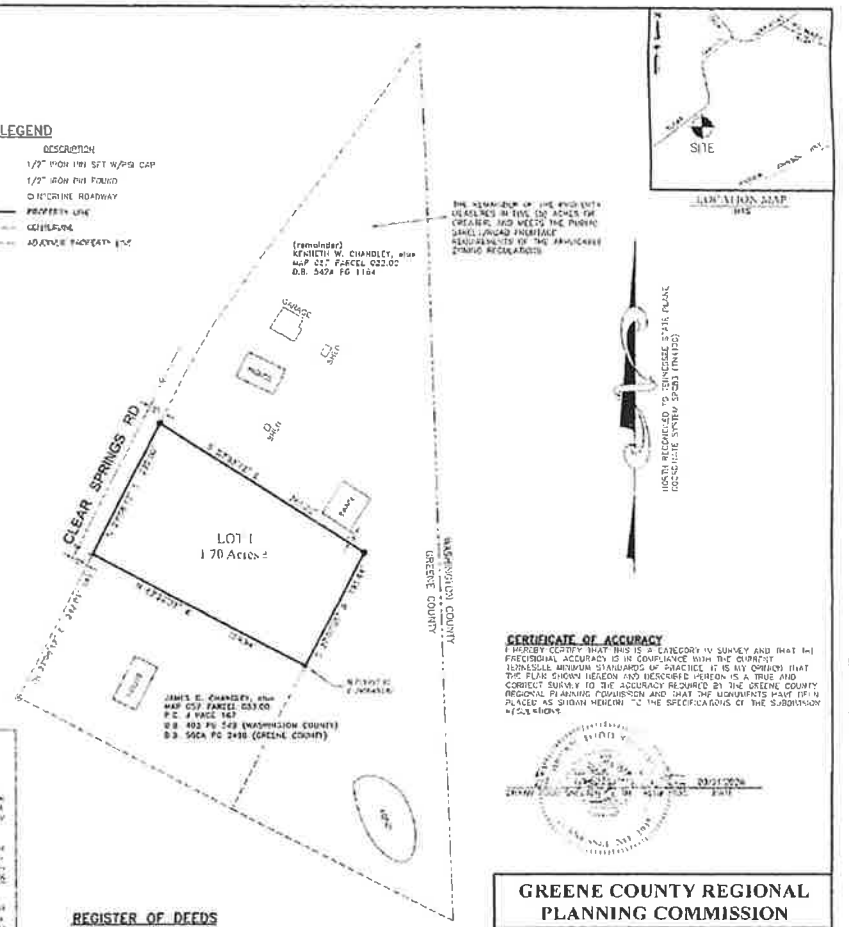
GRAPHIC SCALE:
0 100 200 300
1" = 100'

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: 057 PARCEL 022.00
REFERENCE DEED: DEED BOOK 542A PAGE 1164
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0260D EFF DATE: 07-03-2006)
6) TOTAL ACREAGE: 1.70 Ac +/-
7) MINIMUM LOT SIZE: 1.70 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 DATES: 03-30-2026 THROUGH 03-31-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECEIVER. 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: GEOID18. WORK USED TO CONDUCT THIS SURVEY AS DISTANCES PERFORMED ON THIS SURVEY ARE REFERENCED TO GROUND. USING A COMBINED GRID FACTOR OF 1.0000693986.

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
⊕	1/2" IRON PIN FOUND
℄	CENTERLINE ROADWAY
———	PROPERTY LINE
———	CENTERLINE
———	ADJACENT PROPERTY LINE



LOCATION MAP
N/S

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 (OR) WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS

Approval is hereby granted for Lots 1 – shown on Subdivision plat of the Chandley Property located in Greene County, Tennessee, to be served by individual sewage disposal systems to be installed under these lots have been evaluated and approved for not to exceed (shall) bedrooms per lot. Any lot for which a proposed residence will be constructed with more than the approved number of bedrooms will require additional soil evaluation and approval.

It is the responsibility of the property owner or developer to locate the exact soil boundaries as approved and to locate the proposed residence on the lot in accordance with these boundaries. ANY GRADING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

It is the owner's responsibility to contact the Tennessee Department of Environment and Conservation, Division of Groundwater Protection, Johnson City Environmental Field Office, 2305 Silverdale Road, Johnson City, TN 37601-2162, (423) 854-5400 before any excavation is begun. Modification of the system may not be made without prior approval.

LOT RESTRICTIONS

Lot 1
Soil is limited for conventional 3 Bedroom Conventional Septic system is required. Footprint additions and enlarging shall not be required. Site shall not require fill to expand.

Hunter Hill 04-28-26
Environmental Specialist Date
For Division of Water Resources

REGISTER OF DEEDS

05/06/2026 - 01:26:38 PM
26004670
STATE OF TN REC
HOLLY BATCH: 272112
PLAT CABINET: M
SLIDE: 147
RECFEE 13.00
DPFEE 2.00
TOTAL 15.00
TENNESSEE STATE TAXES
KAREN COLLINS-OTTINGER

