Revised Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
July 14, 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 June 9, 2026, minutes.
6. Consider a request to rezone property adjoining I-81 and Lonesome Pine Trail (tax parcel 041-017.00) from A-1, General Agriculture District, to M-1, Industrial District, to permit construction of a gas station/convenience store.
7. Consider a request to rezone property adjoining Idell Road (tax parcel 070-009.00) from A-1 General Agriculture District, to M-1, Industrial District, to permit construction of a billboard.
8. Consider a request to rezone 2160 Main Street (tax parcel 083-013.00) from A-1 General Agriculture District, to permit the establishment of a physician's office.
9. Review and consider granting final approval to the Ricky Shepherd Property Lots 1-8, for eight lots totaling 6.38 acres, located adjacent to Pottertown Road in the 19th civil district.
10. Review and consider granting approval to the Ball and Lane Property, for four lots totaling 6.59 acres, located adjacent to Cartwheel Road in the 18th civil district.
11. Review and consider granting approval to the Lloyd Wooten Farm Replat Lots 3-4, for one lot totaling 2.02 acres, located adjacent to Josie Road in the 5th civil district.
12. Review and consider granting approval to the Brackens Property Division, for Danny G. & Tammy M. Dean, for one lot totaling 1.26 acres, located adjacent to Brown Springs Road in the 23rd civil district.
13. Review and consider granting approval to the Aaron R. Dodson Property Division, for six lots totaling 21.76 acres, located on Shakerag Road in the 22nd civil district.
14. Review and consider granting approval to the Division of a Portion of Lot 7 Holder Acres Subdivision Block A, for two lots totaling 3.52 acres, located on Holder Road in the 13th civil district.
15. Presentation by Andy Broyles, PE, Director of Development Services for the Town of Greeneville, regarding the proposed Airport Zoning for the area in and around the Greeneville Airport.
16. Recognize administrative approval for the following administrative minor subdivisions.
    - Portion of the Franklin Shipley Property, for two lots totaling 0.91 acres, located adjacent to Sulphur Springs Loop in the 21st civil district.
    - Portion of the Lucille Wilhoit Subdivision, for one lot totaling 3.67 acres, located adjacent to Chuckey Pike in the 1st civil district.

- Part of the Seaton 6.51 acre Property Partition, for one lot totaling 2.31 acres, located adjacent to Cedar Creek Road and Dodd Branch Road in the 18th civil district.
- Part of the Norma Wilhoit Brown Property, for two lots totaling 20.012 acres, located adjacent to Pleasant Hill Road in the 1st civil district.
- Portion of the Golecki Family Trust Property, for one lot totaling 3.87 acres, located adjacent to Mink Creek Road in the 19th civil district.
- Part of the Earnest & Vina Seaton Farm Combination, for one lot totaling 1.10 acres, located adjacent to Carmel Hill Road and Sunnyside Road in the 24th civil district.
- Part of the William Mark Easterly Property, for two lots totaling 6.04 acres, located adjacent to Kingsport Highway (State Highway 93) in the 20th civil district.
- Part of the David Smith Property, for three lots totaling 4.27 acres, located adjacent to Glenwood Drive and Shackleford Road in the 25th civil district.
- Part of the Gary Key & Julie Thornton Property, for one lot totaling 2.50 acres, located adjacent to Easterly Road in the 4th civil district.
- Part of the Kathy Dauterman Property, for two lots totaling 2.62 acres, located adjacent to Greystone Road in the 22nd civil district.

17. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
18. Other Business.
19. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, June 9, 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 Edwin Remine, seconded by Gary Rector, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the May 12, 2026, meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes as submitted. The motion carried unanimously.

Rickey Shepherd Subdivision. The Planning Commission reviewed and considered approving the Ricky Shepherd Resubdivision of Property for eight lots totaling 6.38 acres, located adjacent to Pottertown Road and Bridge Burners Boulevard in the 19th civil district. Amy Tweed stated that the 0.42 acre section of Lot 8 had been separated from the rest of the property when Bridge Burners Boulevard was constructed. The lot was considered unbuildable, as it was too small to meet setback requirements. Staff stated the Greenbelt Handbook for Assessors of Property directed that, in such cases, because the situation was existing, and not created by the property owner, "the parcels can be land hooked in order to combine the parcels into one." As such, the 0.42 acre portion north of Bridge Burners Boulevard could be combined with Lot 8, although they were physically separated.

Amy Tweed stated that the plat did not have signatures, and questioned if sewer service was available, as a certificate of sewer service was placed on the plat. Peter Medlyn, representing the property owner, stated that sanitary sewer was available, but was uncertain who provided the service. Amy Tweed recommended approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Edwin Remine, seconded by Larry Justis, to approve the plat, subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Public Hearing on the Vulcan Rezoning Request. Lyn Ashburn stated that a rezoning request by Vulcan Lands Inc. had been removed from the agenda by the owners agent on Thursday, June 4, 2026. This did not provide adequate time to prepare the 120+ labels/notices and ensure they would be seen by the intended recipients before the meeting. For this reason, and as the request had been removed from a previous agenda, staff recommended conducting a public hearing to provide the public an opportunity to speak. Neither staff, the Planning Commission, or applicant, could discuss the request, as it had been formally removed from the agenda..

The persons speaking were:
Mike Hartsell (Keep Greene Green);
Carla Bewley (1890 Greystone Road);
Barbara Badenhope (245 Tabor Lane);
Larry Carter (6550 Whitehouse Road);
Michael Merideth (Premium Waters);
Connie Collins (5705 Jones Bridge Road) ;
Bryon Hall (280 Camp Creek Road);
Carmela Stubbs (530 Colyer Road);
Hope Drummonds (410 W. I. Bowman Road);
Art Masker (402 Sunset Boulevard);
Rachel Bewley (700 Moon Creek Road):
Michael Collins (5401 Jones Bridge Road);
Todd Jenkins (702 Rankin Drive).

Chairman Lilley stated input from neighbors was the first step in the process, and after the Planning Commission made their recommendation, the Greene County Legislative Body would make the decision. The public hearing was then closed.

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

- 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.

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

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed presented information on the monthly activity report. A motion was made by Becky Rideout, seconded by Gary Rector, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Gary Rector, seconded by Nick Gunter, to adjourn. The motion carried unanimously. The meeting adjourned at 2:10 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: July 7, 2026
Subject: Request to rezone property located adjacent to Lonesome Pine Trail and I-81
Owner: KIWB Mosheim LLC
Zoning: Existing: A-1, General Agricultural District
Proposed: M-1, Industrial District
Parcel: 041-017.00
Size: 23.89 acres
Use: Existing: Vacant
Proposed: Gas station with convenience store building

Area
Land use: To the north is a Dollar General Store, agricultural, and residential uses. Love's Travel Stops is located across Lonesome Pine Trail from the property. The remainder of the area is a mix of agricultural with scattered residential uses.

Area
Zoning: Loves is zoned M-1. As is an agricultural field (parcel 041-060.00) located across I-81 from the site. A residential structure located across Lonesome Pine Trail north of the site (parcel 041-010.00)is zoned B-3, Arterial Business District. The remainder of the area is zone A-1.

LUP: The *Land Use and Transportation Policy Plan* calls for commercial uses to be located in areas where the infrastructure can support the use, and that the uses be grouped if possible. The request meets those objectives.

Notes: Dollar General is zoned A-1, as it is a permitted use in agricultural zones. The proposed use is in keeping with the nature of both Loves and Dollar General.

Options:

1. Recommend rezoning to M-1, as requested;
2. Recommend rezoning to B-3;
3. Recommend denial; or
4. Postpone action pending the receipt of additional information.

Proposal: Staff recommend the property be rezoned to M-1, based on the following rationale:

1. It will extend an existing M-1 zone.
2. The use is appropriate for the area, and is permitted in this zone.
3. The only B-3 in the area is not contiguous to the property, and is not being used commercially.
4. The request is in keeping with the intent of the LUP.

Permit #: 202600517
Permit Date: 06/23/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 619-987-1344
Applicant Name: KIWB Mosheim LLC
Applicant Address: Lonesome Pine Trl.
Re-Zoning:
Applicant Email: bbennett@gbtrealty.com
Square Feet: 0
Issued Date: 06/23/2026
Description: Rezoning
Project Cost: 300
City, State, Zip: BULLS GAP, TN 37711
Expiration Date: 06/23/2027
Setbacks:
Flood Zone:
Project Type: Rezoning
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 041 01700 000 2024	LONESOME PINE TRL		KIWB MOSHEIM LLC		A-1

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/23/2026	GBT Investments Inc.	Rezoning A1 to M1	1413	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Notes

Date	Note	Created By:
06/23/2026	Rezoning from A1 to M1	Dawn Ramsey

Property Type: **10 Farm**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

LONESOME PINE TRL
Property Address

Ownership and Mailing Address
KIWB MOSHEIM LLC
2211 FALCON CREST LN
KNOXVILLE TN 37919

Subdivision
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026
GREENE

030	041		017.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Map **041** Updated 12/30/2025
Dist **11** Printed 07/08/2026

Total Land Units **23.89**
Deed Acres **23.89**
Calculated Acres **0**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type | Lower Level
Stories | Heating/Air
Exterior Wall | Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms	
Full Baths	Half Baths	Add'l Fixtures	Total Fixtures	
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
Info Src Occ	Rental: Src	Year	Amount	Sched

Foundation | Floor Finish
Floor System | Interior Finish
Party Wall | Paint/Decor
Struct. Frame | Bath Tile
Roof Framing | Electrical
Roof Cov/Deck | Shape
Cab/Millwork

Quality | Condition | Class:

Prorate	Date	Factor	% Comp	Cost & Design **0**
Depr: Physical	Other Phys	Functional	External	% Good **100**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	
RCN					% Complete
RCNLD					Dwelling Factor
					Dwelling Value

AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN

APPRAISED VALUES

LAND	**147,700**
IMPROVEMENTS	**0**
TOTAL APPRAISAL	**147,700**
GREENBELT APR	
ASSESSMENT	**36,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**147,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **R02**
Review Flag
Living Units
Water/Sewer
00 Public / None
Electricity
01 Public
Gas
00 None
Topo **1 Rolling**
Road Type **1 Interchange**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **09/12/2017** By **014**
Improvements **0**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11 91**
Zoning **A-1**

GREENBELT

Year | Recorded
App# | Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID
01/11/2024	**00 Pcl Review**	**19**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**A**	**45P**	**45**	**B**	**0**	**0**	**3.39**	**5,700.00**					**130**	**100**		**7,410.00**	**25,120**
2	**A**	**54A**	**54**	**B**	**0**	**0**	**20.5**	**4,600.00**					**130**	**100**		**5,980.00**	**122,590**
					Totals:		**23.89**										**147,710**

AGRICULTURAL / GREENBELT LAND

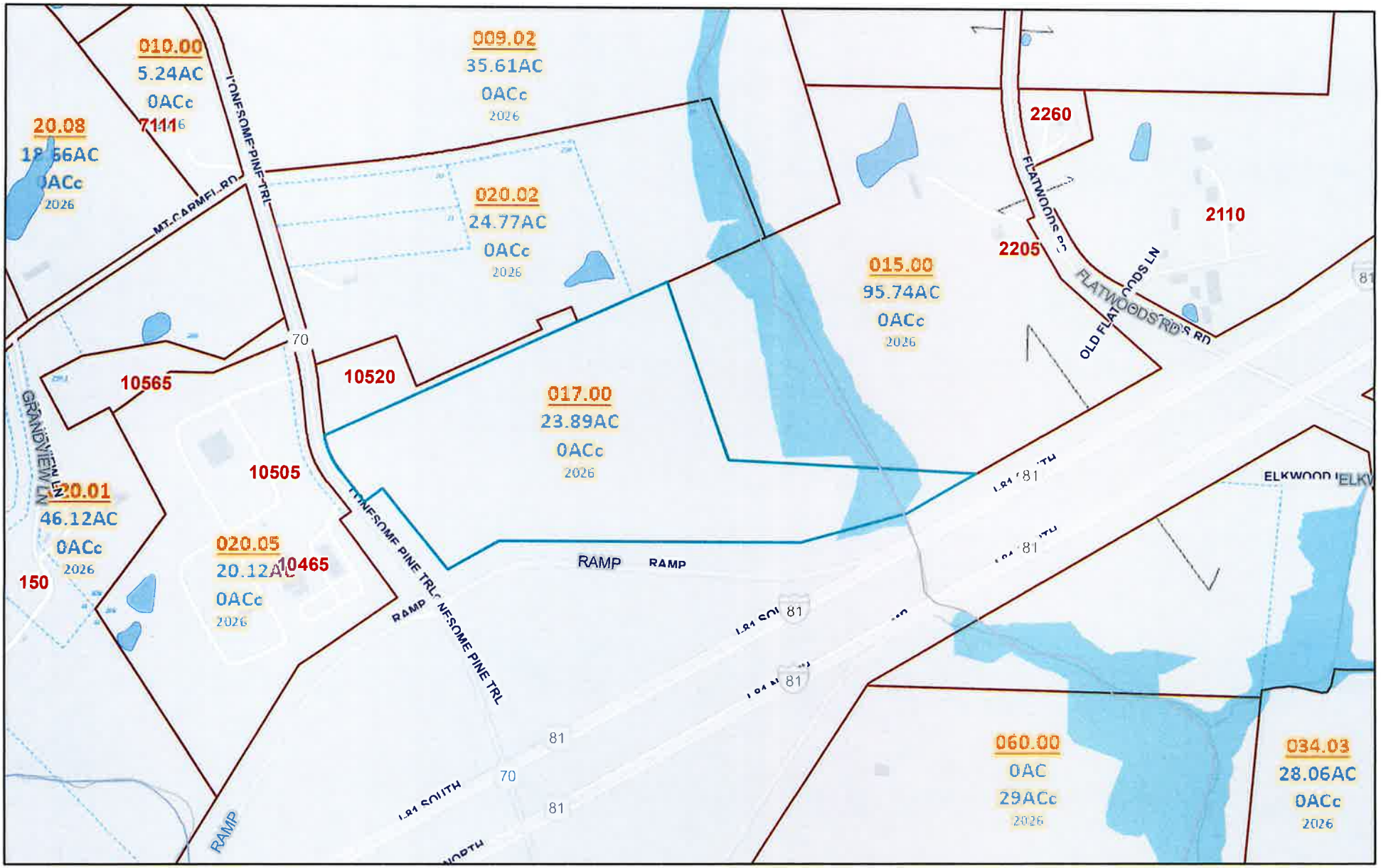
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/17/2025	**760A**	**1001**	**950,000**	**950,000**	**V**	**WD**	**A**	**KIWB MOSHEIM LLC**
12/11/2025	**760A**	**987**	**625,000**	**625,000**	**V**	**WD**	**N**	**FERBER COMPANY CENTRAL LLC**
07/29/2024	**729A**	**354**				**ED**		**EUBANKS TANA C R**
12/08/2009	**475A**	**961**						**COLE JIM R ETAL**

NOTES

MAP 041, PARCEL 017.00



7/8/2026, 4:18:45 PM

TN911 - Centerlines

Flood Hazard Zones

1% Annual Chance Flood Hazard

Statewide Parcels

Wetlands

Acreage

Statewide_MiscLines

Lot_Tract

Land_Hook

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

MAP 041, PARCEL 017.00



7/8/2026, 4:10:55 PM

TN911 - Centerlines

Flood Hazard Zones

1% Annual Chance Flood Hazard

Statewide Parcels

Wetlands

Acreage

Statewide_MiscLines

Lot_Tract

Land_Hook

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

© OpenStreetMap (and) contributors, CC-BY-SA, NC Collaboratory at UNCCH, Vantor

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: July 7, 2026
Subject: Request to rezone property located adjacent to Idell Road
Owners: Ricky Shepherd and Charles Ellenburg
Zoning: Existing: A-1. General Agriculture District
Proposed: M-1, Industrial District
Parcel: 070-009.00
Size: 2.01 acres
Use: Existing: Vacant
Proposed: Billboard

Area Zoning: The property abuts land inside of Mosheim that is zoned B-2, General Business District. The land outside of Mosheim in the area is zoned A-1. There is an area located approximately 2,000 feet to the south and east adjacent to N. Mohawk Road that is zoned M-1.

Area Land use: The area is a mixture of vacant lots, agricultural and residential uses, with commercial uses being located adjacent to Highway 11-E and Idell Road.

LUP: The *Greene County Land Use and Transportation Policy Plan* (LUP) doesn't address the desirability of off-premise signs. An objective of the Plan is to "Ensure that adequate open space is provided in the County to enhance its aesthetic quality." A policy is "Places of rare natural beauty and areas of historic interest should be preserved and maintained." A commercial objective is: "Ensure that new commercial developments meet appropriate planning and design standards and guidelines".

Notes: Billboards are permitted in the B-3, Arterial Business District. Given the property's' location abutting the I-81 right-of-way, and its proximity to commercially zoned property locating inside Mosheim, the Planning Commission may consider zoning the property to B-3, instead of M-1.

Options:

1. Recommend rezoning to M-1, as requested;
2. Recommend rezoning to B-3;
3. Recommend denial; or
4. Postpone action pending the receipt of additional information.

Recommend: Staff recommends rezoning the property to B-3, Arterial Business District, based on the following rationale:

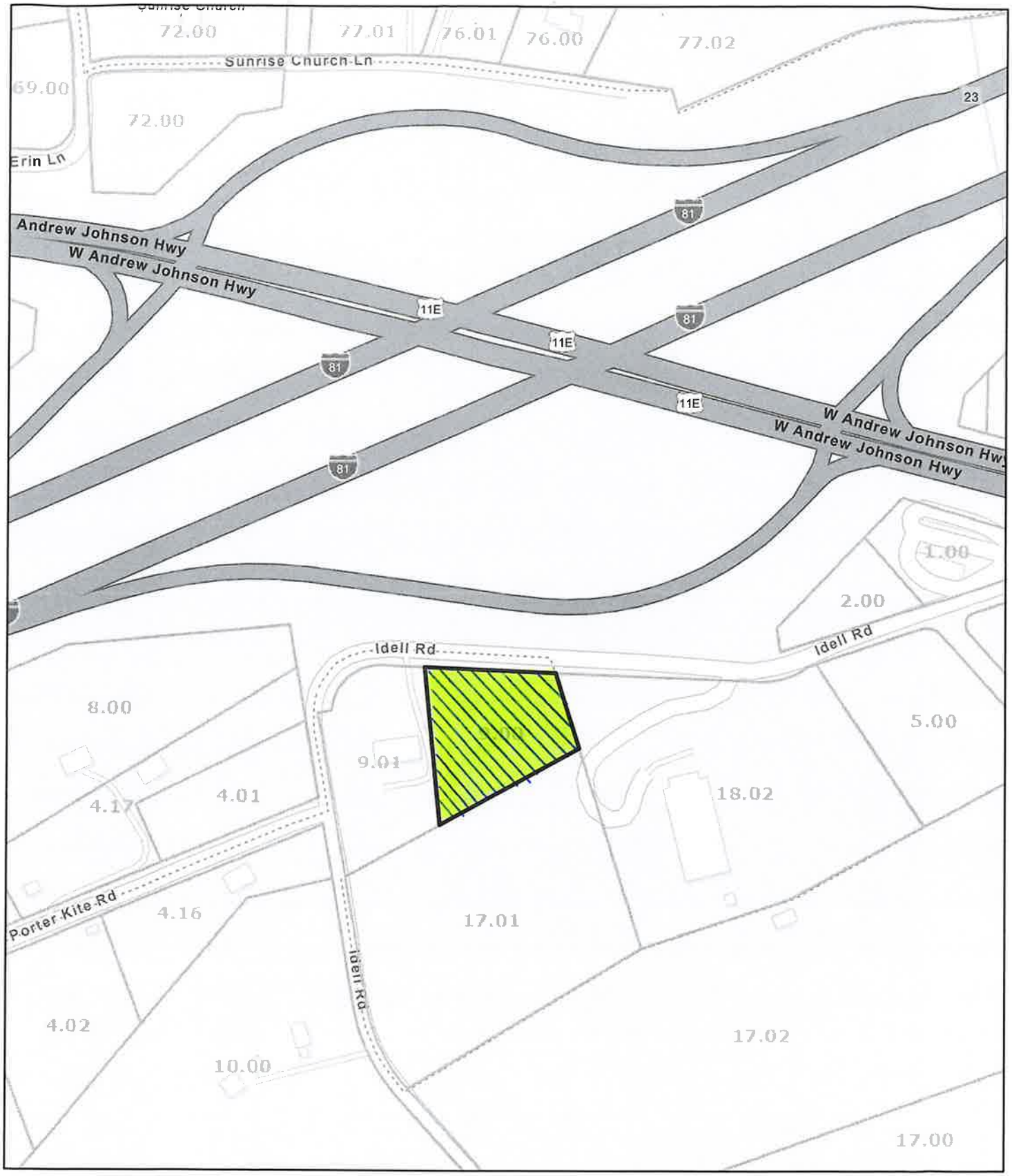
1. Given the site's proximity to the interstate and existing commercial uses, a commercial designation is more appropriate than an industrial zone.
2. Uses permitted in industrial districts are not the type a community normally encourages to locate in high-visibility areas.
3. Tim Tweed, Building Commissioner, has verified that the proposed billboard and any future use can take place in the B-3. The property owner has said he

approves going with B-3, if he can have a billboard, and room for future commercial development

5. Off-premise signs are a permitted use in the B-3 zone, and since the Zoning Resolution does not place additional restriction on their location they are considered an appropriate use.
6. The Zoning Resolution and LUP do not indicate that off-premise signs should be discouraged.