OWNER(S)
KENNETH W CHANDLEY
5181 OLD STATE RTE 34
LIMESTONE, TN 37681

PROPERTY ADDRESS
928 CLEAR SPRINGS RD
LIMESTONE, TN 37681

GREENE COUNTY REGIONAL PLANNING COMMISSION

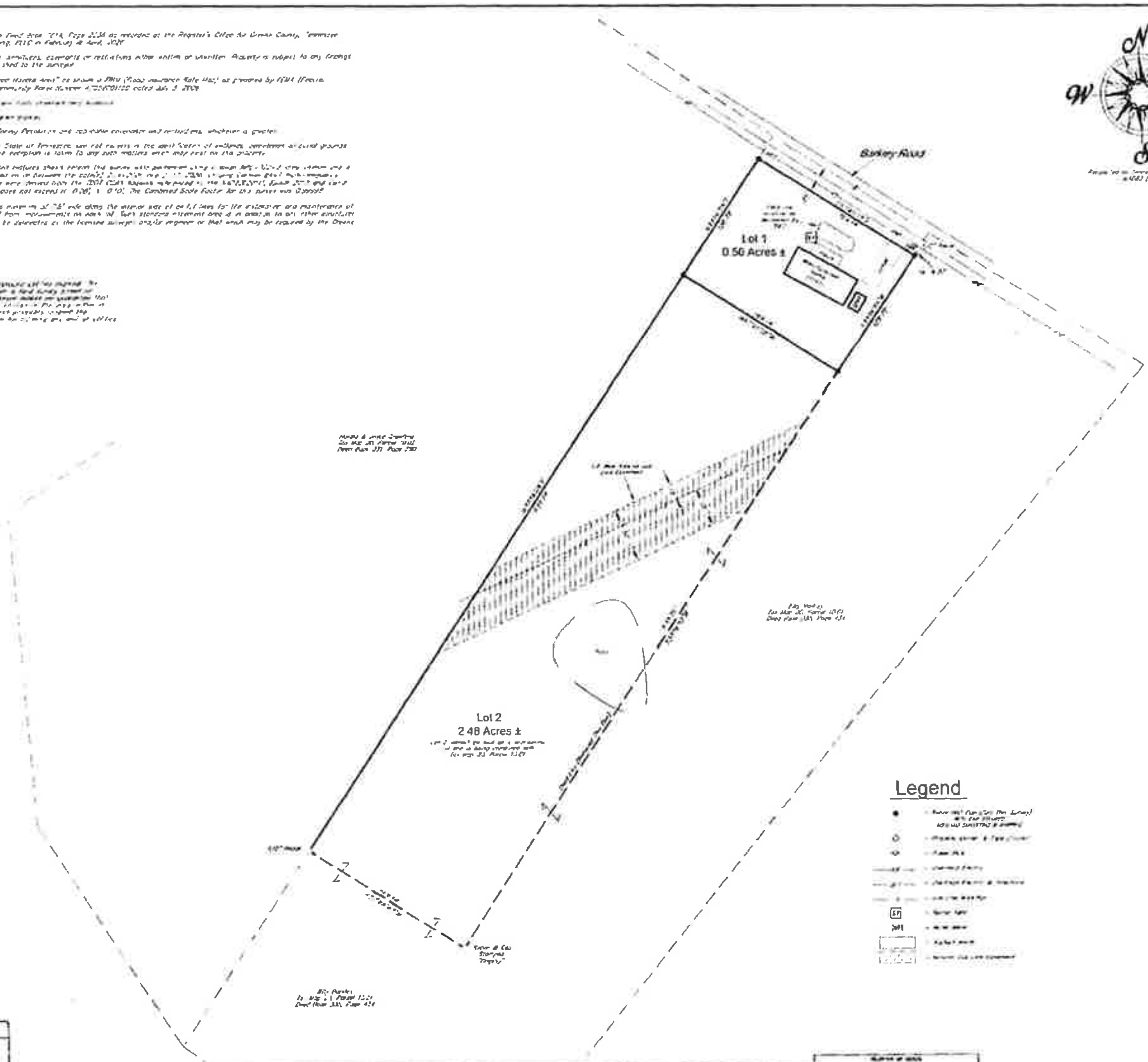
SUBDIVISION PLAT
OF THE
CHANDLEY PROPERTY
FOR
KENNETH W CHANDLEY
15TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

Book M Page 147

Notes

Utility Note

Property Information





Vicinity Map

Certification

Legend

Notice to Buyer Regarding Subsurface Sewage Disposal System (Buyer Beware)

21-5-1

4-30-26

5/4/26

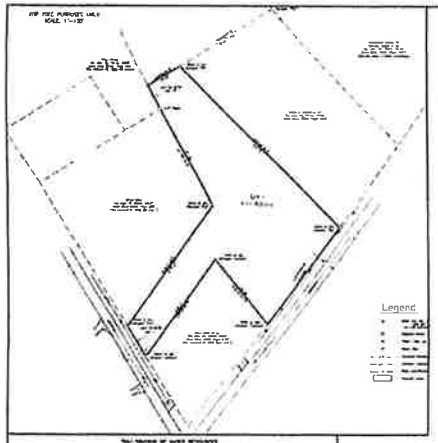
5-1-26

PLAT CABINET: M
SLIDE: 148
HAREN COLLINS OTTINGER

SHEET 1 OF 1

FINAL PLAT
Tax Map 20 Parcel 10.05
Deed Book 761A Page 2236
Date April 28 2026

DIVISION OF THE BILLY BARKLEY PROPERTY	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.98	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER Billy Barkley	CIVIL DISTRICT
SURVEYOR	CLOSURE ERROR 1:10,000
SCALE 1" = 50	



Legend

Notes

1. The information shown hereon was obtained from deed book 2686, page 2686 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. The survey is subject to any and all easements, restrictions, covenants or restrictions either of use or ownership, whether or not of record or observable upon the ground. This survey was not prepared to any property or boundary line search by, title work was not done prior to the survey.

3. This property DOES NOT lie within the Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map® as created by FEMA (Federal Emergency Management Agency) for the town of Greeneville, Flood Number 47059C0130 E dated July 3, 2007.