   The request is in keeping with the LUP.

Greene County - Parcel: 070 009.00



Date: July 10, 2026

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: GREENE
Owner: SHEPHERD RICKY E CHARLES ELLENBURG
Address: IDELL RD
Parcel ID: 070 009.00
Deeded Acreage: 2.01
Calculated Acreage: 0

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

Permit #: 202600468
Permit Date: 06/10/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 423-329-7527
Applicant Name: Ricky Shepherd
Applicant Address: Idell Rd
Re-Zoning:
Applicant Email:
Square Feet: 0
Issued Date: 06/10/2026
Description: Rezoning from A1-M1
Project Cost: 300
City, State, Zip: Mohawk, TN 37810
Expiration Date: 06/10/2027
Setbacks:
Flood Zone:
Project Type: Rezoning from A1-M1
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 070 00900 000 2024	IDELL RD		RICKY SHEPHERD ; CHARLES SHEPHERD		A-1

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/10/2026	Shepherd Enterprises, LLC	Rezoning from A-1 to M-1	2132	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Uploaded Files

Date	File Name
06/10/2026	32654594-Rezoning-Idell Rd.pdf

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

IDELL RD
Property Address

Ownership and Mailing Address
SHEPHERD RICKY E
CHARLES ELLENBURG
235 MT PLEASANT RD
GREENEVILLE TN 37743

Subdivision **PORTER KITE**
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026
GREENE

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
030	070		009.00		000

City
SSD1
SSD2

Map **070** Updated 02/27/2026
Dist **06** Printed 07/08/2026

Card: 1 of 1

Page: 1 of 1

Total Land Units **2.01**
Deed Acres **2.01**
Calculated Acres **0**

DWELLING DATA

Improv Type		Lower Level	
Stories		Heating/Air	
Exterior Wall		Attic	
Heating Fuel			
Year Built	Eff Yr Built	Rooms	Bedrooms
Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
Wood FP Stacks	Openings	Add'l Sty	PreFab Add'l Sty
Info Src Occ	Rental: Src	Year	Amount Sched

Foundation	Floor Finish
Floor System	Interior Finish
Party Wall	Paint/Decor
Struct. Frame	Bath Tile
Roof Framing	Electrical
Roof Cov/Deck	Shape
Cab/Millwork	

Quality Condition Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical Other Phys Functional External % Good **100**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN				
RCNLD				

% Complete
Dwelling Factor
Dwelling Value

AREAS: Lower Floor First & Above Area % SFLA Rate RCN

APPRAISED VALUES

LAND	39,000
IMPROVEMENTS	0
TOTAL APPRAISAL	39,000
GREENBELT APR	
ASSESSMENT	9,750
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	39,000
INCOME	
MARKET	

PARCEL DATA

NBHD **M02**
Review Flag
Living Units
Water/Sewer
00 Public / None
Electricity
01 Public
Gas
00 None
Topo **1 Rolling**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/06/2023** By **19**
Improvements **0**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning **A-1**

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID
01/04/2024	**00 Pcl Review**	**16**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**42**	**11**		**0**	**0**	**2.01**	**21,577.11**						**90**	**100**	**19,419.40**	**39,030**
					Totals:		**2.01**										**39,030**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

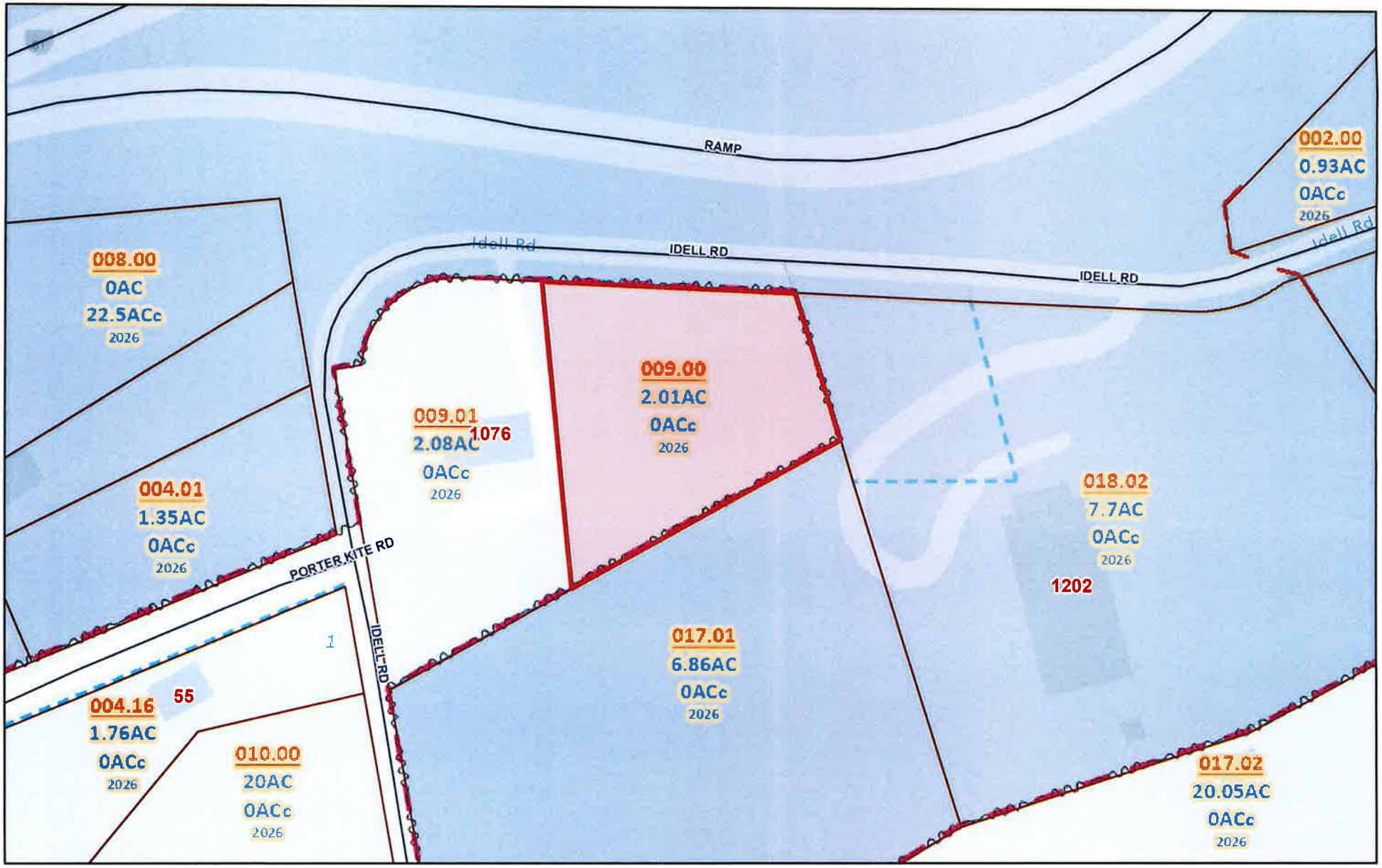
SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/11/2024	**735A**	**682**	**45,000**	**45,000**	**V**	**WD**	**A**	**SHEPHERD RICKY E**
01/01/1985	**394**	**385**	**15,000**	**15,000**	**V**	**WD**	**A**	**DOUTHAT GARY A**
01/01/1983	**377**	**444**	**17,300**	**17,300**	**V**	**WD**	**A**	

NOTES

BLENDING -10%

MAP 70, PARCEL 009.00



7/8/2026, 4:05:01 PM

1:2,400

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcel ID _Query result

Statewide Parcels

Statewide_Cities

Group_Corner

TN911 - Centerlines

Acreage

Statewide_MiscLines

Statewide_LotNumbers

Lot_Tract

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

MAP 70, PARCEL 009.00



7/8/2026, 4:06:05 PM

1:2,400

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcel ID _Query result

Statewide Parcels

Statewide_Cities

Group_Corner

TN911 - Centerlines

Acreage

Statewide_MiscLines

Statewide_LotNumbers

Lot_Tract

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MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: July 7, 2026
Subject: Request to rezone 2160 Main Street (Mosheim)
Owner: Ricky and Robin Shepherd
Zoning: Existing: A-1, General Agriculture District
Proposed: B-1, Neighborhood Business District
Parcel: 083-013.00
Use: Existing: Residential structure
Proposed: Doctor's office

Area
Land use: Scattered residential and agricultural uses; the Mosheim Post Office is located east of the property along Highway 11-E.

Area
Zoning: The property abuts the right-of-way of Hwy. 11-E (inside Mosheim) that is zoned R-1, Low Density Residential District. An additional area zoned R-1, as well as R-2 zoned land (High Density Residential District) is located in Mosheim in the immediate area. Other properties along Highway 11-E are zoned for commercial use by Mosheim. The area to the northwest of the site is located outside of Mosheim, and is zoned A-1.

LUP: The *Land Use and Transportation Policy Plan* doesn't really address professional office uses. Property adjoining a major arterial is generally considered appropriate for commercial use.

Notes: If approved for rezoning, the home will be demolished, to be replaced with a new commercial building.

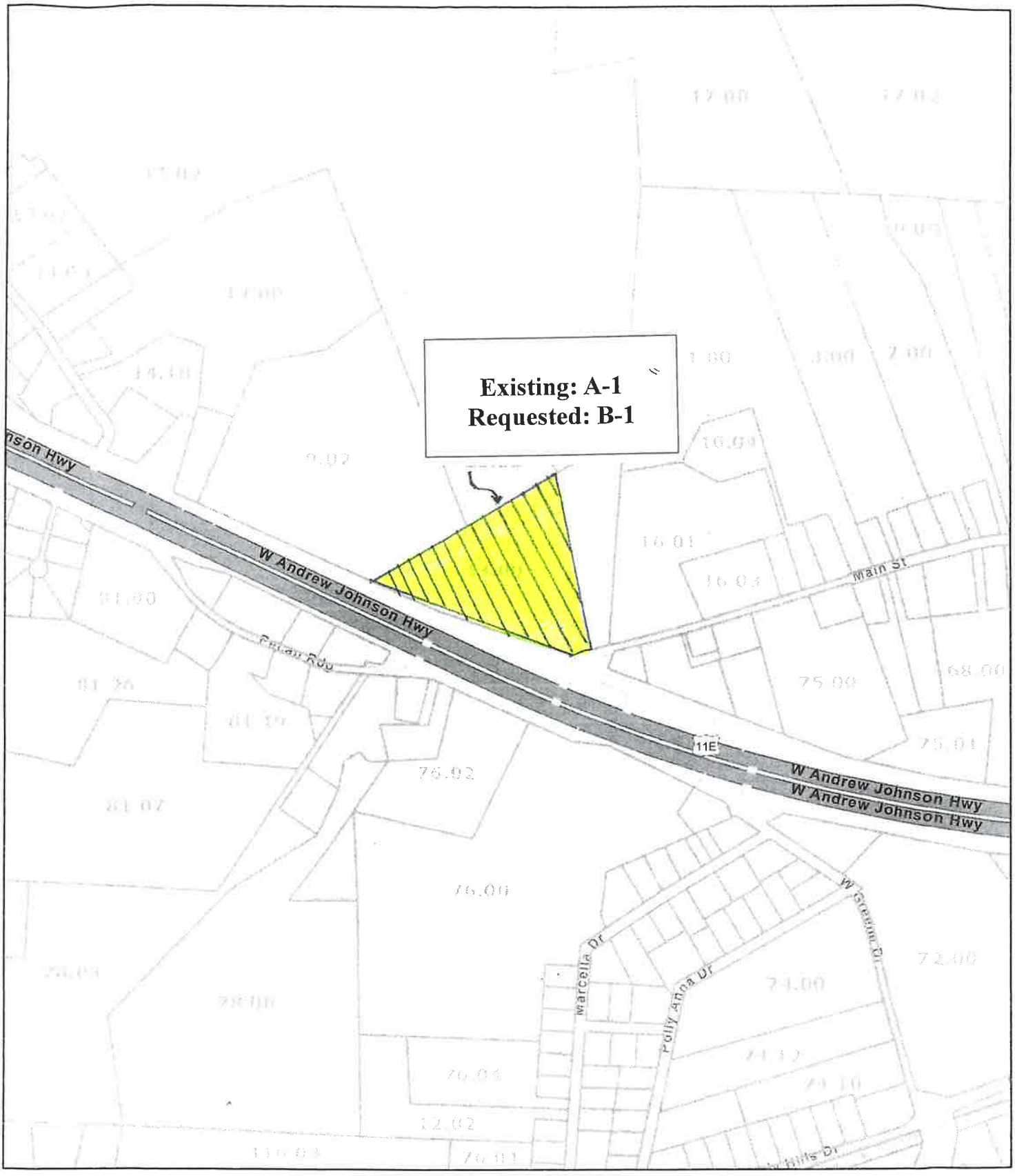
Options:

1. Recommend rezoning to B-1, as requested;
2. Recommend denial; or
3. Postpone action pending the receipt of additional information.

Proposal: Staff recommend the property be rezoned to B-1, based on the following rationale:

1. The proposed use is a good buffer between traffic on Hwy. 11-E and the residential uses located along Main Street.
2. The location adjoining a main travel route through Greene County is appropriate for the proposed use.
3. Properties in the area (inside Mosheim) are transitioning to commercial zones.
4. The request is in keeping with the LUP.

Greene County - Parcel: 083 013.00



Date: July 3, 2026

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County: GREENE
Owner: SHEPHERD ENTERPRISES LLC CHARLES ELLENBURG
Address: MAIN ST 2160
Parcel ID: 083 013.00
Deeded Acreage: 9.26
Calculated Acreage: 0

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

Permit #: 202600469
Permit Date: 06/10/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 423-329-7527
Applicant Name: Ricky Shepherd
Applicant Address: 2160 Main St.
Re-Zoning:
Applicant Email:
Square Feet: 0
Issued Date: 06/10/2026
Description: Rezoning A1 - B1
Project Cost: 300
City, State, Zip: Moshiem, TN 37818
Expiration Date: 06/10/2027
Setbacks:
Flood Zone:
Project Type: Rezoning A1 - B1
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 083 01300 000 2024	2160 MAIN ST		SHEPHERD ENTERPRISES LLC CHARLES ELLENBURG		A-1

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
06/26/2026	Phone Call	Shepherd Enterprises LLC - Charles Ellenburg - Rezoning Application A-1 to B-1.	Amy Tweed	*Pending

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/10/2026	Shepherd Enterprises, LLC	Rezoning A-1 to B-1	2131	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Notes

Date	Note	Created By:
06/29/2026	Spoke to Pam at the Town of Mosheim and they consider Main St. as an arterial road.	Debbie Collins

Uploaded Files

Date	File Name
06/26/2026	32936314-2717_001.pdf
06/10/2026	32654634-Rezoning-Main St..pdf

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

2160 MAIN ST
Property Address
Ownership and Mailing Address

SHEPHERD ENTERPRISES LLC
CHARLES ELLENBURG
235 MT PLEASANT RD
GREENEVILLE TN 37743

Subdivision **IDELL ESTATES**
BK **12** PG **43** BLOCK LOT **2-5** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **SEC 1 TR 2-5**
Dimensions

TAX YEAR 2026
GREENE

030	083		013.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Map **083** Updated **03/25/2026**
Dist **23** Printed **06/26/2026**

Total Land Units **9.26**
Deed Acres **9.26**
Calculated Acres **0**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **0 None**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built **1930** Eff Yr Built **1983** Rooms **0** Bedrooms **0**
Full Baths Half Baths Add'l Fixtures **3** Total Fixtures **3**
Wood FP Stacks Openings Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **0** Rental: Src Year **0** Amount **0** Sched

Foundation **01 Piers** Floor Finish **08 Pine/Soft Wood**
Floor System **04 Wood W/ Sub Floor** Interior Finish **11 Paneling Below Avg**
Party Wall **00 None** Paint/Decor **03 Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **03 Average**
Roof Cov/Deck **00 Corrugated Metal** Shape **01 Rectangular Design**
Cab/Millwork **03 Average**

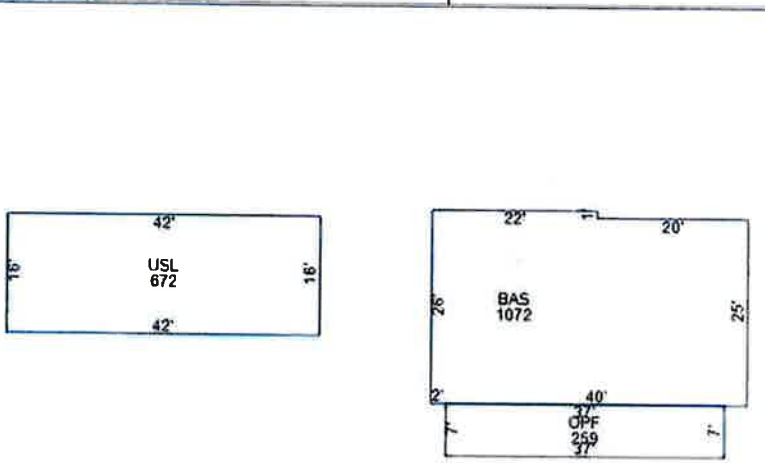
Quality **1- : Average -** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **50** Other Phys **10** Functional External % Good **40**

GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,072	.741	1	1	.92	1,274	2023	40	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	124,860	33,830	158,690	124.56
RCNLD	49,940	13,530	63,470	49.82

% Complete
Dwelling Factor 1
Dwelling Value 63,470

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,072			
	OPF	259	0	36.33	9,410
	USL	672	30	36.34	24,420



APPRAISED VALUES

LAND	78,000
IMPROVEMENTS	69,100
TOTAL APPRAISAL	147,100
GREENBELT APR	
ASSESSMENT	36,775
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	147,100
INCOME	
MARKET	

PARCEL DATA

NBHD **M02**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **2 State Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **09/29/2022** By **16**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11 81**
Zoning **A-1**

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
LBN	Loft Barn	1956	1956	1,596	C	1	38X42		20.7331	AV	33,090	10		1	3,310
GUD	Detached Garage Unfi	1962	1962	480	C	1	20X24		43.2083	AV	20,740	10		1	2,070
ASH	Attached Shed	1951	1951	280	D	1	14X20		7.7857	FR	2,180	10		1	220

Total OBY Value **5,600**

ENTRANCES

Date	Code	ID
05/03/2024	00 Pcl Review	16

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	41	04		0	0	9.26	14,035.64						60	100	8,421.38	77,960
					Totals:		9.26										77,960

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

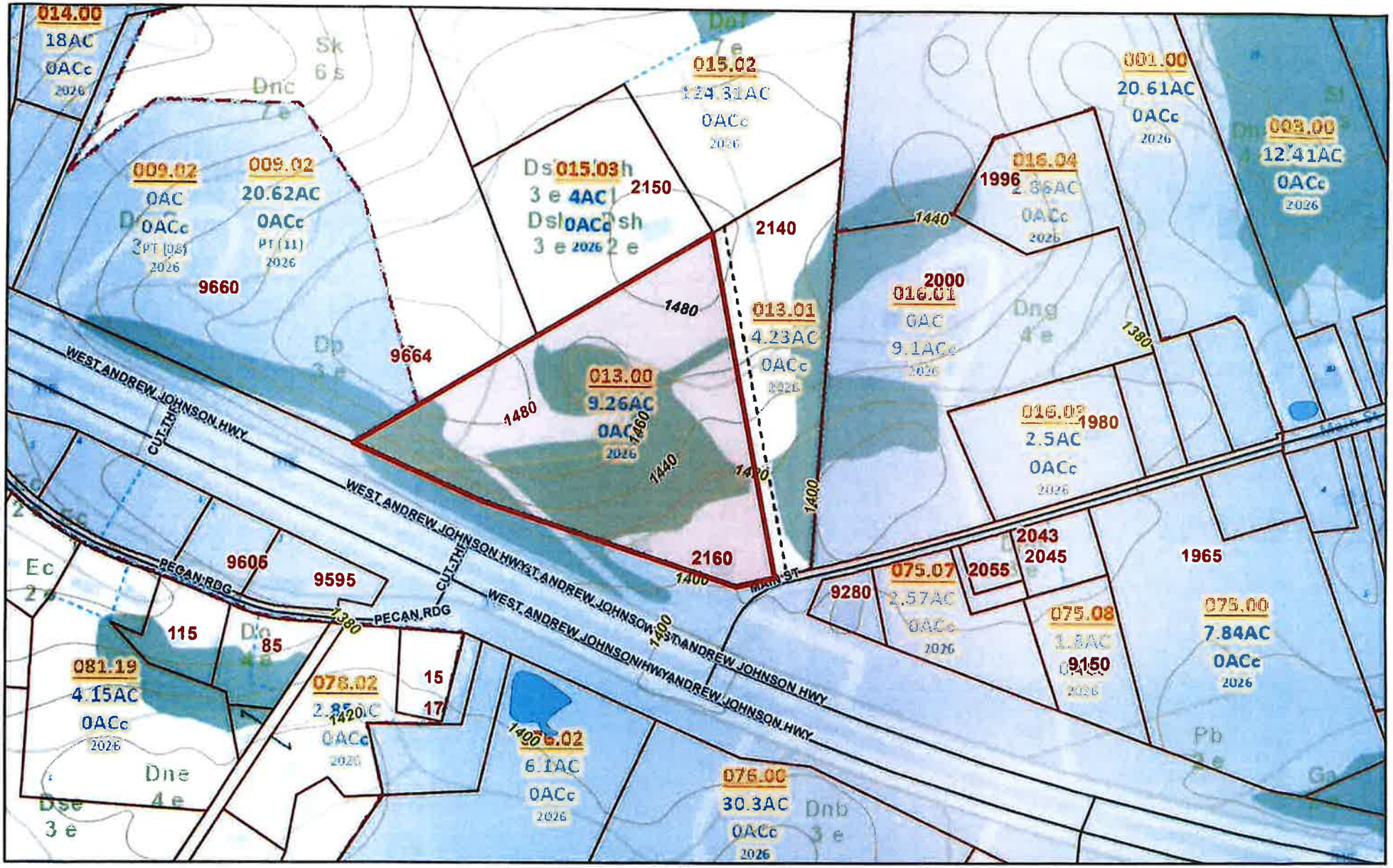
SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/10/2023	699A	842	130,000	130,000	I	WD	A	SHEPHERD ENTERPRISES LLC
04/14/2000	178A	842	86,000	86,000	I	WD	A	DEVOTIE WILLIAM C L/E
10/22/1993	453	327	15,000	15,000	V	WD	P	DEVOTIE WILLIAM C
12/15/1976	335	622						DEVOTI E DOROTHY K

NOTES

OTHER SHEDS N.V 4 SHEDS
ONLY PORTION OF HSE CONT FOOTING
LAND VERY STEEP TO 4 LANE
BLENDING -20% SMALL AMOUNT RD FRONTAGE TO MAIN ST -20
10 % OTHER PHYS. FOR VALUE.....

MAP 083, PARCEL 013.00



6/26/2026, 11:28:27 AM

1:4,800

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcel ID _Query result
TN911 - Centerlines
Wireless Sites
Leased
Statewide Parcels
Contours
Contours
Wetlands
Acreage
Statewide_Cities
Statewide_MiscLines
Easement
Lot_Tract
Group_Corner
Land_Hook

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

MAP 083, PARCEL 013.00



7/8/2026, 4:29:48 PM

TN911 - Centerlines

Wireless Sites

Leased

Statewide Parcels

Wetlands

Acreage

Statewide_Cities

Statewide_MiscLines

Easement

Lot_Tract

Group_Corner

Land_Hook

1:4,800

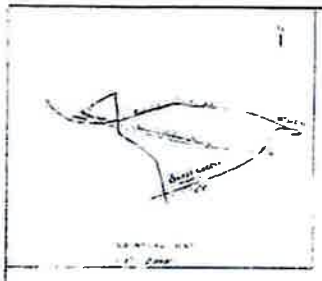
0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

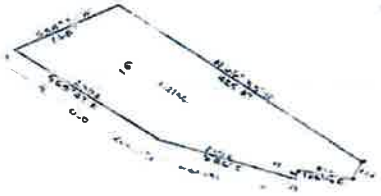
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Page 43







IDELL ESTATES #1
P.B. 12, PG. 43
19TH DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION	RECORDING OF APPROVAL	CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING	IDELL ESTATES No. 1
I (WE) HEREBY CERTIFY THAT I (WE) AM (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.	I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED OF THE GREENE COUNTY ____ TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON	I HEREBY CERTIFY, (IF) THAT STREETS, DRAINAGE AND ____ HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO ENV. SPECIFICATIONS OR, (2) THAT A GUARANTEE ASSURING THE INSTALLATION OF ____ HAS BEEN NOTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR DISPOSAL SYSTEMS PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ____ TENNESSEE, WITH THE EXCEPTION OF THOSE VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT WAS DULY APPROVED FOR RECORDING IN THE OFFICE OF THE ____ REGISTER	GREENE COUNTY REGIONAL PLANNING COMMISSION
					TOTAL ACRES 14.2 / TOTAL LOTS 6
					ACRES NEW ROAD 0 / MILES NEW ROAD 0
					OWNER IDELL / CIVIL DISTRICT 2ND
					SURVEYOR ALSEP / CLOSURE ERROR
					SCALE 1" = 100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

6-25 20 26
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.

6-15 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 County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a 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

and are hereby approved as shown.

Local Utility District Provider or Authorized Representative 6-18-26
Date

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

✓ on the Greene County

6.22.26
Date

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

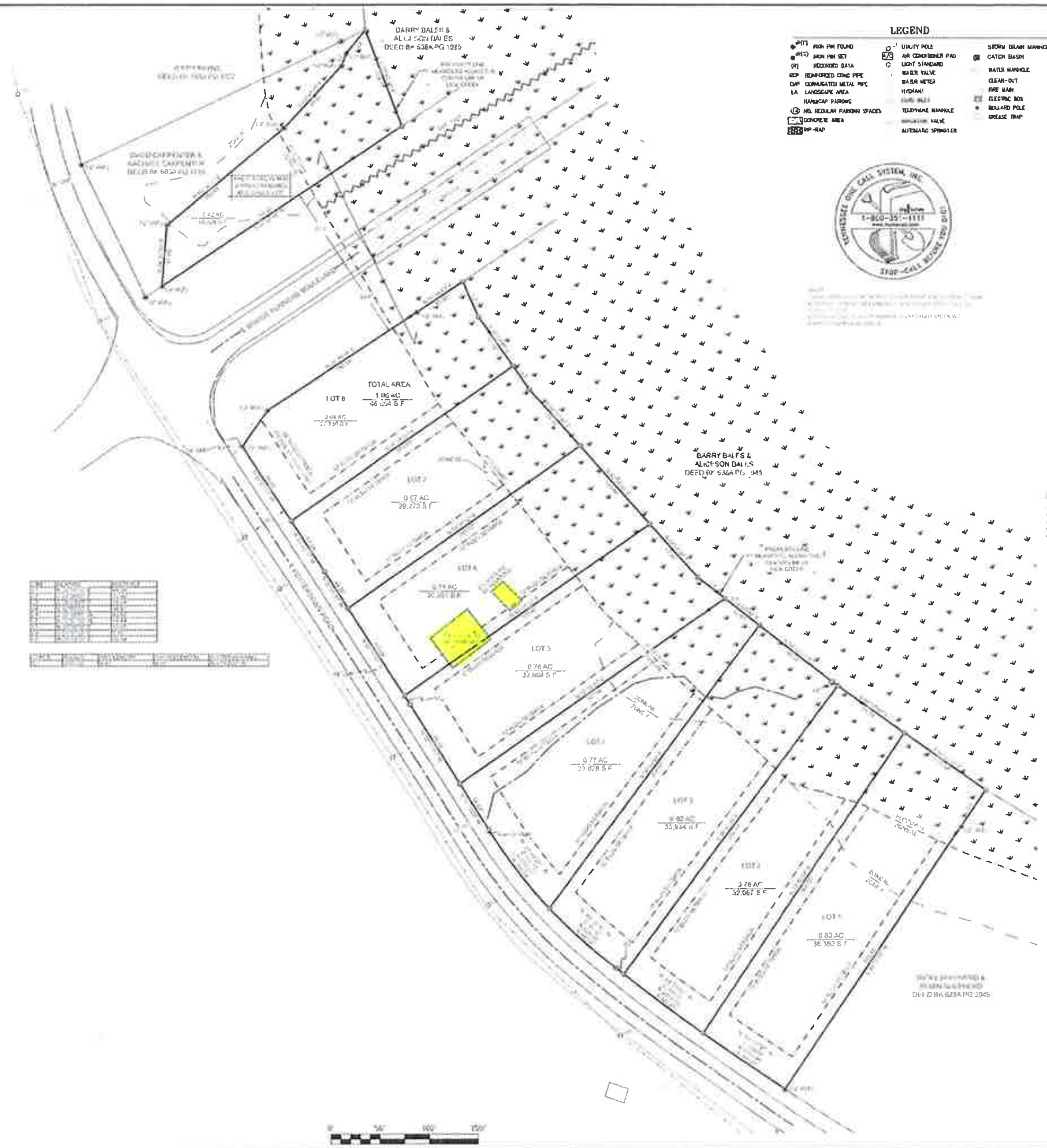
The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development described on this plat. Note that GEA extension policies may require that payments be made to GEA before electric service will be extended to this site.

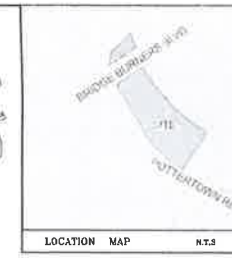
Greeneville Energy Authority 6/17/26
Date

CERTIFICATE OF APPROVAL OF SUBSURFACE SANITARY SEWAGE SYSTEM

20
Date

Lot 9 N/A





RGC&A

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS

821 Wall Street
Sevierville, Tennessee 37862
Phone (865) 429-4683 FAX (865) 429-4684

RICKY SHEPHERD

PROPERTY LOTS 1-8

19th CIVIL DISTRICT, GREENE COUNTY TENNESSEE

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

SCALE: 1" = 50'
PROJECT NUMBER: 26084

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1–4 defined as Division of the Ball & Lane property – 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.

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 1:
Lot 1 has an existing septic system. Adequate suitable soil is available to duplicate a 3–bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Lot 3:
Lot 3 is limited to a maximum of 1 bedroom. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 4:
Lot 4 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 are required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Heath Wyatt — Environmental Scientist, TN Division of Water Resources
06-23-26 — Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit

INSPECTION LETTER

On May 5, 2026, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at 330 Cartwheel Road
County: Greene — Map # 157 — Parcel # 099.11 — Lot #
Subdivision:
Owned by: John Lee

At the time of the investigation the following observation(s) was (were) made:
☒ There was no evidence of sewage or effluent surfacing to the ground surface.
☐ Sewage or effluent from the septic system was surfacing to the ground surface.
☐ The home appeared vacant; therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A thorough search of our files indicated the following:
☒ The septic system was inspected and approved by a representative of this Department. The system was approved for 3 bedrooms or 450 gallons per day, using an estimated absorption rate of 40 minutes per inch or a percolation rate of ____ minutes per inch.
☐ 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 determined unacceptable for a septic system.
☐ A repair was attempted to the septic system on _____
These modifications do ☐ / do not ☐ meet the minimum standards of this Department.

Remarks: The system was located by the homeowner as pictured. I was able to locate the septic tank and field lines by checking access.
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 360-7708 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt — Environmental Scientist — Greene County — May 5, 2026

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit

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☐ No record of the septic system construction or approval could be found.
☐ The site was evaluated on _____ and determined unacceptable for a septic system.
☐ A repair was attempted to the septic system on _____
These modifications do ☐ / do not ☐ meet the minimum standards of this Department.

Remarks: Ashering septic records located in our Nashville Lotus. The field lines and septic tanks were located and flagged for site survey.
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 360-7708 or by email at Hunter.Wyatt@tn.gov

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

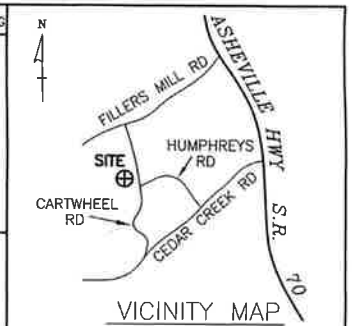
CERTIFICATE OF APPROVAL FOR RECORDING

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, GREENE CO. REGIONAL PLANNING COMMISSION

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 0.999894. 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.



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

ADDRESS OF SUBJECT PROPERTY
330 & 420 CARTWHEEL ROAD
GREENEVILLE, TN 37743

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.

N

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

Stormwater/Utility Easement Statement

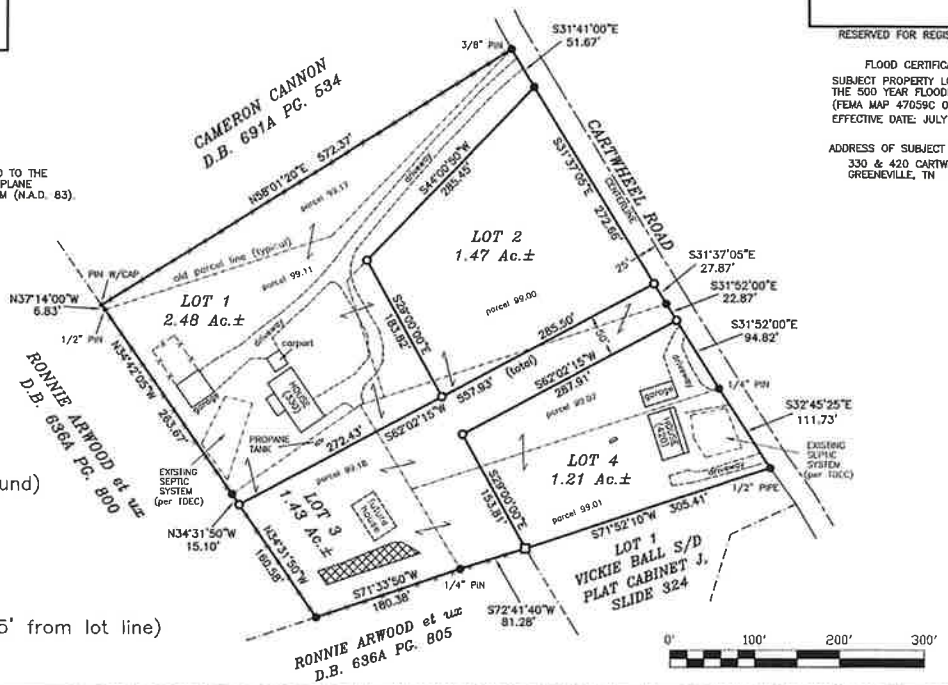
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural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

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.

LEGEND

- • 1/2" IRON PIN, unless otherwise noted (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- —x—x— FENCE
- ▫ WOODEN FENCE POST
- ▨ RESERVED FOR SSD SYSTEM (minimum 32.5' from lot line)



TAX REF.: TAX MAP 157
PARCELS 99, 99.01, 99.07, 99.11, 99.17 & 99.18
DEED REF.: D.B. 332A PG. 864 (Parcel 99.11)
D.B. 182A PG. 314 (Other Parcels)

DIVISION OF THE BALL & LANE 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: 06/02/2026
JOB NO. 26SU054	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU054

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.

Jeffrey Lane (Owner) — DATE 6-27-26
Vickie K Lane (Owner) — DATE 6-27-26
Kevin B Ball (Owner) — DATE 6-28-26
Billy Ball (Owner) — DATE 6-28-26
Debra Ball (Owner) — DATE 6-27-26
Amy Ball (Owner) — DATE 6-28-26

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.

JUNE 22, 20 26
DATE

Daniel R. Coffey
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)

6/25/26
DATE

Kevin B. Sherfield
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.

6-25-26
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.

6-25-26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

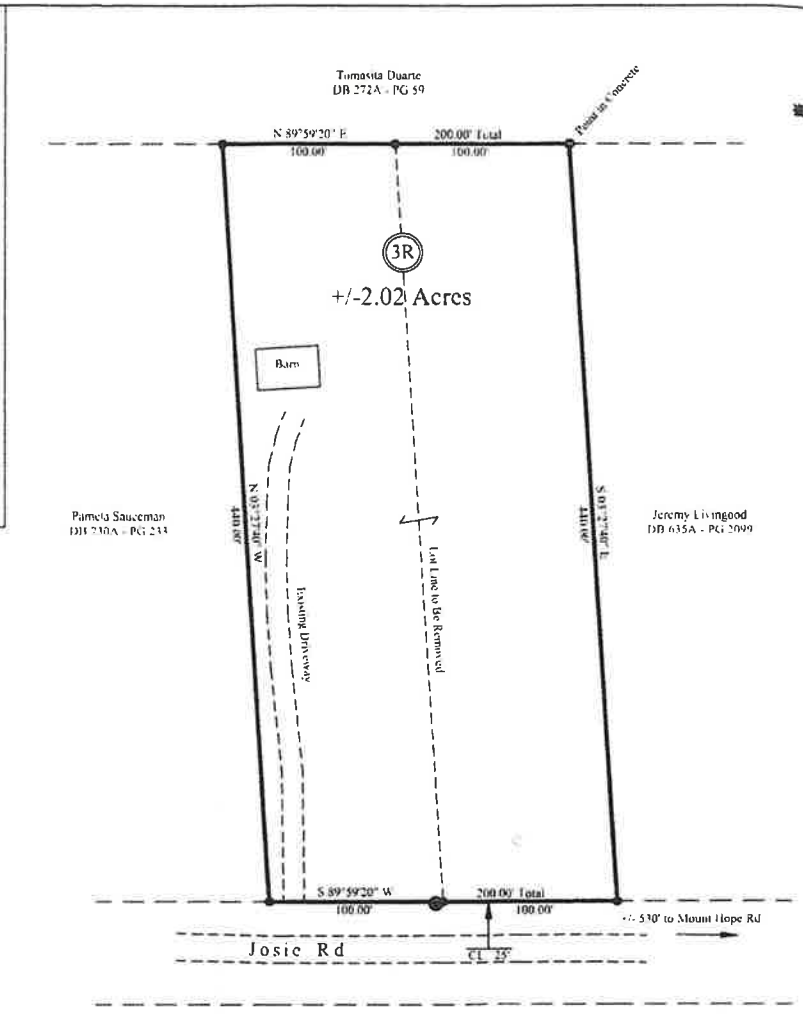
TOTAL ACRES 6.59 ±	TOTAL LOTS 4
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER BALL & LANE	CIVIL DISTRICT 18TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Notice to Buyer regarding Subsurface Sewage Disposal System (Buyer Beware):
The Tennessee Department of Environment and Conservation, Division of Water Resources has not evaluated Lot 3R, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of this lot. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the Tennessee Department of Environment and Conservation, Division of Water Resources. Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land may be required if deemed necessary. The Greene County Regional Planning Commission makes no certification or guarantees as to the viability of the existing septic system, or the location of the field lines.