4. [illegible]

5. [illegible]

6. [illegible]

7. Legal boundary as created pursuant to the State of Tennessee law and accepted in the jurisdiction of which the land is located, which is [illegible]

8. The [illegible] was performed using a Topcon GR-5 GNSS RTK system and a Topcon GT-1003 total station and a Topcon GT-1003 total station. The [illegible] was performed on or between the dates of [illegible] using Carlson Field software. The grid coordinates shown hereon are tied to the [illegible] as established by the TN STATEWIDE Realty System and are NAD 83 (2011) datum. The vertical datum was established from [illegible] as shown on plat. The Combined Scale Factor for the noted are 0.99988

9. There is [illegible] established on this land, and a minimum of 75' was used for the subdivision and maintenance of water and fire hydrants or storm water system improvements on this lot. Such improvements shall be in addition to the water line and fire hydrant installation which may be required as may be directed by the Water Quality Engineer of that area and/or by the Greene County Water and Sewer Utility Commission.

10. [illegible]

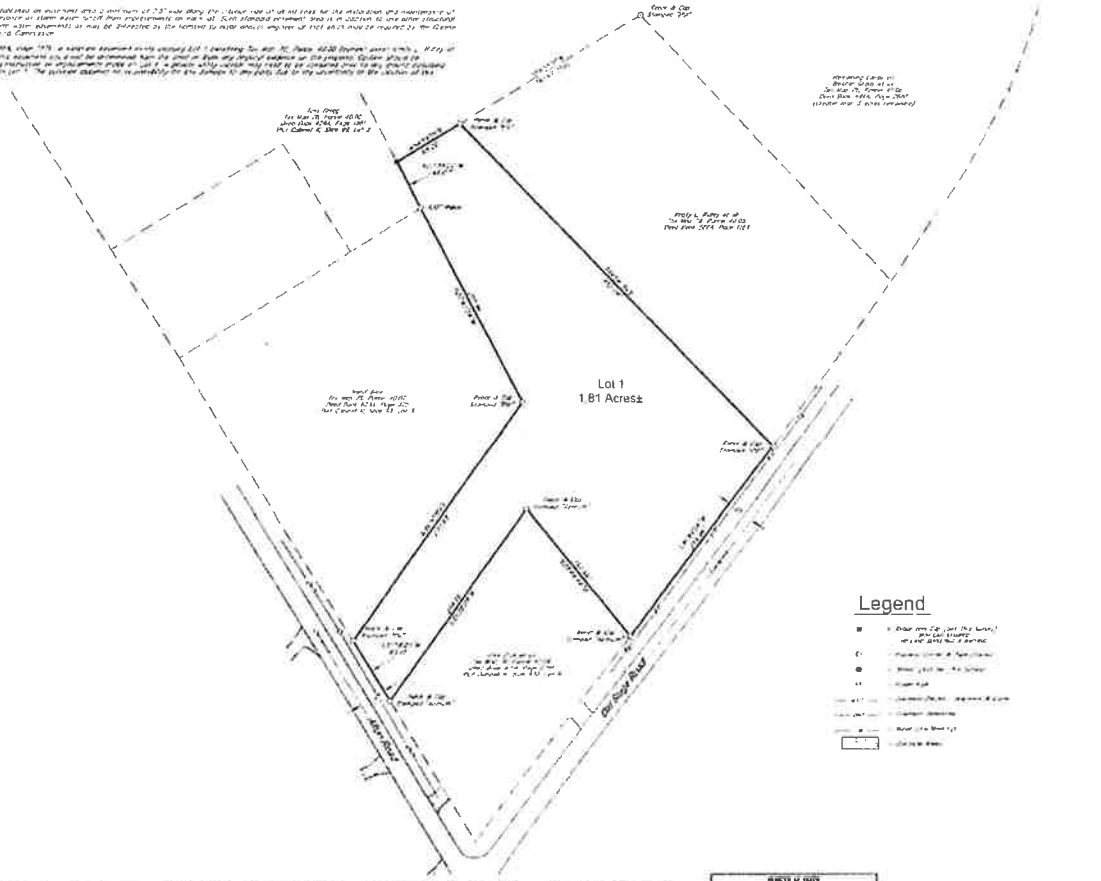
Utility Note

The surveyor made no attempt to have the underground utilities marked. The underground utilities shown have been located from above ground evidence and/or maps and records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The contractor is responsible for locating the exact location of all utilities before commencing any excavation and shall assume full responsibility for any damages which might occur to the utilities shown or not shown on the plans during the excavation.





Vicinity Map



Certification

[illegible]

Legend

Property Information

Martin & Lacy Grady
[illegible]

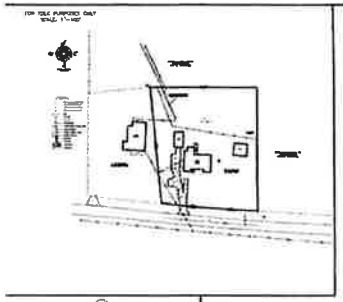
SHEET 1 OF 1

FINAL PLAT
Tax Map 76 P/O Parcel 40.06
Deed Book 6AA Page 2686
Date March 24, 2026

DIVISION OF A PORTION OF THE
BELCHER & LACY GRADY PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.81 ±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Belcher & Lacy Grady	CIVIL DISTRICT	6th
SURVEYOR	Daniel B. Hopkins	CLOSURE ERROR	1/10,000
SCALE 1" =	50'	0 50 100 150	