Certificate of Existing Septic System by Owner(s) – Buyer Beware: I (we), owners of the property, hereby certify that Lot 3R contain(s) an existing working septic system, verify and acknowledge that the septic system is in good working order, and all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Water Resources of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

Owner(s) _____ Date _____

Owner(s) _____ Date _____



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47059C0180D
GREENE COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 07-03-2006

LARRY M. CULBERTSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 955

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 to assure completion of all required improvements in case of default.

_____, 20____
DATE

SECRETARY OF THE GREENE COUNTY
REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described 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.

July 6TH, 20 26

OWNER

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify (Initial One):

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

6-30, 20 26
DATE

Kevin B. Sandvall
Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF GREENEVILLE LIGHT & POWER

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

6/30, 20 26
DATE

GREENEVILLE LIGHT & POWER

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.

6-30, 26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR
THIS AUTHORIZED REPRESENTATIVE

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 stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other 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 Regional Planning Commission.

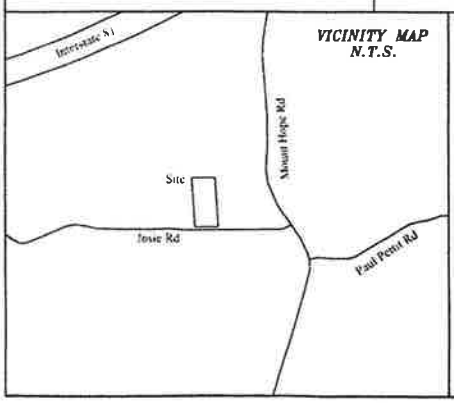
REGISTER OF DEEDS

CERTIFICATE OF ACCURACY

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

06-22, 20 26
DATE

Larry M. Culbertson
REGISTERED LAND SURVEYOR



Legend
- ● ***denotes Rebar Found***
- ○ ***denotes Rebar Set***
- ◎ ***denotes Calculated Point Unless otherwise Noted***
- ■ ***denotes Highway Marker***
- △ ***denotes Railroad Spike***
- Ⓦ ***denotes Water Meter***

0 50 100 150

Notes
1. ***Deed Reference: DB 761A - PG 385***
2. ***TAX MAP: 081 017.16***
3. ***Total Number of Lots 1***
4. ***Total Acreage +/- 2.02***
5. ***Setbacks Shall Conform To the Provisions of the Green County Zoning Ordinance and Applicable Covenants and Restrictions, Whichever is Greater***
6. ***GNSS NOTE:***
   a. ***GNSS Survey: RTK***
   b. ***GNSS Base/Rover: Carlson BRX7***
   c. ***RTK Correction Used: Carlson GNSS***
   d. ***Date of Survey: 05-14-2026***
   e. ***Datum: NAD83(2011), Epoch 2010, NAVD 88***
   f. ***Geoid Model: Continental US NGS 2018***
   g. ***Fixed Control Stations: Carlson Skynet 2037***
   h. ***Combined Grid Factor: 1.000008 TN State Plane***

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

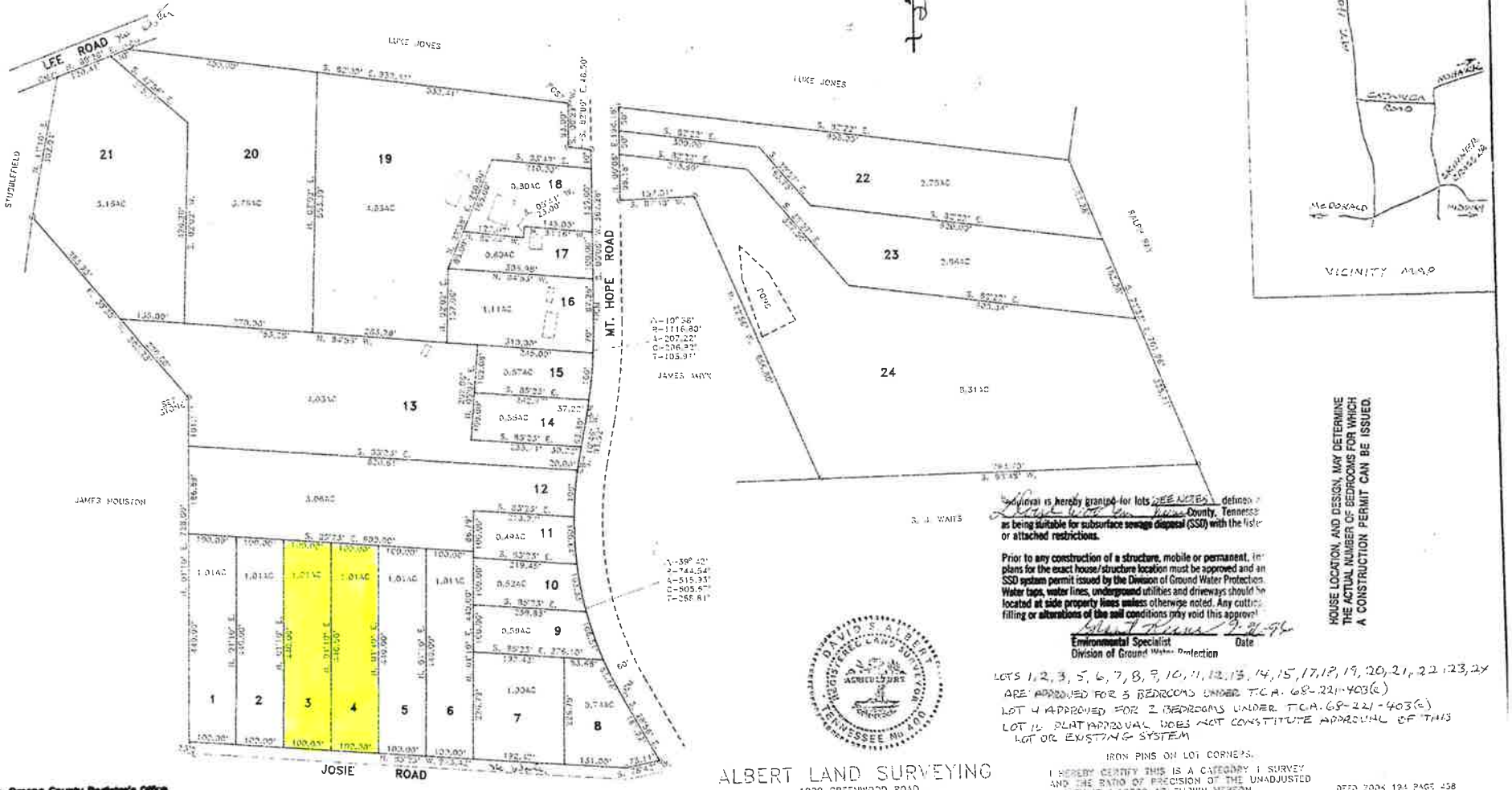
SURVEY FOR: Lloyd Wooten Farm Replat
Lots 3-4

Date	File:rider-m.DWG	Scale:
05-29-2026	Drawn By: SWS	1" = 50'

Fifth (5th) Civil District — Greene County, Tn

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Drawing Number
9170



Approval is hereby granted for lots SEE NOTES defined as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

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 Division of Ground Water Protection. 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.

Environmental Specialist — Date
Division of Ground Water Protection

HOUSE LOCATION, AND DESIGN, MAY DETERMINE THE ACTUAL NUMBER OF BEDROOMS FOR WHICH A CONSTRUCTION PERMIT CAN BE ISSUED.

LOTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24 ARE APPROVED FOR 3 BEDROOMS UNDER TCA. 68-221-403(e)
LOT 4 APPROVED FOR 2 BEDROOMS UNDER TCA. 68-221-403(e)
LOT 16 PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR EXISTING SYSTEM

IRON PINS ON LOT CORNERS.

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.

DEED 2004 194 PAGE 458

DAVID S. ALBERT REGISTERED LAND SURVEYOR TENNESSEE NO. 1400 DEPARTMENT OF AGRICULTURE

ALBERT LAND SURVEYING
1000 GREENWOOD ROAD
AFTON, TN. 37616 PH.639-5787

State of Tennessee, Greene County Register's Office
Tr. ... recorded in ... Book ... Page ...
Re ... at ... M on the ... day ... 19 ...
St. ... Of ... Rec'd Fee ... Total ...
Noted in Book ... Pg ... R Rs. Carolyn B. Morrell, Reg.
By ... Deputy

FILMED BY:
PLEASANT VALLEY MICROFILMING SERVICES
3010 Pleasant Valley Road
Cosby, TN 37722
Phone (423) 487 3464

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.

9-19 19 96
DATE
Mary S. Wooten
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.

SEPT 19 96
DATE
David S. Albert
REGISTERED ENG. OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND ... HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF $ ... HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

9-11 19 96
DATE
CITY ENGINEER OR COUNTY ROAD COMM.

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND ... DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

9-11 19 96
DATE
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ... 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 ... REGISTER.

10/1 19 96
DATE
SECRETARY, REGIONAL PLANNING COMMISSION

LLOYD WOOTEN FARM

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 45.6 — TOTAL LOTS 24
ACRES NEW ROAD 3 — MILES NEW ROAD .9
OWNER WOOTEN — CIVIL DISTRICT 6
SURVEYOR ALBERT — CLOSURE ERROR ...
SCALE 1" = 150'

DEED 2004 194 PAGE 458

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Branch Floyd
Owner, Developer, Contractor, Installer, Etc.

Location Lloyd Waters Farm
Lot # 3 Josie Rd

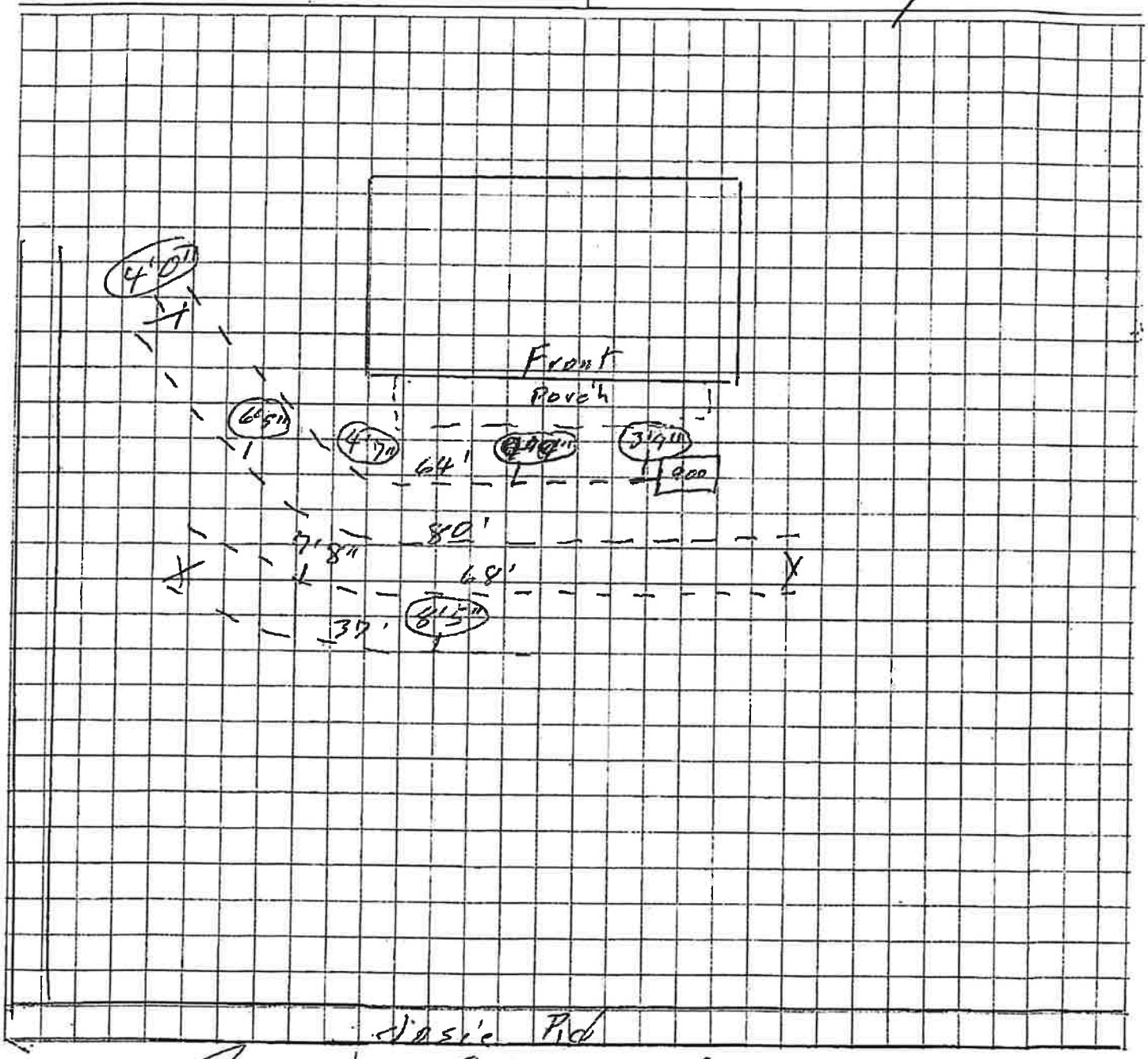
Type of system
(✓) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Gravelless Pipe
(a) Sand backfill required Yes ( ) No ( )
( ) 6. Other

Concrete (type) Baffle 900 (volume) Noboy Septic Tank

Estimated Absorption Rate 75 (minutes per inch)

(✓) New Installation ( ) Repair ( ) Other

Installed by: Robert Hayes



Construction Approved By: Jim White Env Spec III 3-12-04
(Name and Title) (date)

CN-0872 (Rev. 4-93) Original—File Copy—Owner RDA 2403

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Branch Floyd
Owner, Developer, Contractor, Installer, Etc.
Location: Josie Rd off Mt Hope Rd
Lloyd Wooten Farm Lot #5

Installation:
(X) 1. New Installation
( ) 2. Repair to Existing System
Establishment:
(X) 1. Residential: # Bedrooms 2
( ) 2. Other: _____ (specify)
Gal/Day _____

Evaluation Based Upon:
( ) 1. Soil typing by Soil Scientist
( ) a. General
(X) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
( ) 3. Environmental Specialist
Estimated Absorption Rate: 2 75 MPI

Type of System:
(X) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Graveless Pipe
( ) a. Sand backfill required
( ) 6. Other

Approval based upon:
Statute No. T.C.A. 68-221-403
( ) (c) Percolation test
( ) (d) Grandfather clause, Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (i) 9" buffer required (24"-36" total soil depth)
( ) (k) Grandfather clause — meets June 30, 1990 standards (repair only)
(X) Other meets specs

This system shall consist of a two compartment septic tank holding 800 gallons, with 244 linear feet in 2-4 trenches, 36 inches wide and 24-30 inches deep. (Depth of gravel: 12 inches)

Also required:
( ) 1. Soil Improvement Practice (SIP)
( ) 2. Flow Diversion Valve
( ) 3. Sewage Pump
( ) 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

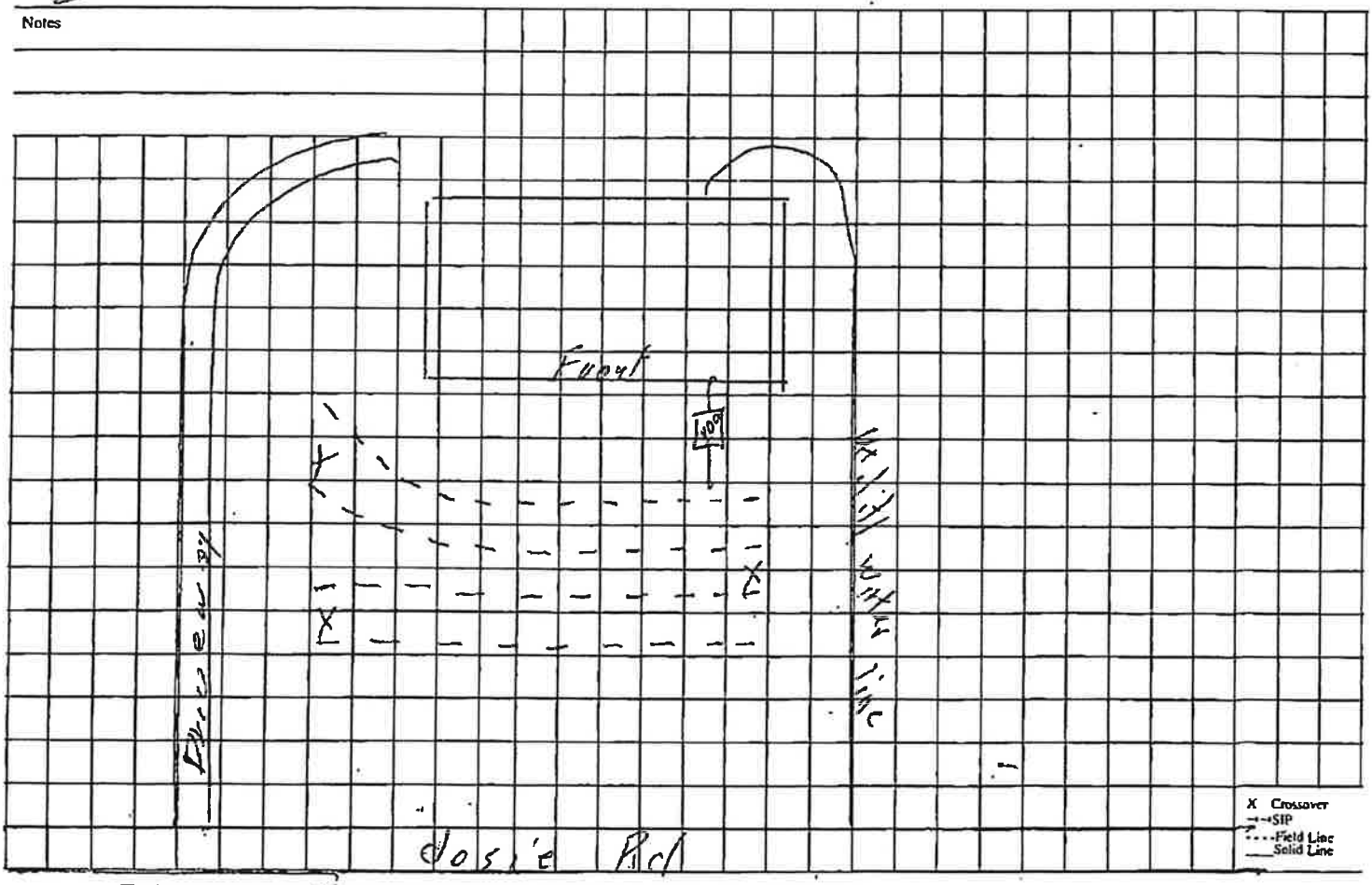
Robert D. Floyd (Signature of Recipient) Date 12-29-03

Issued at Greeneville Tennessee, in Greene County

By [signature] Env. Spec III (Name and Title) Date 12-29-03 (Date of Issue)

This permit is valid for 3 years from date of issue.

Notes



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

CN-0762 (Rev. 12/93) Original—File Copy—Owner RDA 2403

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMIS CODES V689 Code	Supp/Code
✓ Septic System Construction Permit				
____ Dwelling	2, 3, 4, 7, 8, 9	$ 200.00	78064	Yes
____ Commercial: gpd____	2, 3, 4, 7, 8, 9	$	78064	Yes
____ System Modification	2, 3, 4, 7, 8, 9	$	78064	Yes
____ Repair	2, 3, 4, 7, 8, 9	$	78032	
____ Inspection Letter	2, 3, 5, 7, 8, 9	$	78030	
____ Water Sample				
____ Total Coliform	2, 3, 6, 7, 8, 9	$	78036	Yes
____ Fecal Coliform	2, 3, 6, 7, 8, 9	$	78038	Yes
____ Alternative System Permit*		$	78068	
____ Large Conventional System Plan Review*		$	78090	
____ Large Alternative System Plan Review*		$	78090	
____ Experimental System Plan Review*		$	78072	
____ Subdivision Evaluation: Lots:____*		$	78084	
____ Soil Mapping: Type____ Acres____*		$		Yes
____ Installer Permit: Type(s)____*		$	78026	Yes
____ Pumper Permit*		$	78028	
____ Plat Approval — Individual Lot		$	78029	
____ Domestic Septage Disposal Site Permit		$	78031	

*Applicant may review these service requests with Environmental Specialist prior to processing application.

(2) **LANDOWNER:**
Names: Floyd Branch
Address: 4738 Jules Rd.
Morristown 37814
Day Phone: 581-6820

APPLICANT
Name: Same
Address:
Day Phone:

ORIGINAL OWNER
Name:
10-14-24
Birthday

(3) **LOCATION OF LOT OR SITE:** a) In a subdivision? YES b) Name: Lloyd Wooten Farm Lot # 3
b) Non-Subdivision____ Give specific directions and address to the lot or site:

(4) **FOR SSDS PERMIT ONLY:** a) Size of lot____ b) Number of Bedrooms 2
c) How many occupants? 3 d) Excavated Basement? Yes____ No____
e) Basement Plumbing Fixtures? Yes____ No____
f) Amount of water used monthly (gallons) ____
g) Water Supply: Public ✓ Well____ Spring____
h) Is the lot staked?____ If not, date it will be staked:____
Is the house staked?____ If not, date it will be staked:____
i) Installer, if known:____

5. **FOR INSPECTION LETTER ONLY:** Will pick up____ Please mail____
a) Age of house____ b) Is house vacant?____ How long?____
c) Original sewage system inspected ____
d) Date of previous repairs____ Inspected____
e) Is waste water "backing up" into plumbing fixtures?____ Surfacing on the ground?____
f) All waste water including washing machines routed into septic tank____

6. **FOR WATER SAMPLE ONLY:** a) Source of Supply: Spring____ Well____
b) Is there an outside faucet? ____ c) Is the source chlorinated?____
d) For Wells: Is the casing 6" above the ground? ____ Is a sanitary seal on the casing?____

(7) MAKE A ROUGH SKETCH ON BACK OF THIS WHITE PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

(8) ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

(9) I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 12/18/23 SIGNATURE: Floyd Branch AMOUNT PAID: $ 200.00 RECEIPT NUMBER 86625

White: File Canary: Owner

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

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; 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.

LOCAL 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

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 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

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 CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

DATE

GRAPHIC SCALE:

0 40 80 120

1" = 40'

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: 061 PARCEL 049.02
5) REFERENCE TAX MAP: 061 PARCEL 049.10
   REFERENCE DEED: DEED BOOK 432 PAGE 482
   REFERENCE DEED: DEED BOOK 379 PAGE 360
   REFERENCE PLAT: PLAT CABINET A SLIDE 162
6) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0210D, EFF. DATE: 07-03-2006)
7) TOTAL ACREAGE: 1.26 Ac +/-
8) MINIMUM LOT SIZE: 1.26 Ac +/-
9) NUMBER OF LOTS: 1
10) 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.
11) THIS SURVEY WAS PERFORMED ON DATES 06-03-2026 THROUGH 06-04-2026, 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: GEOID18U7 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000074574597

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

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	
●	1/2" IRON PIN SET W/PSI CAP	— — — —	UTILITY LINE
⊡	3/8" IRON PIN FOUND	----------	LOT LINE REMOVAL
⌀	UTILITY POLE	— — — —	ADJOINER PROPERTY LINE
℄	CENTERLINE ROADWAY	-o-o-o-o-o-	SEPTIC FIELD PERIMETER
☼	SEPTIC TANK		GRAVEL DRIVEWAY
⊗	EXISTING LOT NUMBER		CONCRETE PAD
———	PROPERTY LINE		
—·—·—	CENTERLINE		



LOCATION MAP
NTS

CHARLES D. HART
MAP 061 PARCEL 049.11
P.C. K PAGE 187
D.B. 770A PG 1004

N:709178.32
E:2876753.89

N 89°10'05" E 275.08'

25'

BROWN SPRINGS ROAD

199.98'

N 00°02'43" E

LOT 18R
1.26 Acres ±

GARAGE

(17)

GARAGE

S 00°46'28" W
99.96'

(LOT LINE TO BE REMOVED)

POOL

HOUSE

SEPTIC

(18)

S 00°38'52" W
99.79'

25'

S 89°06'34" W 272.76'

JAMES A. COLLINS, etux
MAP 061 PARCEL 049.03
D.B. 9A PG 756

JOE TARLTON, etux
MAP 061 PARCEL 049.09
P.C. A PAGE 162
D.B. 424 PG 678

OWNER(S)
DANNY G. DEAN
TAMMY M. DEAN
3890 BROWN SPRINGS RD
GREENEVILLE, TN 37743

PROPERTY ADDRESS
3890 BROWN SPRINGS RD
GREENEVILLE, TN 37743


TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
East Tennessee Unit
INSPECTION LETTER

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
REGISTERED LAND SURVEYOR
2955
AGRICULTURE
TENNESSEE
TENNESSEE NO. 2955

BRYAN TODD SHELTON, TN. RLS# 2955 DATE

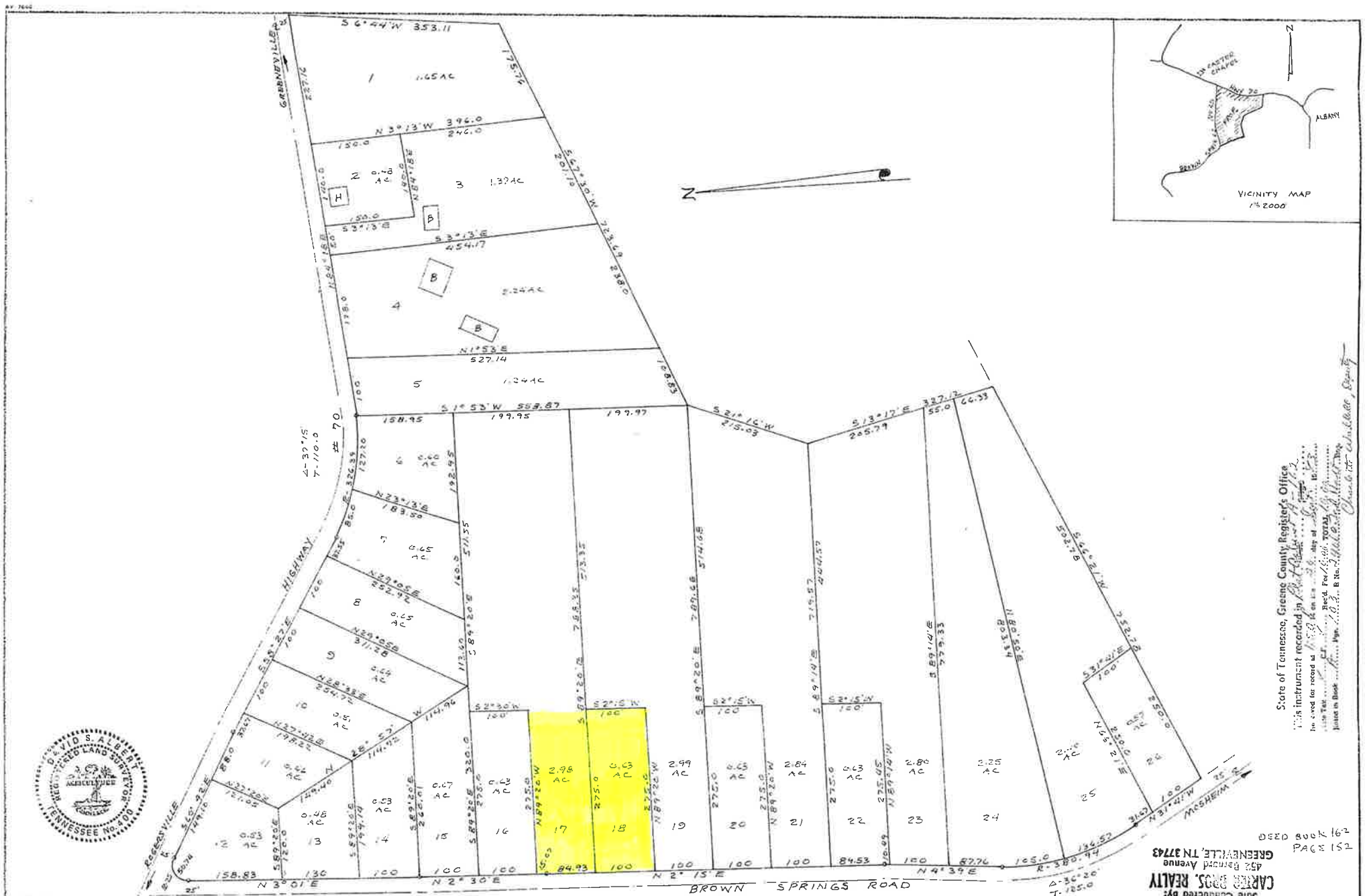
REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION

COMBINATION PLAT
OF THE
BRACKENS PROPERTY SUBDIVISION
FOR
DANNY G. & TAMMY M. DEAN
23RD CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING INC.
LAT 36°11'00"N
LONG 82°51'19"W
125 EBENEZER RD
CHUCKEY, TN 37641
PHONE (423) 257-3911
LAND SURVEYING * MAPPING * PLANNING

DATE: 06 - 04 - 2026
JOB NO: 2026041
DRAWN BY JWO
REVISION 1 OF 1
SHEET 1 OF 1



State of Tennessee, Greene County Register's Office
This instrument recorded in ... Book ... Page ...
Fee ... Tax ... Reed. Fee ... Total ...
Witness my hand at office in Greeneville, Tennessee

Sole Conducted By:
CARTER BROS. REALTY
454 Bernard Avenue
GREENEVILLE, TN 37743

DEED BOOK 162
PAGE 152

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I (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.

7-29 19 83
DATE
Carl Brackens
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.

7-29 19 83
DATE
David S. Albert
REGISTERED ENG. OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND ... HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF $ ... HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8-26 19 83
DATE
James H. Sandelin
CITY ENGINEER OR COUNTY ROAD COMM.

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

8-29-14 19 83
DATE
Paul C. Crum
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL FOR RECORDING

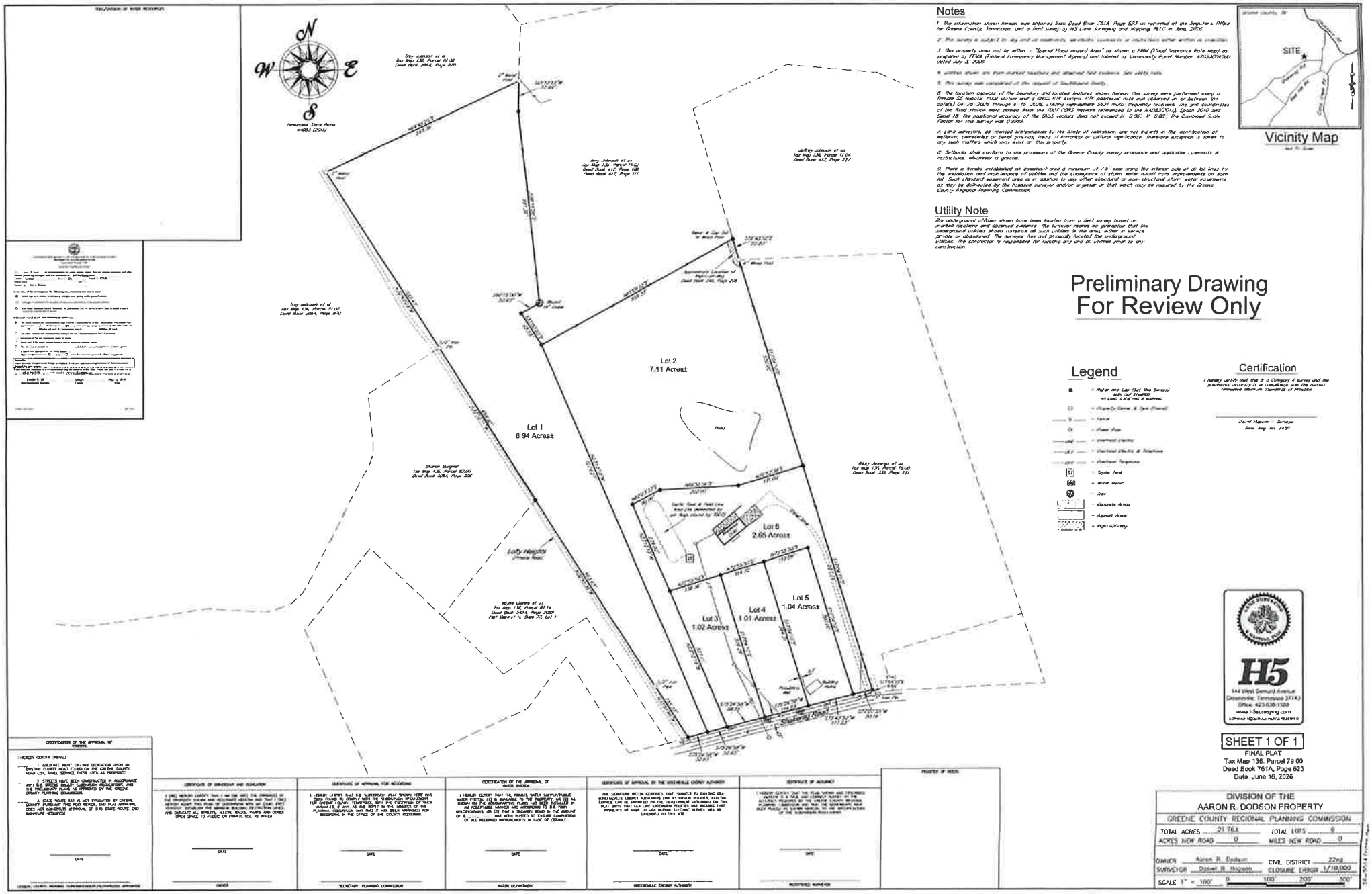
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ..., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE ...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

... 19 ...
DATE
SECRETARY, REGIONAL PLANNING COMMISSION

BRACKENS PROPERTY

GREENE COUNTY **REGIONAL PLANNING COMMISSION**

TOTAL ACRES 32.05 — TOTAL LOTS 26
ACRES NEW ROAD 0 — MILES NEW ROAD 0
OWNER BRACKENS — CIVIL DISTRICT 23RD
SURVEYOR ALBERT — CLOSURE ERROR
SCALE 1" = 100'



Notes

1. The information shown hereon was obtained from Deed Book 761A, Page 623 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in April, 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 47163C0241D(A) dated July 3, 2006.

4. Utilities shown are from marked locations and observed field evidence. See Utility Note.

5. This survey was completed at the request of Southbound Realty.

6. The horizontal aspects of the boundary and located features shown hereon this survey were performed using a Trimble S9 Robotic Total Station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 04 /15 /2026 through 04 /15 /2026, utilizing Hemisphere S631 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011), Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed H: 0.08', V: 0.12'. The Combined Scale Factor for this survey was 0.9996.

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of endangered, cemeteries or burial grounds, titans of historical or cultural significance. Therefore exception is 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. There is hereby established an easement area a minimum of 7.5 feet along the exterior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff. Any improvements on such 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 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 marked 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 located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

Vicinity Map
Not To Scale

Preliminary Drawing For Review Only

Legend

- Metal rod (Set this Survey) with Cap Stamped H5 Land Surveying & Mapping
- Property Corner (Found)
- Fence
- Power Pole
- Overhead Electric
- Underground Electric & Telephone
- Overhead Telephone
- Septic Tank
- Water Meter
- Tree
- Concrete Areas
- Asphalt Areas
- Right-Of-Way

Certification

I hereby certify that this is a Category 1 survey and the positional accuracy is in compliance with the current Tennessee Minimum Standards of Practice

Daniel Hansen - Surveyor
Tenn. Reg. No. 2459

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1520
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 136, Parcel 79.00
Deed Book 761A, Page 623
Date: June 16, 2026

DIVISION OF THE
AARON R. DODSON PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	21.76±	TOTAL LOTS	6
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Aaron R. Dodson	CIVIL DISTRICT	22nd
SURVEYOR	Daniel R. Hansen	CLOSURE ERROR	1/10,000

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

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL)

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD (CASE) 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 351 IS NOT EVALUATED BY GREENE COUNTY PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF SAID STATE ROUTE. (NO SIGNATURE REQUIRED)

DATE

CERTIFICATE OF DEDICATION AND DECLARATION

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE WAS 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 REGISTRAR.

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER 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 THE 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.