05/13/2026 10:25 AM
25004942
PLAT CABINET M
SLIDE 152





Utility Note

Notes



Vicinity Map

Legend

Lot 1
0.89 Acres ±

Wylie Road

Certification

SHEET 1 OF 1

FINAL PLAT
Tax Map 133, P/O Parcel 29.00
Deed Book 766A Page 863
Date: March 24, 2026

DIVISION OF A PORTION OF THE
DAVID & KINSLEY WYKLE PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.89±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0

OWNER David & Kinsley Wylie — CPA DISTRICT 9th
SURVEYOR David B. Hixson — CLOSURE ERROR 1/10,000
SCALE 1" = 20' 0 20 40 60

PLAT CABINET: M
SLIDE: 153

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 8R - defined as Combination of lots 7 and 8 of Albright sub., Section B - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

N shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

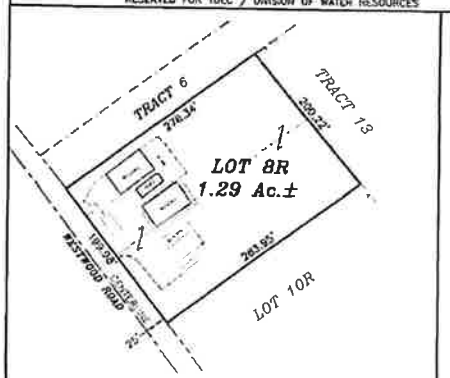
Lot 8R:

Lot 8R is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank are required. Subsurface drainage is required.

Environmental Scientist
TN Division of Water Resources

05-28-26
Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES



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

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.

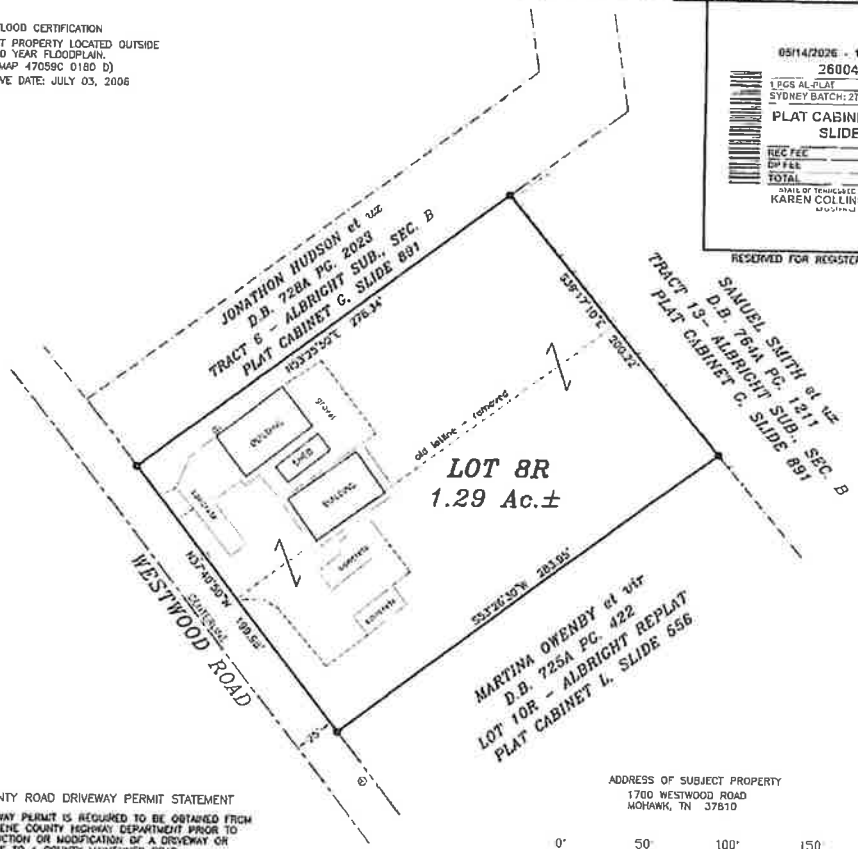
2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a maximum 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 determined by the licensed surveyor and/or engineer of that which may be required by the Greene County Regional Planning Commission.

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0180 D)
EFFECTIVE DATE: JULY 03, 2006



LEGEND

- • IRON PIN W/P.S.S. CAP (found)
- FENCE
- UTILITY POLE

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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.

ADDRESS OF SUBJECT PROPERTY
1700 WESTWOOD ROAD
MOHAWK, TN 37810

0' 50' 100' 150

CERTIFICATE OF APPROVAL FOR RECORDING

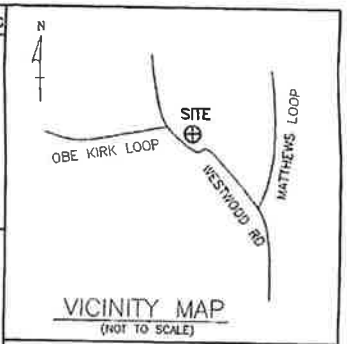
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF 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.

5/12/26
DATE

SECRETARY, GREENE CO REGIONAL PLANNING COMMISSION

05/14/2026 - 10:52:50 AM
26004986
LPGS AL-PLAT
SYDNEY BATCH: 272524
PLAT CABINET: M
SLIDE: 154
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER

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 0.999919. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

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.



TAX REF.: TAX MAP 80 PARCEL 32.07
DEED REF.: D.B. 761A PG. 2162
PLAT REF: PLAT CABINET G, SLIDE 891

COMBINATION OF LOTS 7 & 8 ALBRIGHT SUBDIVISION, SEC. B

(SURVEY FOR TYLER TEAGUE)

4TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=50'	DATE: 04/15/2026
JOB NO. 26SU039	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU039

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.