DATE

WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE HEREON CERTIFIES THAT TERRACES TO EXISTING GEA (GREENEVILLE LIGHT AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE AVAILABLE TO THE DEVELOPMENT ACCORDING ON THIS PLAT. BOTH THAT GEA LINE EXTENSION POLICIES AND BUILDING THAT PERMITS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE

DATE

GREENEVILLE ENERGY AUTHORITY

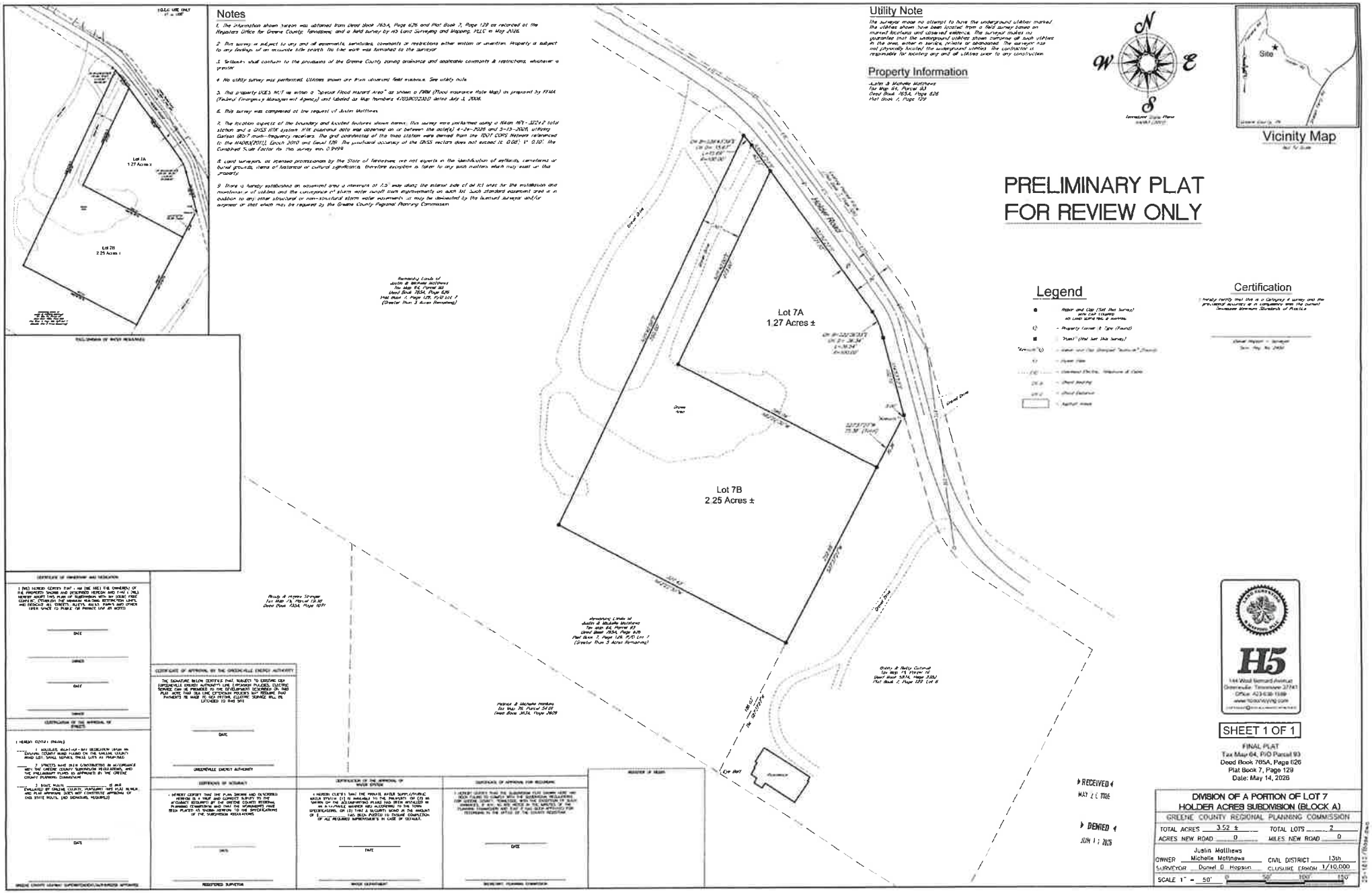
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY AS DETERMINED BY ME BY AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE DIRECTIONAL AND LINEAR DATA SHOWN HEREON IS THE RESULT OF SAID SURVEY, HAVING AN ERROR OF CLOSURE GREATER THAN THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

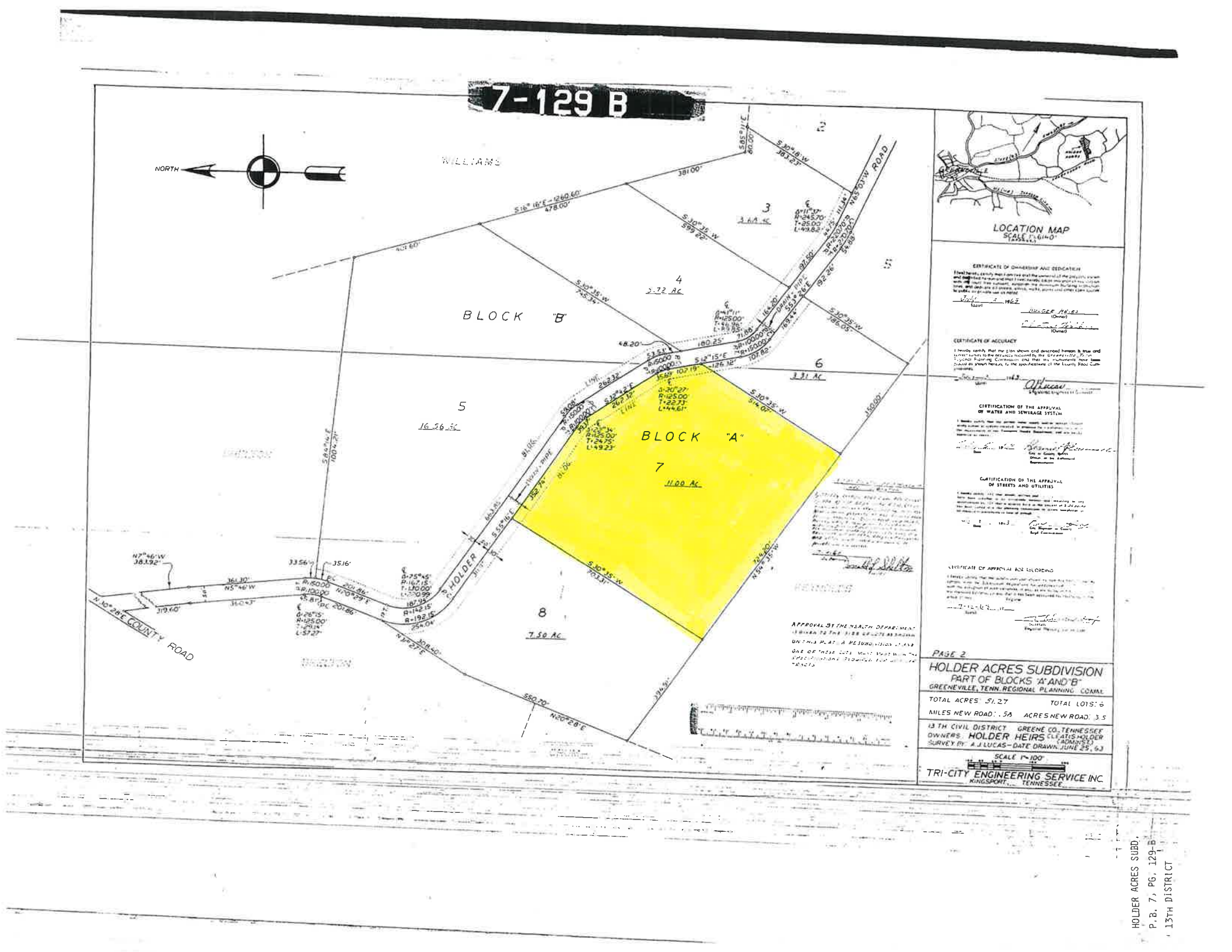
DATE

REGISTERED SURVEYOR

REGISTER OF DEEDS


Notes
1. The information shown hereon was obtained from Deed Book 765A, Page 626 and Plat Book 7, Page 129 as recorded at the Registers Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in May 2026.
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
3. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.
4. No utility survey was performed. Utilities shown are from observed field evidence. See utility note.
5. This property DOES NOT lie within a "Special Flood Hazard Area" as shown o FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47059C0123D dated July 4, 2006.
6. This survey was completed at the request of Justin Matthews.
7. The location aspects of the boundary and located features shown hereon, this survey were performed using a Nikon NPL-322+2 total station and a GNSS NTK system. NTK positional data was obtained on or between the date(s) 4-24-2026 and 5-13-2026, utilizing Garmin GRS-7 multi-frequency receivers. The grid coordinates of the field station were derived from the TDOT CORS Network referenced to the NAD83(2011), Epoch 2010 and Geoid 12B. The positional accuracy of the GNSS vectors does not exceed 1E 0.08'; V 0.10'. The Combined Scale Factor for this survey was 0.9998
8. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or buried grounds, items of historical or cultural significance, therefore exception is taken to any such matters which may exist on the property.
9. There is hereby established an easement over a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the convergence of storm water runoff from improvements on such 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 engineer or that which may be required by the Greene County Regional Planning Commission.
Utility Note
The surveyor made no attempt to have the underground utilities marked. The utilities shown have been located from a field survey based on marked 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 located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.
Property Information
Justin & Michelle Matthews
Tax Map 64, Parcel 93
Deed Book 765A, Page 626
Plat Book 7, Page 129
N
W
E
S
Site
Vicinity Map
PRELIMINARY PLAT
FOR REVIEW ONLY
Lot 7A
1.27 Acres ±
Lot 7B
2.25 Acres ±
Hodson Road
Owner's Drive
Drive Area
Remaining Lands of
Justin & Michelle Matthews
Tax Map 64, Parcel 93
Deed Book 765A, Page 626
Plat Book 7, Page 129, P/O Lot 7
(Greater than 5 Acres Remaining)
Road & Power Stringer
Tax Map 76, Parcel 12.00
Deed Book 733A, Page 1071
Melissa & Michael Perkins
Tax Map 76, Parcel 34.01
Deed Book 343A, Page 2409
Brian & Kelly Cutrell
Tax Map 76, Parcel 10
Deed Book 537A, Page 332
Plat Book 7, Page 129, Lot 8
Legend
Certification
Lot 7A
1.27 Acres±
Lot 7B
2.25 Acres±
Notes
Legend
Certification
RECEIVED
MAY 21 2026
DENIED
JUN 11 2026
H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office 423-638-1188
www.h5surveying.com
SHEET 1 OF 1
FINAL PLAT
Tax Map 64, P/O Parcel 93
Deed Book 765A, Page 626
Plat Book 7, Page 129
Date: May 14, 2026
DIVISION OF A PORTION OF LOT 7
HOLDER ACRES SUBDIVISION (BLOCK A)
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 3.52 ±
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Justin Matthews
Michelle Matthews
CIVIL DISTRICT 13th
SURVEYOR Donnel G. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 50'
0
50'
100'
150'

7-129 B



HOLDER ACRES SUBD.
P. B. 7, PG. 129-B
13TH DISTRICT

GREENEVILLE
TENNESSEE

DEVELOPMENT SERVICES

Understanding the Proposed Airport Overlay District

Protecting Public Safety, Property Rights, and the Future of Greeneville Municipal Airport



Airport zoning is not a new idea. Tennessee first authorized local governments to adopt airport zoning regulations in 1945 to protect navigable airspace, airport operations, and public safety.

Locally, airport compatibility planning has been discussed for more than 20 years by both the Town of Greeneville and Greene County.

The Town's 2017 Comprehensive Plan also identified airport compatibility planning as an important long-term goal.

The proposed Airport Overlay District is intended to implement those long-standing recommendations.

Why Now?

TENNESSEE LAW
Tennessee law has long authorized airport zoning.

COMPREHENSIVE PLAN
The Town Comprehensive Plan recommends airport compatibility protections.

FAA GUIDANCE
The FAA provides guidance for compatible land use.

COMMUNITY GROWTH
Greeneville continues to grow.

PLAN FOR THE FUTURE
Planning now helps avoid future conflicts while protecting property rights.

The proposed Airport Overlay District is a proactive step to protect public safety, preserve navigable airspace, and support the long-term future of Greeneville Municipal Airport.

GREENEVILLE
TENNESSEE

DEVELOPMENT SERVICES

2

Why Is the Town Studying an Airport Overlay District?

Greeneville Municipal Airport is an important community asset. It supports local businesses, emergency medical flights, public safety, corporate aviation, and future economic development.

Airport zoning is not a new idea. Tennessee first authorized local governments to adopt airport zoning regulations in 1945 to protect navigable airspace, airport operations, and public safety.

Locally, airport compatibility planning has been discussed for more than 20 years by both the Town of Greeneville and Greene County.

The Town's 2017 Comprehensive Plan also identified airport compatibility planning as an important long-term goal.

The proposed Airport Overlay District is intended to implement those long-standing recommendations.

Why Now?

- Tennessee law has long authorized airport zoning.
- The Town Comprehensive Plan recommends it.
- The FAA provides guidance for compatible land use.
- Greeneville continues to grow.
- Planning now helps avoid future conflicts while protecting property rights.

The Two Main Goals

1. Protect Flight Paths

Prevent buildings, towers, trees, and other objects from becoming hazards to aircraft.

2. Encourage Compatible Development

Reduce conflicts between airport operations and future development beneath the runway approach corridors.



How Do Airports Protect People on the Ground?

3

Most people think airport safety only applies to airplanes.
In reality, airports also protect people and property on the ground.

The FAA identifies protected airspace and safety areas around every public airport.

These areas help ensure that buildings, trees, lighting, and future development do not interfere with aircraft during takeoff and landing.

The proposed Airport Overlay District uses these existing FAA safety concepts to guide future land use decisions.

The Two Main Goals

1. Protect Flight Paths

Prevent buildings, towers, trees, and other objects from becoming hazards to aircraft.

2. Encourage Compatible Development

Reduce conflicts between airport operations and future development beneath the runway approach corridors.

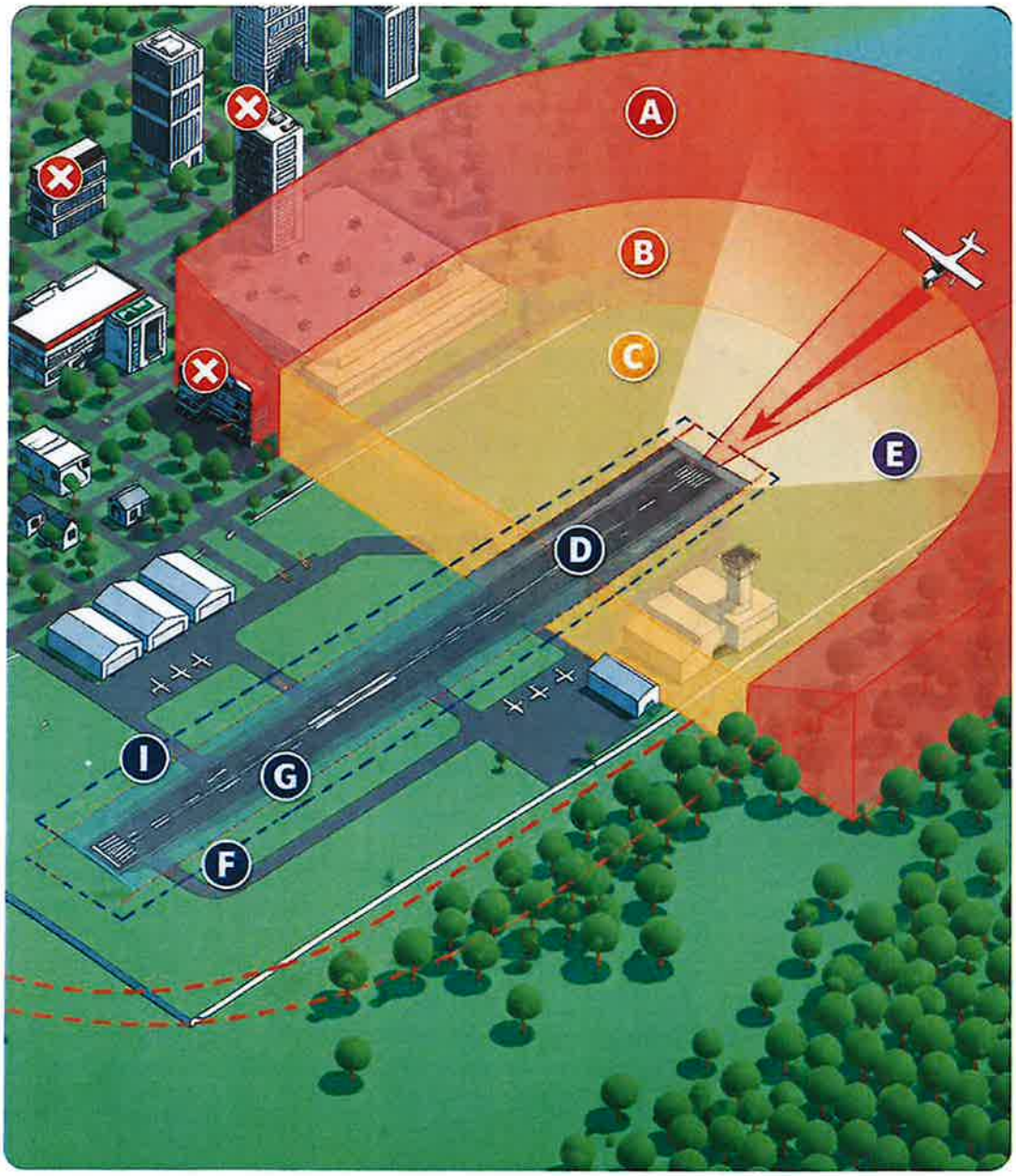


GREENEVILLE
TENNESSEE

4

Airport Protection Areas

The FAA identifies several protected areas around every airport. Each serves a different purpose. Together they help create a safe operating environment.



A Conical Surface
Extends upward and outward from the horizontal surface.

B Horizontal Surface
A horizontal plane above the airport that establishes maximum building heights.

C Approach Surface
An inclined surface extending outward and upward from the end of the runway.

D Primary Surface
A rectangular surface centered on the runway and extending 200 feet beyond each end.

E Transitional Surface
Inclined surfaces extending from the sides of the primary and approach surfaces.

F Runway Object Free Zone (ROFA)
Area centered on the runway to enhance safety.

G Runway Safety Area (RSA)
Area surrounding the runway to reduce risk in the event of an aircraft excursion.

H Runway Obstacle Free Zone (ROFZ)
Area off the runway centerline to protect against obstacles.

I Runway Protection Zone (RPZ)
Trapezoidal area at each end of the runway to enhance safety.

Incompatible Land Use
Buildings or uses that do not comply with airport safety standards.

These areas are defined in FAA regulations (Part 77) and shown on the FAA-approved Airport Layout Plan for Greeneville Municipal Airport.

5 What Types of Development Can Create Conflicts?

Most development near the airport can continue as it does today. The ordinance focuses on characteristics that may create safety or compatibility concerns.



Tall Structures

Can interfere with aircraft flight paths and visibility.



Lighting & Glare

Bright lights can distract pilots and impact safe operations.



Large Concentrations of People

Increase risk in the event of an aircraft incident.



Trees & Vegetation

Can grow into protected airspace and create hazards.



Wildlife Attractants

Can increase the risk of wildlife strikes, which can damage aircraft.



Noise Compatibility

Ensures people are aware of airport noise and overflights.



The goal is not to stop growth, but to guide future development so that it remains compatible with airport operations and public safety.

6 What Does the Ordinance Do?

The proposed Airport Overlay District would:



- Protect aircraft flight paths and navigable airspace
- Address trees and vegetation that become airspace hazards
- Limit wildlife attractants in critical areas
- Encourage compatible land uses beneath runway approach corridors
- Provide airport overflight and noise disclosures for future development
- Protect the long-term operation of Greeneville Municipal Airport

The ordinance does NOT:

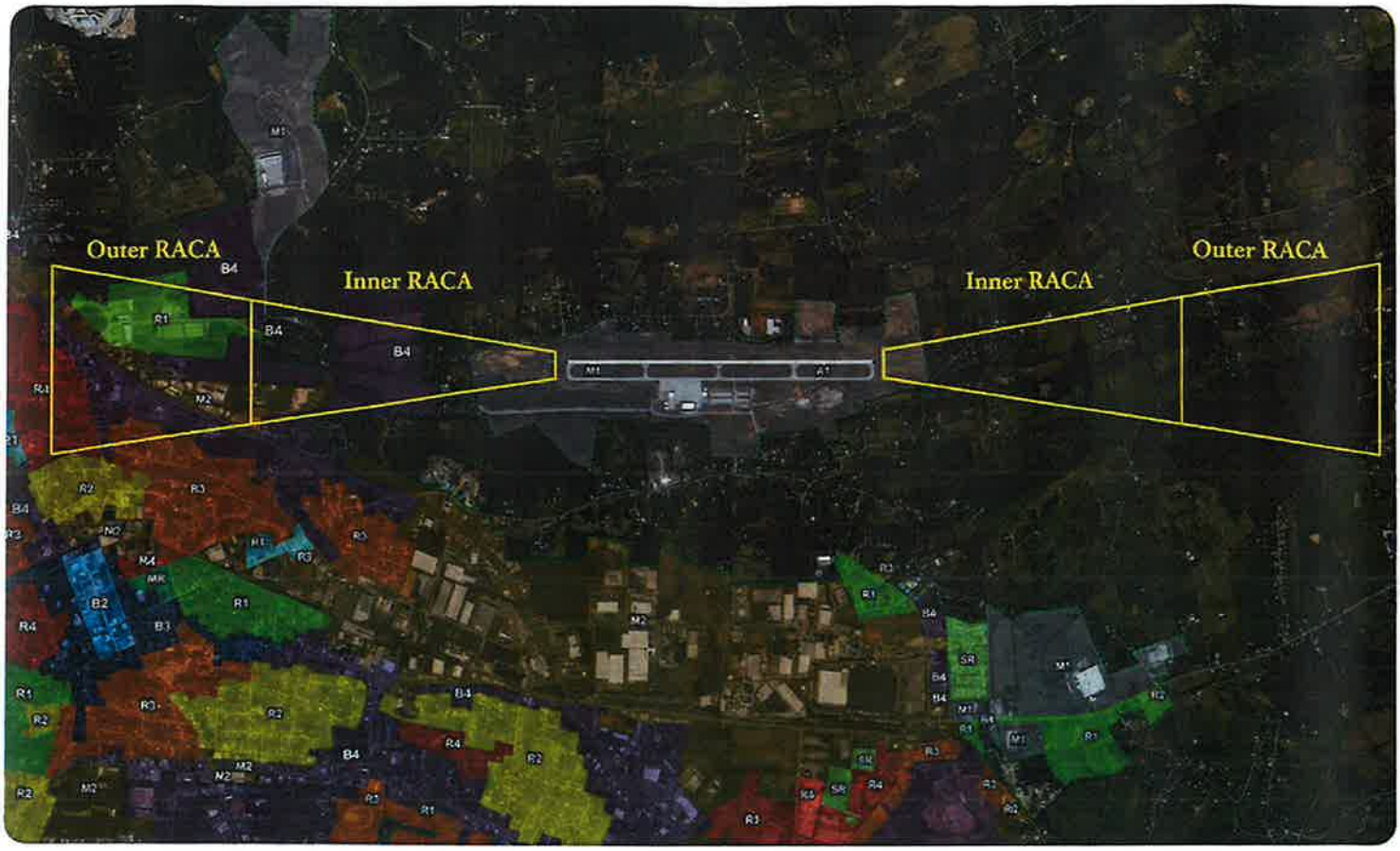


- Change existing zoning districts
- Prevent most commercial or industrial development
- Stop normal farming operations
- Affect properties outside the runway approach corridors
- Require existing lawful uses to close
- Take private property
- Prevent reasonable future development

Existing lawful uses are generally allowed to remain.

7 Where Does the Overlay Apply?

The proposed overlay applies only to areas directly in line with aircraft takeoffs and landings. It does not apply to all land surrounding the airport.



Inner Runway Approach Compatibility Area (Inner RACA)

Extends from the runway end to 6,000 feet

Outer Runway Approach Compatibility Area (Outer RACA)

Extends from 6,000 feet to 10,000 feet

These areas are based on the FAA Part 77 approach surfaces shown on the FAA-approved Airport Layout Plan.

8 Review & Adoption Process

Where We Are in the Process

Staff Research & Preliminary Review → FAA & State Guidance Review → TOOT Aeronautics Technical Review → Formal Planning Commission Recommendation July 14, 2026 → City Council First Reading & Public Discussion → City Council Public Hearing → City Council Second Reading & Possible Adoption

COMPLETED | **CURRENT STEP** | **UPCOMING STEPS**

Key Takeaway

The proposed Airport Overlay District is intended to:



- Protect public safety
- Preserve aircraft flight paths
- Protect private property through predictable standards
- Support the long-term future of Greeneville Municipal Airport
- Help ensure future growth remains compatible with airport operations

For more information, contact the Town of Greeneville Development Services Department.
Ph: (423) 639-7102 • www.greenevilletn.gov

GREENEVILLE TENNESSEE

AIRPORT OVERLAY DISTRICT ORDINANCE

ARTICLE ___

AIRPORT OVERLAY DISTRICT (AOD)

SECTION ___.01 INTENT AND PURPOSE

The Airport Overlay District (AOD) is established to promote the public health, safety, and general welfare by protecting navigable airspace and reducing land use incompatibilities in areas affected by aircraft operations at the Greeneville Municipal Airport.

This district is intended to:

- Prevent the creation or establishment of airport hazards;
- Protect areas beneath aircraft approach and departure paths;
- Reduce exposure of persons and property to aviation-related risk;
- Promote land use compatibility through the establishment of locally adopted compatibility areas while protecting navigable airspace in accordance with 14 C.F.R. Part 77;
- Support continued eligibility for federal and state aviation funding; and
- Implement the authority granted under TCA §42-6-101 et seq.

The Airport Overlay District is adopted pursuant to TCA §13-7-201 et seq. and shall be subject to review and approval by the Tennessee Department of Transportation, Aeronautics Division, as required by TCA §42-6-105(b).

For purposes of this Article, the Town recognizes and relies upon the current FAA-approved Airport Layout Plan for Greeneville Municipal Airport, titled *Airport Layout Plan for the Greeneville Municipal Airport, Greeneville, Tennessee*, TAD Project No. 30-555-0148-16, Project No. 32766-07, dated November 7, 2017, as updated/revised November 7, 2018, together with any future amendments approved through the applicable FAA and Tennessee Department of Transportation Aeronautics Division review process.

The Airport Overlay District incorporates the applicable FAA Part 77 imaginary surfaces for purposes of airspace protection and obstruction evaluation. In addition, the Town establishes local Runway Approach Compatibility Areas (RACA) pursuant to TCA §42-6-103 to provide consistent land use compatibility standards within the airport approach corridors. These locally established compatibility areas are intended to supplement, and not duplicate, the FAA Part 77 imaginary surfaces.

The Town finds that the runway approach and departure areas represent the most critical areas surrounding the airport for purposes of land use compatibility and public safety.

The Town further finds that limiting incompatible land uses and excessive concentrations of people within these areas is necessary to protect airport operations, reduce risks to persons and property, preserve the long-term utility of the airport, and protect the public investment in airport infrastructure.

The Town further finds that airport hazard areas and incompatible land uses within runway approach areas may adversely affect navigable airspace, airport safety, airport operations, and the continued eligibility of the airport for state and federal aviation funding.

The Town further finds that trees, vegetation, and other objects of natural growth that penetrate protected airspace surfaces may create airport hazards and reduce the safety and utility of airport operations.

Pursuant to TCA §42-6-103, municipalities are authorized to divide airport hazard areas into zones and regulate land uses within such zones in order to prevent airport hazards and incompatible land uses.

SECTION ___.02 RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

The Airport Overlay District is an overlay zoning district superimposed upon underlying zoning districts as shown on the Official Zoning Map.

Properties within the AOD shall comply with the regulations of the underlying zoning district and the additional requirements of this Article.

Where this Article conflicts with another provision of the Zoning Ordinance or other applicable regulations, the more restrictive provision shall control.

Nothing in this Article is intended to render any otherwise lawful use nonconforming except where expressly stated.

SECTION ___.03 DEFINITIONS

For purposes of this Article, the following terms shall have the meanings set forth below:

Airport Overlay District (AOD)

An overlay zoning district established to regulate land use, density, and structure height in areas affected by aircraft operations.

Airport Layout Plan (ALP)

The FAA-approved Airport Layout Plan for Greeneville Municipal Airport, including all FAA-approved amendments.

Runway Approach Compatibility Area (RACA)

A locally established land use compatibility area adopted by the Town of Greeneville pursuant to TCA §42-6-103 to promote compatible land uses and protect public safety in areas affected by aircraft approach and departure operations. The RACA extends from the end of each runway primary surface for a horizontal distance of ten thousand (10,000) feet, with an initial width of five hundred (500) feet expanding to three thousand five hundred (3,500) feet at its outer limit, as depicted on the Official Zoning Map.

Inner Runway Approach Compatibility Area (Inner RACA)

The portion of the RACA extending from the end of the runway primary surface to six thousand (6,000) feet along the extended runway centerline.

Outer Runway Approach Compatibility Area (Outer RACA)

The portion of the RACA extending from six thousand (6,000) feet to ten thousand (10,000) feet along the extended runway centerline.

FAA Part 77

Title 14, Code of Federal Regulations, Part 77, Objects Affecting Navigable Airspace.

Approach Surface (Part 77)

An imaginary inclined surface extending outward and upward from the end of a runway primary surface along the extended runway centerline.

Primary Surface (Part 77)

A rectangular surface centered on the runway and extending 200 feet beyond each runway end.

Transitional Surface (Part 77)

An imaginary inclined surface extending outward and upward from the sides of the Primary Surface and Approach Surface in accordance with 14 C.F.R. Part 77.

Horizontal Surface (Part 77)

A horizontal plane established above the airport at the elevation prescribed by 14 C.F.R. Part 77 for the protection of navigable airspace.

Conical Surface (Part 77)

An imaginary surface extending upward and outward from the perimeter of the Horizontal Surface at the slope prescribed by 14 C.F.R. Part 77.

Runway Protection Zone (RPZ)

A trapezoidal area located beyond the end of a runway and centered on the extended runway centerline, established in accordance with applicable FAA airport design standards for the purpose of enhancing the protection of people and property on the ground. RPZ dimensions and configuration shall be interpreted according to the FAA-approved Airport Layout Plan and applicable FAA airport design standards.

Airport Hazard

Any structure, object of natural growth, or use of land that obstructs the airspace required for aircraft operations or is otherwise hazardous to aircraft landing or takeoff operations.

Airport Hazard Area

Any area of land or water upon which an airport hazard could be established if not prevented through airport zoning regulations.

High-Density Residential Development

Residential development at a density greater than that permitted within the R-1 Low Density Residential District of the Town of Greeneville Zoning Ordinance.

High-Occupancy Assembly Use

A use classified as Group A occupancy under the adopted International Building Code, including but not limited to theaters, auditoriums, arenas, convention facilities, churches, gymnasiums with spectator seating, entertainment venues, and similar uses designed for assembly or concentration of persons.

Avigation Easement

A property right allowing for aircraft overflight, noise, vibration, and other impacts associated with airport operations.

Drive-Through Facility

A facility or business designed to provide goods or services to customers remaining in motor vehicles, including but not limited to restaurants, banks, pharmacies, coffee shops, car washes, and similar uses.

Vehicle Queue Area

An area for vehicles waiting for drive-through service, gated entry, fueling, washing, loading, unloading, school pickup or drop-off, event entry, or similar activities.

SECTION ___.04 APPLICABILITY AND BOUNDARIES

The Airport Overlay District shall apply to all lands located within the Airport Hazard Areas established by this Article and depicted on the Official Zoning Map.

The Airport Overlay District recognizes all applicable FAA Part 77 imaginary surfaces associated with Greeneville Municipal Airport, including the Primary Surface, Approach Surface, Transitional Surface, Horizontal Surface, and Conical Surface, for purposes of protecting navigable airspace and evaluating potential airport hazards.

The Runway Approach Compatibility Area (RACA) is a locally established land use compatibility area adopted by the Town pursuant to TCA §42-6-103. The RACA is intended to provide a consistent and easily administered land use compatibility framework within the runway approach corridors and is not intended to duplicate or precisely replicate the geometry of the FAA Part 77 imaginary surfaces.

For purposes of land use compatibility, the RACA shall extend from the end of each runway primary surface for a horizontal distance of ten thousand (10,000) feet with an initial width of five hundred (500) feet expanding to three thousand five hundred (3,500) feet, as depicted on the Official Zoning Map.

The applicable FAA Part 77 imaginary surfaces, as depicted on the FAA-approved Airport Layout Plan, shall govern the interpretation of airspace protection, height limitations, and obstruction evaluations under this Article.

The Official Zoning Map may be amended in accordance with standard zoning procedures to reflect material changes to the FAA-approved Airport Layout Plan.

TABLE 4.1: DIMENSIONS FOR AIRPORT OVERLAY ZONES

Area	Beginning Point	Length	Inner Width	Outer Width	Regulatory Purpose
RACA	End of runway primary surface	10,000 ft	500 ft	3,500 ft	Full mapped airport approach compatibility area
Inner RACA	End of runway primary surface	6,000 ft	500 ft	As mapped	Highest-sensitivity land use control area
Outer RACA	6,000 ft from beginning of RACA	4,000 ft	As mapped	3,500 ft	Compatibility, disclosure, and performance standards area
RPZ	End of runway primary surface	1,700 ft	500 ft	1,010 ft	Protection of people and property on the ground

Note: The RACA dimensions shown above establish the Town's locally adopted land use compatibility districts and are intentionally applied uniformly to both runway approaches to provide consistent administration and long-range compatibility planning. FAA Part 77 imaginary surfaces and Runway Protection Zone (RPZ) dimensions shall be interpreted in accordance with the FAA-approved Airport Layout Plan and applicable FAA regulations for purposes of airspace protection and obstruction evaluation.

SECTION ___.05 ADMINISTRATION, VIOLATIONS, AND ENFORCEMENT

Appeals of administrative decisions, requests for variances, and other relief shall be processed through the Board of Zoning Appeals in accordance with this Zoning Ordinance.

Violations of this Article shall be subject to the enforcement provisions, remedies, and penalties established elsewhere in this Zoning Ordinance.

A. Interpretation of Density and Occupancy

References in this Article to density, occupancy, or concentration of persons shall be interpreted in conjunction with the underlying zoning district regulations and the adopted International Building Code.

SECTION ___.06 HEIGHT, VEGETATION, AND AIRSPACE PROTECTION

No structure, tree, object of natural growth, or other obstruction shall penetrate any applicable FAA Part 77 imaginary surface associated with the Greeneville Municipal Airport.

A. Airport Hazards and Vegetation

Trees, vegetation, and other objects of natural growth that penetrate or are reasonably expected to penetrate any applicable FAA Part 77 imaginary surface are hereby declared potential airport hazards and may constitute a threat to navigable airspace and aviation safety.

B. Continuing Compliance

No tree, vegetation, or object of natural growth shall be permitted to grow into or remain within any protected airspace established by this Article or 14 C.F.R. Part 77.

C. Responsibility of Property Owner

Property owners shall be responsible for maintaining trees and vegetation in compliance with this Article and preventing future growth that would create or increase an airport hazard.

D. Future Plantings

No person shall plant, install, or allow the establishment of trees or vegetation that are reasonably expected to penetrate protected airspace surfaces at maturity.

E. Mitigation and Removal

Where trees, vegetation, or other obstructions are determined to penetrate protected airspace surfaces, the Town may require trimming, removal, or other mitigation measures necessary to maintain compliance with FAA Part 77 and airport safety standards.

F. Avigation Easements and Agreements

The Town may acquire or require avigation easements, vegetation management easements, or other agreements necessary to protect navigable airspace and maintain compliance with this Article.

Where required under applicable FAA regulations, FAA Form 7460-1 shall be filed and any resulting FAA determination shall be provided to the Town prior to issuance of applicable development or building permits.

SECTION ___.07 USE AND DENSITY REGULATIONS

Pursuant to TCA §42-6-103, the Town may divide airport hazard areas into zones and regulate land uses within such zones in order to prevent airport hazards and incompatible land uses.

A. Inner Runway Approach Compatibility Area (Inner RACA) – 0 to 6,000 Feet

Within the Inner RACA, the following shall apply:

1. Residential Density Limitation

Residential development shall not exceed the density permitted in the R-1 Low Density Residential District.

Density shall be calculated using gross acreage and shall not exclude land for streets, utilities, stormwater facilities, or open space.

2. Compatibility of Uses

Land use compatibility within the Inner and Outer RACA shall be determined in accordance with Table 7.1, Airport Overlay Compatibility Matrix.

Uses identified as "NC" shall be prohibited within the applicable overlay area.

Uses identified as "AR" shall require additional airport compatibility review in accordance with this Article. Additional airport compatibility review shall be limited to evaluation of compliance with the performance standards, operational impacts, and compatibility criteria established by this Article.

Uses identified as "C" shall be considered compatible subject to compliance with the underlying zoning district and all applicable provisions of this Article.

In the event of a conflict between Table 7.1 and another provision of this Article, the more restrictive provision shall control.

3. Planned Unit Developments (PUD)

Within the Inner RACA, Planned Unit Development provisions shall not be used to:

- Increase dwelling unit count beyond R-1 limits;
- Reduce minimum lot size or dimensional standards;
- Cluster or concentrate population; or
- Provide density bonuses.

A conventional subdivision yield plan demonstrating compliance with R-1 zoning shall be required.

B. Outer Runway Approach Compatibility Area (Outer RACA) – 6,000 to 10,000 Feet

Within the Outer RACA, the following shall apply:

- Uses permitted in the underlying zoning district may be permitted within the Outer RACA subject to the compatibility classifications and requirements established by this Article and Table 7.1.
- No use permitted by the underlying zoning district shall be rendered nonconforming solely by application of this Article.
- Residential development within the Outer RACA shall comply with the underlying zoning district and the compatibility classifications established by Table 7.1.

All development shall comply with the applicable performance standards of this Article, including but not limited to:

- FAA Part 77 height restrictions;
- Lighting and glare limitations;
- Wildlife hazard restrictions;
- Smoke, dust, and visibility controls; and
- Noise and overflight disclosure requirements.

The compatibility classifications contained in Table 7.1 establish the airport land use compatibility standards applicable within the Airport Overlay District.

The following matrix does not authorize any use that is not otherwise permitted by the underlying zoning district. Where a use is allowed by the underlying zoning district, the matrix establishes additional airport compatibility classification within the Airport Overlay District.

TABLE 7.1: LAND USE COMPATIBILITY MATRIX

Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Single-family detached residential	C, R-1 density only	C
Duplex residential	NC	C
Townhouses	NC	C
Condominiums	NC	C
Apartments / multi-family	NC	C
Mobile/manufactured home on individual lot	C, R-1 density only	C

Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Mobile home park / manufactured housing community	NC	AR
Dormitory / group living	NC	AR
Assisted living / nursing home / residential care	NC	AR
Hospital / emergency care facility	NC	AR
Medical clinic / outpatient office	AR	C
School, public or private	NC	AR
Daycare / child care center	NC	AR
Church / religious assembly	NC	AR
Theater / auditorium / event venue	NC	AR
Gymnasium or indoor recreation with spectator seating	NC	AR
Indoor recreation without spectator seating	AR	C
Outdoor recreation / athletic fields	AR	C
Parks / passive open space	C	C
Public safety facility	AR	C
Government office / public administration	C	C
General office / professional services	C	C
Retail sales / personal services	C	C
Restaurant without drive-thru	AR	C
Restaurant with drive-thru	AR	AR
Coffee shop / beverage shop with drive-thru	AR	AR
Bank / pharmacy / business with drive-thru	AR	AR

Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Car wash / automated drive-through service	AR	AR
Gas station / convenience store	AR	AR
Automobile sales / dealership	C	C
Automobile repair / service	C	C
Hotel / motel / transient lodging	NC	AR
Self-storage / mini-warehouse	C	C
Warehouse / distribution	C	C
Light industrial / manufacturing	C	C
Heavy industrial / processing	AR	AR
Outdoor storage / contractor yard	AR	C
Junkyard / salvage yard	NC	AR
Mining / quarry / excavation	AR	AR
Utility substation / lift station	C	C
Water tower / communication tower / tall structure	AR	AR
Solar energy facility	NC	NC
Wind energy facility / wind turbine	NC	NC
Landfill / transfer station / solid waste facility	NC	NC
Wastewater treatment facility / lagoon	NC	AR
Detention/retention pond or wetland mitigation area	AR	AR
Agricultural crop production	AR	AR
Animal feeding / livestock concentration	AR	AR

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Use Type	Inner RACA 0–6,000 ft	Outer RACA 6,000–10,000 ft
Grain bins / grain elevator	AR	AR
Billboard / electronic message sign / intense lighting use	NC	AR
Uses creating smoke, steam, dust, glare, thermal plumes, electronic interference, or wildlife attractants	NC unless fully mitigated and approved	AR / NC depending on impact

Symbol	Meaning
C	Compatible, subject to underlying zoning and all applicable AOD Standards
AR	Additional Review required for compliance with this Article
NC	Not Compatible / Prohibited within the identified AOD Zone

C. Agricultural Compatibility Review

Agricultural uses and ongoing farming operations are recognized as an important and historically established component of the surrounding area and are not presumed to be incompatible solely due to their agricultural nature.