OWNER DATE

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.

APRIL 15, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

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.

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

5.7.26
DATE

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

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.

5-7-26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5.7.26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	1.29 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	TYLER TEAGUE	CIVIL DISTRICT	4TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

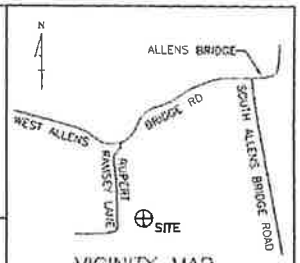
N

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

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0375 D)
EFFECTIVE DATE: JULY 03, 2006

04/13/2026 - 09:18:11 AM
25004035
PLAT CABINET: M
SLIDE: 150
KAREN COLLINS OTTINGER

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

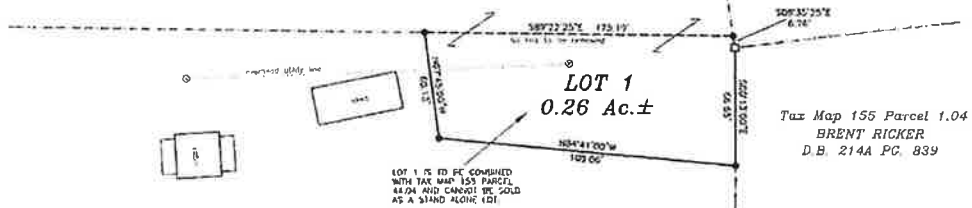
1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES

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 determined by the planning manager and/or engineer as they which may be required by the Greene County Regional Planning Commission.

Tax Map 155 Parcel 44.04
KEITH DOUGLASS et ux
D.B. 723A PG. 1735
(Over 50 feet of road frontage to RUPERT RAMSEY LANE)

Tax Map 155 Parcel 45.03
DUSTIN TERRY et ux
D.B. 684A PG. 313



LOT 1 IS TO BE COMBINED WITH TAX MAP 155 PARCEL 44.04 AND CANNOT BE SOLD AS A STAND ALONE LOT.

Tax Map 155 Parcel 1.04
BRENT RICKER
D.B. 214A PG. 839

Tax Map 155 Parcel 44.02
EDWARD HAWHEE et ux
D.B. 355 PG. 572
remainder of Tract 17
NOLICHUCKY ACRES S/D
PLAT CABINET A, SLIDE 84
(Over 5 Ac. Remaining)
(Over 50 feet of road frontage to RUPERT RAMSEY LANE)

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 0.9999 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

KAREN O OTTINGER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3170
04/17/2026

TAX REF.: TAX MAP 155 PORTION OF PARCEL 44.02
DEED REF.: D.B. 355 PG. 572
PLAT REF.: PLAT CABINET A, SLIDE 84

SURVEY OF A PORTION OF THE EDWARD HAWHEE et ux PROPERTY

(SURVEY FOR KEITH DOUGLASS et ux)

3RD CIVIL DISTRICT GREENE CO. TN

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

SCALE: 1"=40'	DATE: 04/17/2026
JOB NO. 26SU045	DRAWN BY CAD: ADO
FILE LOC: NET	FILE NAME: 26SU045

0' 40' 80' 120'

LEGEND

- ● 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ◘ WOODEN FENCE POST
- -x-x- FENCE
- ⊗ UTILITY POLE

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) FREELY 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.

5/1/2026
OWNER DATE

5/17/26
OWNER DATE

5/17/2026
OWNER DATE

5/17/2026
SPOUSE DATE

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

MAY 17, 2026
DATE

KAREN O. OTTINGER
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.

5/12/26
DATE

SECRETARY OR CHAIRMAN, REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 0.26 ± TOTAL LOTS 1
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER HAWHEE/DOUGLASS CIVIL DISTRICT 3RD
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

Book M Page 150

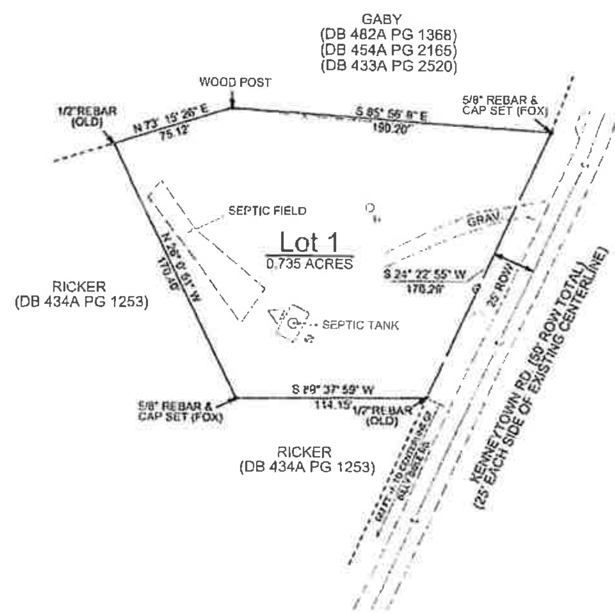
REGISTER OF DEEDS

04/27/2026 - 03:21:50 PM
26004243
1 PGS:AL-PLAT
HOLLY BATCH: 271029
PLAT CABINET: M
SLIDE: 137

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

KAREN COLLINS-OTTINGER





CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

NOTES:

DIVISION OF GROUNDWATER PROTECTION

0' 50' 100' 150'
GRAPHICAL SCALE

LEGEND

JOHNNY B. RICKER AND
PHYLLIS A. RICKER PROPERTY

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 2R – defined as Combination Plat of Lots 1 & 2 of the John Neas Subdivision – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 2R:

Lot 2R has an existing septic system. Adequate suitable soil is available to duplicate a 3 bedroom conventional subsurface sewage disposal system. Pump to fieldlines and a dosing tank may be required. Plat approval does not constitute approval of the existing system. See existing system investigation letter in conjunction with this lot(s) evaluation.