Protecting farmland around the airport is important to both the Town and Greene County, and farmland is considered a generally compatible land use around airports because it helps preserve open space and limit large concentrations of people beneath active flight paths.

Additional review of agricultural activities is intended primarily to evaluate conditions that may attract large numbers of birds or create operational safety concerns near active flight paths, including standing water, large ponds, or crop conditions that may attract flocking birds.

Routine agricultural activities that do not create significant airport compatibility concerns are intended to remain compatible within the Airport Overlay District.

D. Drive-Through and Vehicle Queue Review Standards

Any drive-through facility or use with a vehicle queue area within the Airport Overlay District shall be reviewed for compatibility with airport operations. Approval shall require a finding that the proposed queueing, circulation, lighting, signage, and outdoor speaker systems will not create a hazard or incompatible condition.

At minimum, the applicant shall demonstrate:

- Vehicle queues will be fully contained on site and will not back onto public streets, airport access roads, intersections, or emergency access routes.
- Queue areas will not concentrate stopped vehicles directly beneath the extended runway centerline where avoidable through site design.
- Outdoor lighting, menu boards, electronic signs, and illuminated canopies will be shielded and oriented to avoid glare, pilot distraction, or confusion with airport lighting.
- Outdoor speakers, drive-through ordering systems, and electronic equipment will not interfere with airport communications or navigational systems.
- Site circulation shall maintain safe emergency access and shall not create traffic conflicts during peak operating periods.
- The Zoning Administrator may require a queueing analysis, traffic circulation plan, lighting plan, or other information necessary to determine compliance.

SECTION ___.08 WILDLIFE, VISUAL, AND ENVIRONMENTAL HAZARDS

Uses that create hazardous wildlife attractants shall not be permitted, consistent with FAA Advisory Circular 150/5200-33.

Outdoor lighting, reflective surfaces, electronic transmissions, or other visual or electronic features shall not interfere with aircraft operations, navigation systems, or pilot visibility.

Uses that generate smoke, steam, dust, or other airborne visual obstructions that could impair visibility shall not be permitted.

SECTION ___.09 EXISTING USES

Legally established uses existing at the time of adoption may continue.

Existing community athletic practice fields may continue, including existing lighting and portable spectator seating.

No permanent grandstands, enclosed spectator structures, or expansions that materially increase spectator capacity shall be permitted, as determined by the Planning Commission.

SECTION ___.10 MULTI-JURISDICTIONAL COORDINATION

This Article shall apply only within the municipal limits of the Town of Greeneville.

Nothing in this Article shall be interpreted to extend zoning authority beyond Town limits except as authorized under TCA §42-6-104.

SECTION ___.11 AIRPORT NOISE, OVERFLIGHT, AND COMPATIBILITY

The notice, disclosure, and compatibility provisions of this Section are intended to promote informed development and occupancy within airport hazard areas and to reduce future conflicts associated with lawful airport operations.

A. Acknowledgment of Airport Operations

The Greeneville Municipal Airport is an active public-use airport supporting a range of aviation activities, including jet aircraft, turbine-powered aircraft, general aviation, and emergency medical operations.

Aircraft operations may generate noise, vibration, overflight, and other effects that are inherent to airport operations.

B. Notice of Potential Impacts

All persons acquiring property, constructing improvements, or occupying structures within the Airport Overlay District are hereby notified that:

- Aircraft overflights and associated noise may occur at varying times of day and night;
- Noise levels and overflight characteristics may vary depending on aircraft type, including jet aircraft and turbine-powered aircraft, weather conditions, and operational activity; and
- Such impacts are a normal and expected component of airport operations.

C. Overflight Acknowledgment

Properties located within the Airport Overlay District may be subject to routine aircraft overflight at varying altitudes, including during approach and departure operations.

Such overflights are an inherent and necessary component of airport operations and shall be considered a normal condition affecting properties within the Airport Overlay District.

D. Required Disclosure

As a condition of subdivision approval, site plan approval, or issuance of a building permit within the Airport Overlay District, the applicant shall provide written notice to prospective purchasers, tenants, or occupants stating that the property is located within an Airport Overlay District and may be subject to aircraft noise and overflight.

Such disclosure shall be provided in a form acceptable to the Town and may include:

- Recorded plat notes;
- Deed restrictions or covenants;
- Lease or purchase agreement disclosures; or
- Other legally binding instruments.

The required disclosure shall run with the land and shall be binding on subsequent purchasers and occupants to the extent permitted by law.

E. Avigation Easement

The Town may require, where appropriate, the dedication or acknowledgment of an avigation easement for properties within the Airport Overlay District as a condition of development approval.

F. No Cause of Action

The presence of aircraft noise, vibration, or overflight within the Airport Overlay District shall not, in and of itself, be considered a nuisance or basis for a claim against the Town of Greeneville or the Greeneville Municipal Airport Authority arising solely from the lawful operation of the Greeneville Municipal Airport.

SECTION ___.12 SEVERABILITY

If any provision of this Article is declared invalid, the remaining provisions shall remain in full force and effect.

SECTION ___.13 EFFECTIVE DATE

This Article shall take effect upon final adoption and publication as required by law.

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Proposed Airport Overlay District (AOD)

Process & Tentative Timeline

1 Overview

This graphic outlines the proposed review, approval, and adoption process for the Airport Overlay District ordinance.

- Protect public safety and navigable airspace.
- Provide clear standards for land use, structures, and trees.
- Support compatible development near Greeneville Municipal Airport.

2 Process Overview

1. **Draft Presented to Planning Commission**
   Presentation of the proposed draft Airport Overlay District to the Planning Commission for introductory review.
2. **Planning Commission Recommends TDOT Submittal**
   Planning Commission recommends the draft version be submitted to TDOT Aeronautics Planning for review and approval.
3. **TDOT Review, Revisions & Resubmittals**
   Any necessary revisions are completed, with resubmittals to TDOT as needed during the review process.
4. **TDOT Approval Granted**
   TDOT Aeronautics Planning completes its review and grants approval of the ordinance draft.
5. **Formal Planning Commission Recommendation**
   Following TDOT approval, the ordinance is presented back to the Planning Commission for a formal recommendation to City Council for adoption into the zoning ordinance.

   CURRENT STEP
6. **City Council Ordinance Adoption Process**
   City Council proceeds through the Town's standard ordinance adoption steps, including public hearing and ordinance readings.
7. **Implementation**
   If approved by City Council, the Airport Overlay District ordinance is implemented.

3 Tentative Timeline

1. **May 12, 2026**
   Completed
   Initial presentation to Planning Commission.
2. **Following Initial Review**
   Completed
   Planning Commission recommendation to submit to TDOT.
3. **Approx. 90 Days**
   Completed
   TDOT review, revisions, and approval (approx. 90 days total).
4. **Following TDOT Approval**
   Completed
   State review completed.
5. **July 14, 2026**
   Current Step
   Formal Planning Commission recommendation to City Council.
6. **Approx. 30–60 Days**
   Upcoming
   City Council public hearing, ordinance adoption, and implementation (approx. 30–60 days).
7. **Final Step**
   Upcoming
   Airport Overlay District implemented.

Completed → Completed → Completed → We Are Here → Approx. 30–60 Days

Important Notes

- Timeline is conceptual and depends on review comments, coordination, and meeting schedules.
- The Airport Overlay District would function as an overlay in addition to the underlying zoning district.

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Draft Airport Overlay District (AOD)

5/6/2026

Scale 1:10,000

0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

GREENEVILLE TENNESSEE

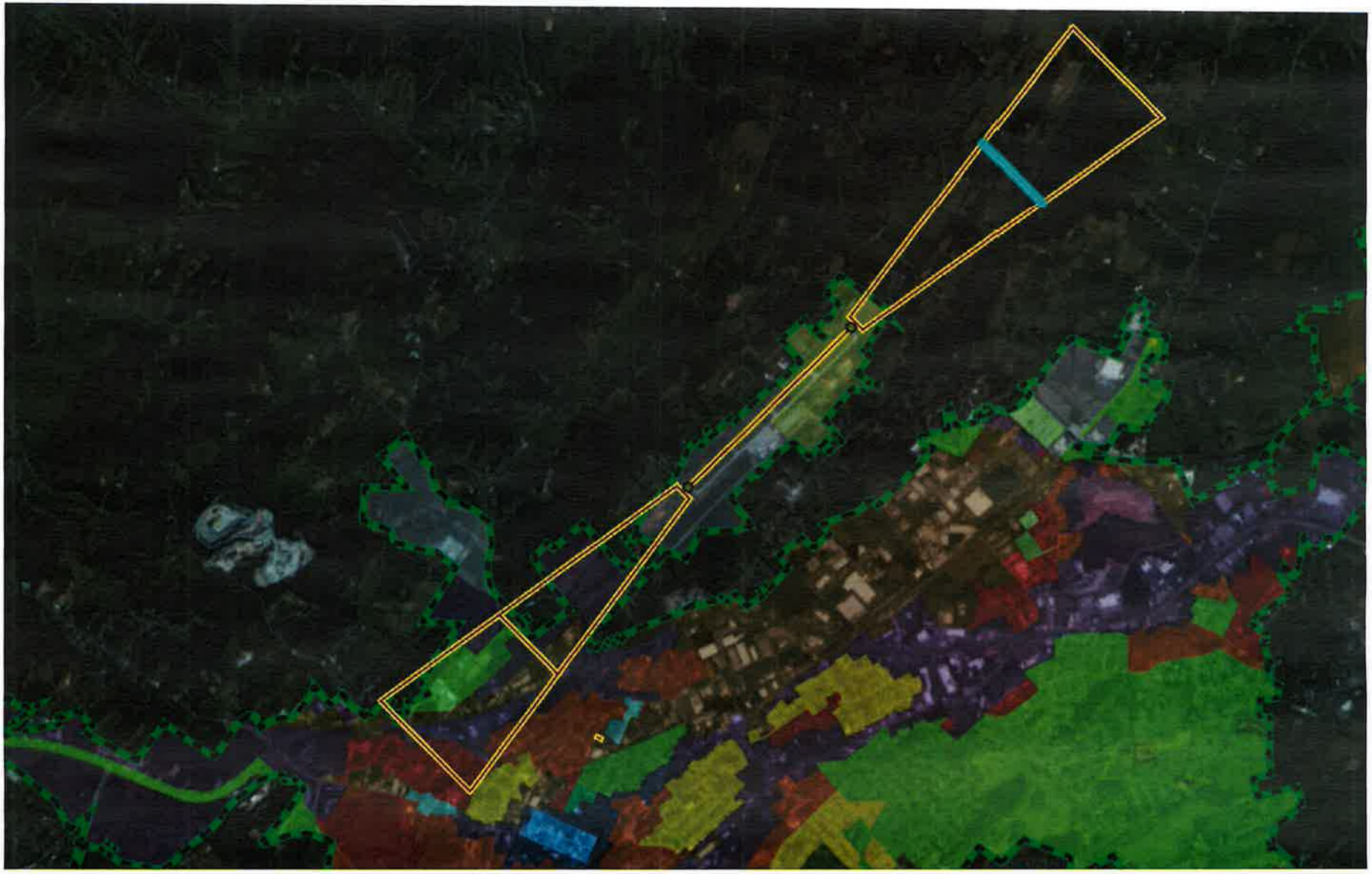


Image 1: Proposed Airport Overlay District

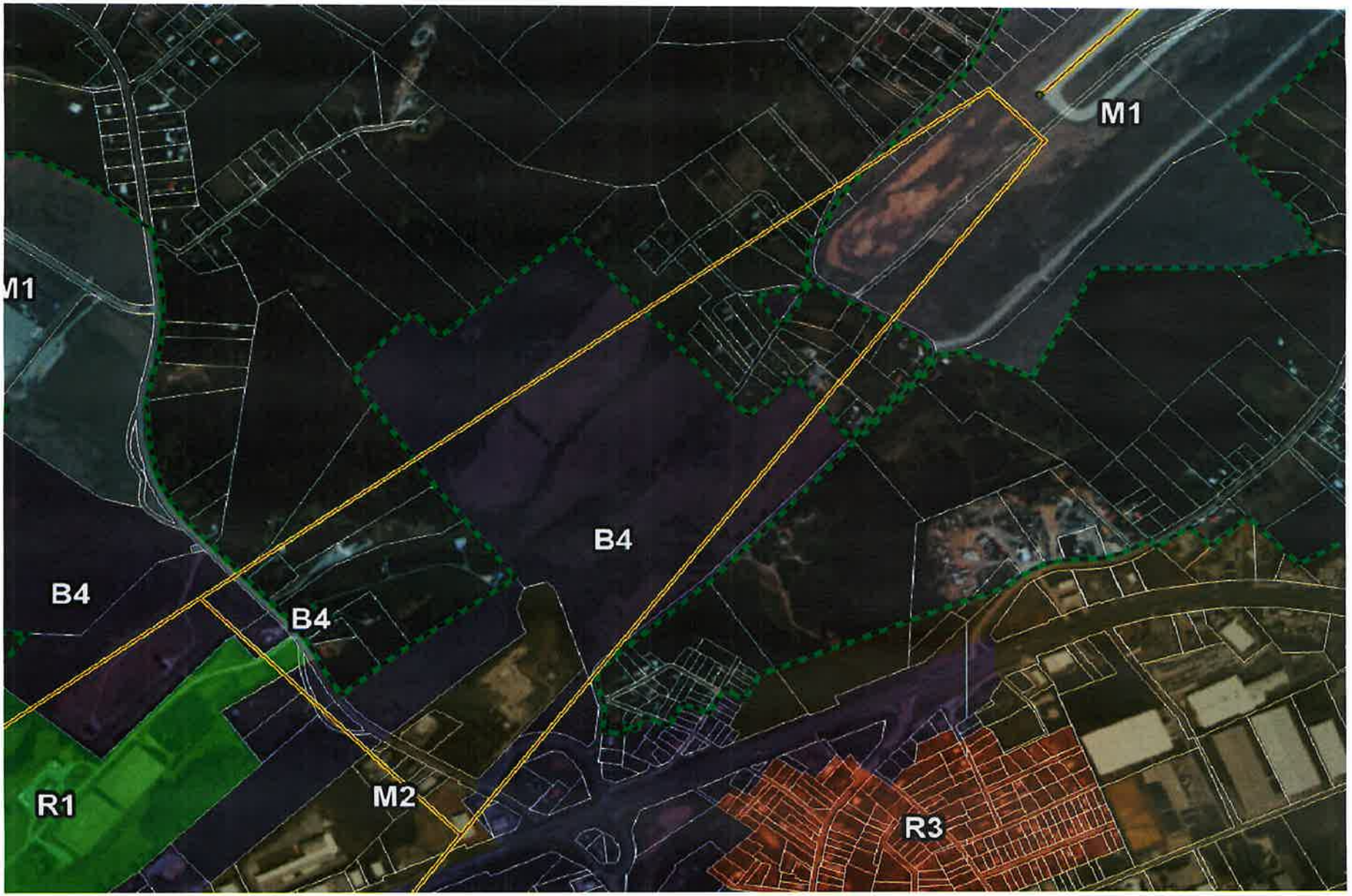


Image 2: Runway 5 Inner RACA (Runway Approach Compatibility Area) – Southwest of Airport

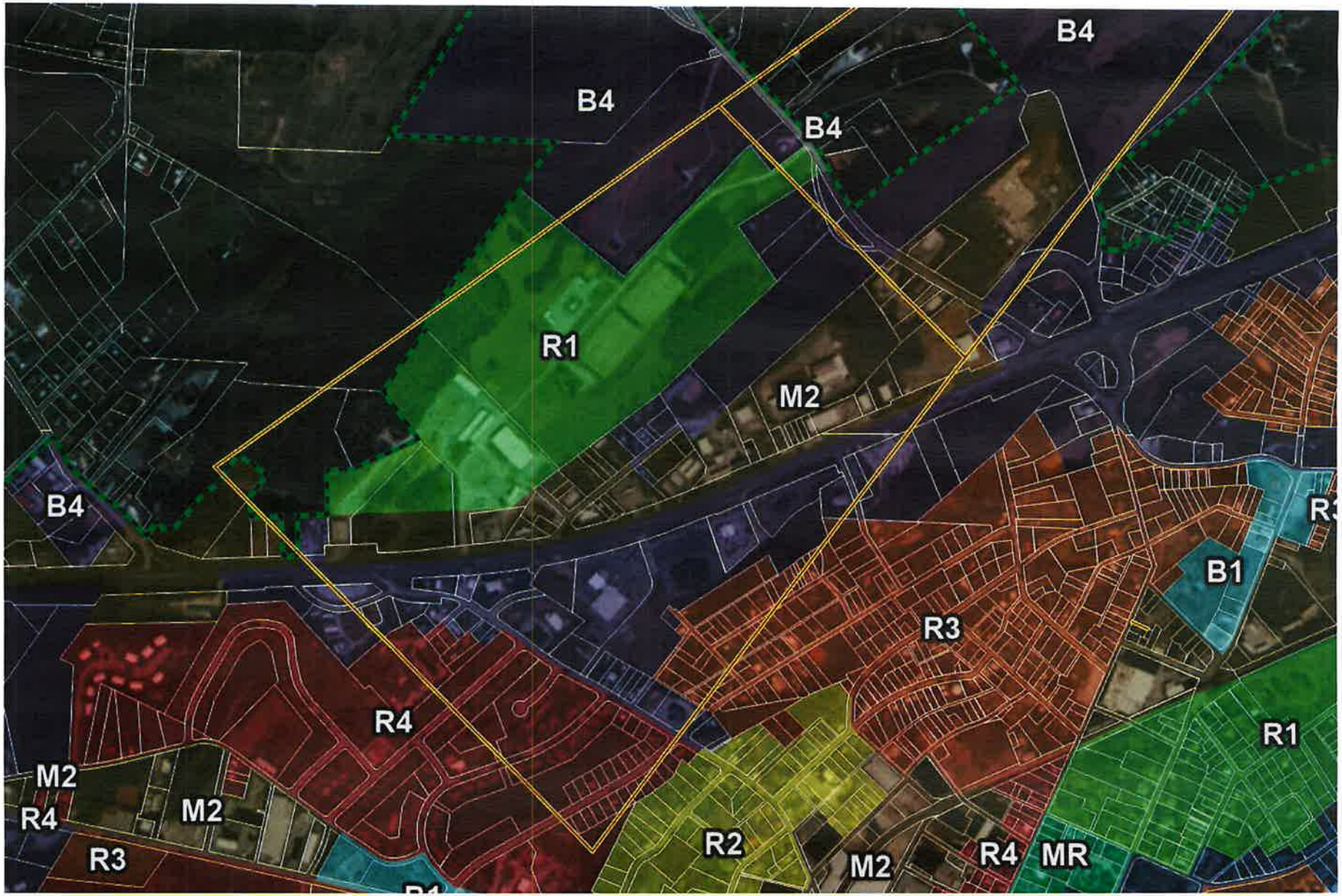


Image 3: Runway 5 Outer RACA (Runway Approach Compatibility Area) – Southwest of Airport