Hunter Wyatt — 05-15-26

Environmental Scientist IN Division of Water Resources — Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
On-Lot Wastewater Unit

INSPECTION LETTER

On May 8, 2026 an investigation of the existing system, which does not include plumbing and other internal procedures connected with, was performed at: 715 Greystone Road
County: Greene Map #: 136 Parcel #: 015.00
Subdivision: John Neas Subdivision Lot #: 2R
Owned by: CAMP CREEK V.F.D.

At the time of the investigation the following observation(s) was (were) made:

- ☒ There was no evidence of a sewage effluent overcropping to the ground surface
- ☐ Sewage or effluent from the septic system was overcropping to the ground surface
- ☒ The house presented vacant; therefore, the performance of the septic system when typically loaded, could not adequately be evaluated

A thorough review of our files indicated the following:

- ☐ The septic system was inspected and approved by a representative of this Department. The system was approved for ____ bedrooms or ____ gallons per day, using an estimated flow/person rate of ____ gallons per day, using an estimated absorption rate of ____ minutes per inch or ____ gallons per inch per square foot.
- ☐ The septic system was inspected and disapproved by a representative of this Department.
- ☒ No record of the site evaluation could be found.
- ☐ No record of the septic system construction or approval could be found.
- ☐ The site was evaluated on ____ and deemed unsuitable for a septic system.
- ☐ A repair was completed to the septic system on ____. These modifications do ☐ do not ☐ meet the minimum standards of this Department.

Remarks: Unable to inspect due to vacant house.

Hunter Wyatt — Environmental Scientist — Greene County — May 8, 2026

N

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

GENERAL NOTES:

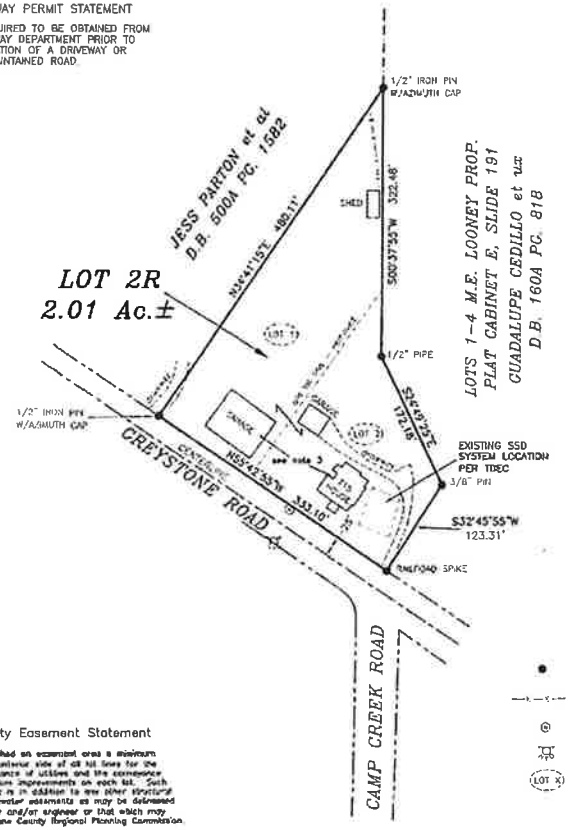
1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

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

3.) EXISTING HOUSE ON LOT 2 AND GARAGE ON LOT 1 TO BE REMOVED.

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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.



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 easement area is in addition to any other structure or non-structural stormwater 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.

LEGEND

- IRON PIN (found)
- FENCE
- WATER METER
- FIRE HYDRANT
- (LOT X) OLD LOT NUMBER

0' 100' 200' 300'

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.

DATE

SECRETARY, GREENEVILLE-GREENE COUNTY REGIONAL PLANNING COMMISSION

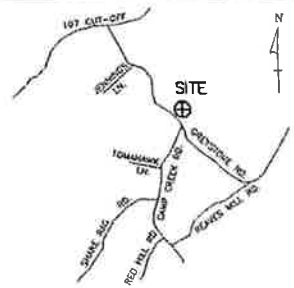
05/27/2026 - 03:37:37 PM
25005424
TRANSACTION #: 25005424
SUBMITTED BY: SIDNEY BATCH: 273015
PLAT CABINET: M
SLIDE: 162
REC FEE 13.00
NOTE FEE 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0400 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
715 GREYSTONE ROAD
GREENEVILLE, TN 37743



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 0.999894. 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.

DANIEL R. COFFEY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1978

TAX REF.: TAX MAP 136 PARCEL 15
DEED REF.: D.B. 617A PG. 2480
PLAT REF.: PLAT CABINET G, SLIDE 977

REV.: REVISED 05/07/2026 PER PLANNER COMMENTS & SSD SYSTEM

COMBINATION PLAT OF LOTS 1 & 2 OF THE JOHN NEAS SUBDIVISION

(SURVEY FOR CAMP CREEK V.F.D.)

22ND 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: 04/17/2026
JOB NO. 26SU041	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU041

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.

OWNER — DATE

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.

MAY 07, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

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.

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

5-13-26 — DATE

Kevin B. Sentell — GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

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.

5-18-26 — DATE

LOCAL UTILITY DISTRICT PROVIDER OR MS AUTHORIZED REP

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5-18-26 — DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 2.01 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER CAMP CREEK V.F.D.	CIVIL DISTRICT 22ND
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

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 ON PUBLIC USE AS NOTED.

OWNER(S) 5/11/26 DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT 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 ACCEPTABLE MANNER AND ACCORDING TO TOWN 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.

WATER SYSTEM'S DISTRICT REPRESENTATIVE

5-11-26 DATE

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

COMMENTS

ENERGY AUTHORITY

5-12-26 DATE

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 THOSE WAIVERS, 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 REGISTER. A PERFORMANCE BOND IN THE AMOUNT OF $_____ HAS ALSO POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY, GREENE COUNTY REGIONAL PLANNING COMMISSION

5-12-26 DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY THAT:

___ 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

___ 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT

5-12-26 DATE

GRAPHIC SCALE:

0 100 200 300

1" = 100'

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: 14h PARCEL 071.04
REFERENCE DEED: DEED BOOK 767A PAGE 261
REFERENCE PLAT: PLAT CABINET A SLIDE 21

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0090D EFF. DATE: 07-03-2009)

6) TOTAL ACREAGE: 1.63 Ac +/-

7) MINIMUM LOT SIZE: 1.63 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 DATES 04-07-2026 THROUGH 04-09-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECEIVER. BOTH RTK KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN ONE HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18. WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.00028078.

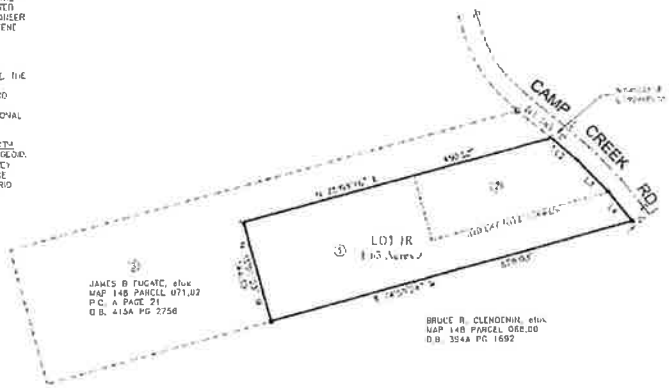
LINE	BEARING	DISTANCE
L1	S 44°09'24" E	61.24'
L2	S 44°09'24" E	49.51'
L3	S 44°09'24" E	49.51'
L4	S 44°09'24" E	49.51'

OWNER(S)
JAMES DUSTIN RICKER
1925 CAMP CREEK RD
GREENEVILLE, TN 37743

PROPERTY ADDRESS
CAMP CREEK RD
GREENEVILLE, TN 37743



LOCATION MAP
NTS



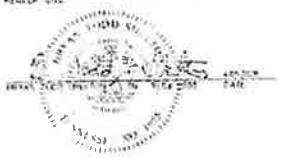
LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSC CAP
⊙	5/8" IRON PIN FOUND
□	POINT IN ROW
⊗	IRON PIPE FOUND
℄	CENTERLINE ROADWAY
(1)	EXISTING LOT NUMBER
———	PROPERTY LINE
— · — · —	CENTERLINE
· · · · · ·	LOT LINE REMOVAL
— — — —	ADJOINER PROPERTY LINE



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION ACCORDING TO MY CALCULATIONS IS IN COMPLIANCE WITH THE CURRENT MINIMUM TECHNICAL STANDARDS OF RULE 0820-03-.07, 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.



TDEC

CERTIFICATE OF APPROVAL OF ON SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1R – subject to Combination of the Margaret Essie Cutshall Property – located in Greene County, Tennessee, as plans and site submitted, sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to the construction of a structure, mobile or permanent, the plans for the exact house location/s must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located as to properly leave areas unsuitable for SSD systems undisturbed. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on Lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, water wells, buried utilities, driveways, swimming pools, etc. or this shall void and/or nullify the determination by Greene Department of Health or Tennessee Department of Environment and Conservation. Such designated area must be maintained.

LOT RESTRICTIONS:

Lot 1R:
Lot 1R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to curtain drains and advantex tank are required.

Environmental Specialist
TN Division of Water Resources

05-07-26
Date

REGISTER OF DEEDS

05/27/2026 - 08:45:44 AM
26005393
LDES AL PLAT
HOLLY DATCH 27301E
PLAT CABINET: M
SLIDE: 160
RECFEE 15.00
DPFEE 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER

GREENE COUNTY REGIONAL PLANNING COMMISSION

COMBINATION PLAT
OF THE
MARGARET ESSIE CUTSHALL PROPERTY
FOR
JAMES DUSTIN RICKER
22ND CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.

DRAFT: 04-09-2026
FIELD: 04-09-26
REVISED: 05-07-26
CHECKED: 05-07-26
SHEET: 1 OF 1

Book 48 Page 160

N

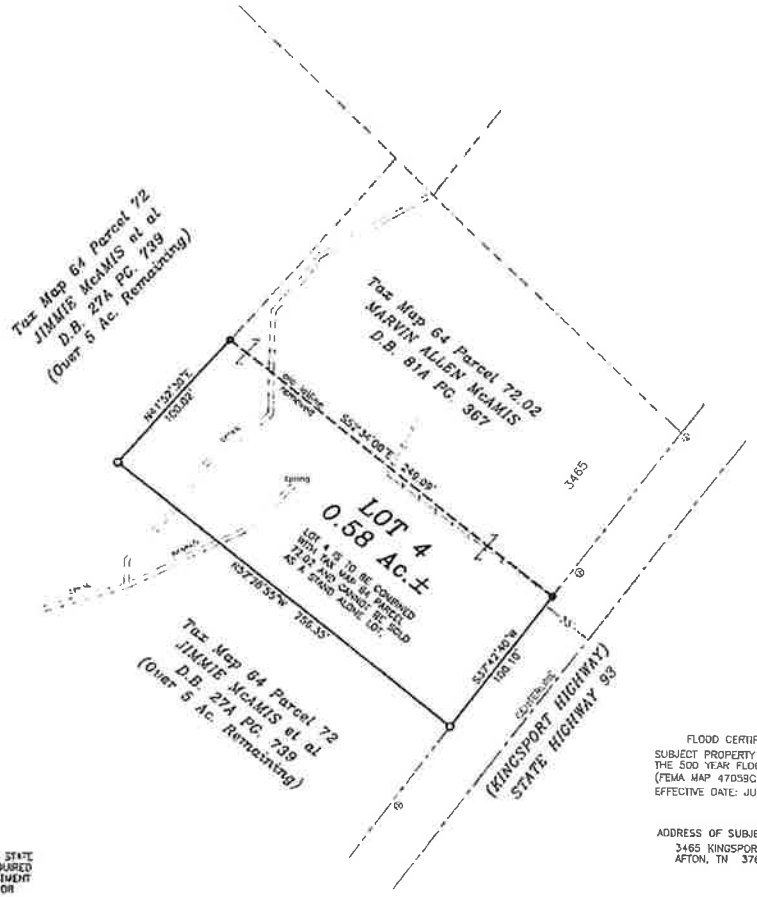
NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (N.A.D. 83).

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 15' 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 stormwater 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



LEGEND

- • 1/4" IRON PIN (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- \ \ - FENCE
- ⊗ UTILITY POLE

STATE HIGHWAY ENTRANCE STATEMENT

THE FRONTAGE FOR SUBJECT PROPERTY IS TO STATE HIGHWAY 93 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.

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0235 D) EFFECTIVE DATE: JULY 03, 2006

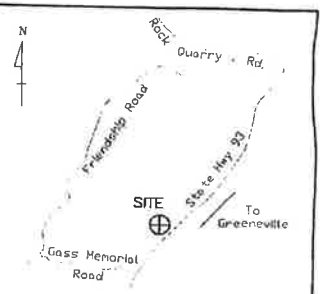
ADDRESS OF SUBJECT PROPERTY

3465 KINGSPORT HIGHWAY
AFTON, TN 37616

0' 50' 100' 150'

05/27/2026 - 11:33:06 AM
26005409
1 PGS: PLAT
SYDNEY BATCH: 213030
PLAT CABINET: M
SLIDE: 161
REC FEE 15.00
DP 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 ORTHO SOLUTION AND THE COMBINED GRID FACTOR IS 0.999982. 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



TAX REF: TAX MAP 64 PORTION OF PARCEL 72
DEED REF: D.B. 27A PG. 739

REV: 05/04/2026 REVISED LOT ANNOTATION PER PLANNER

SURVEY OF A PORTION OF THE JIMMIE McAMIS et al PROPERTY

(SURVEY FOR MARVIN ALLEN McAMIS)

12TH CIVIL DISTRICT GREENE CO. TN

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

SCALE: 1"=50'	DATE: 04/15/2026
JOB NO. 26SU042	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU042

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL)

____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON ANY 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 ON ____.

V 3. STATE ROUTE 93 IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

5/27/26 DATE — State Route 93 — GREENE COUNTY MAY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (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

Carolyn Coates — OWNER — 5/13/26 DATE
Jimmie McDavis — OWNER — 5/14/26 DATE
Marvin Allen McAmis — OWNER — 4-15-26 DATE

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.

DATE 20 28

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.

5/27/26 DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 0.58 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER McAMIS	CIVIL DISTRICT 12TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Planning Commission Monthly Report

MAY 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	$ 39,460.00	$ *(871.00)*	-2.16%
June	$ 118,296.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$471,901.00	**$360,269.00**		

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	72	-27	-27.27%
June	84			

YTD Comparatives				
Totals	**YTD 24-25**	**YTD 25-26**	**Difference**	**Percentage**
	919	**818**		

PERMIT BREAKDOWN MAY 2026

Code	Description	April	May
210	Single Family Residence*	23	11
213	Residential Add-On	1	3
212	Off/On Frame Modular*	0	1
231	Double Wide Manufactured	17	12
220	Single Wide Manufactured	2	3
240	Attached Residential Garage	0	0
243	Detached Residential Garage	5	11
243	Detached Accessory Building	15	4
241	Porch	3	5
242	Deck	2	3
241	Carport	3	4
260	Rezoning	0	0
265	Variance	2	0
200	Other**	11	12
244	Apartment	0	0
245	Commercial***	2	3
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	86	72

*also includes any garages, porches and decks

** roofs, zoning letter and finishing home

*** fire sprinkler, bath house and addition

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	$ 720.00	$ *(300.00)*	-29.41%	
June	$ 1,140.00				

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$10,820.00	**$16,060.00**		

**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	17	*8*	88.89%
February	8	10	*2*	25.00%
March	12	13	*1*	8.33%
April	13	18	*5*	38.46%
May	15	11	*(4)*	-26.67%
June	15			

YTD Comparatives				
Totals	**YTD 24-25**	**YTD 25-26**	**Difference**	**Percentage**
	150	**212**		

*REFLECTS OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES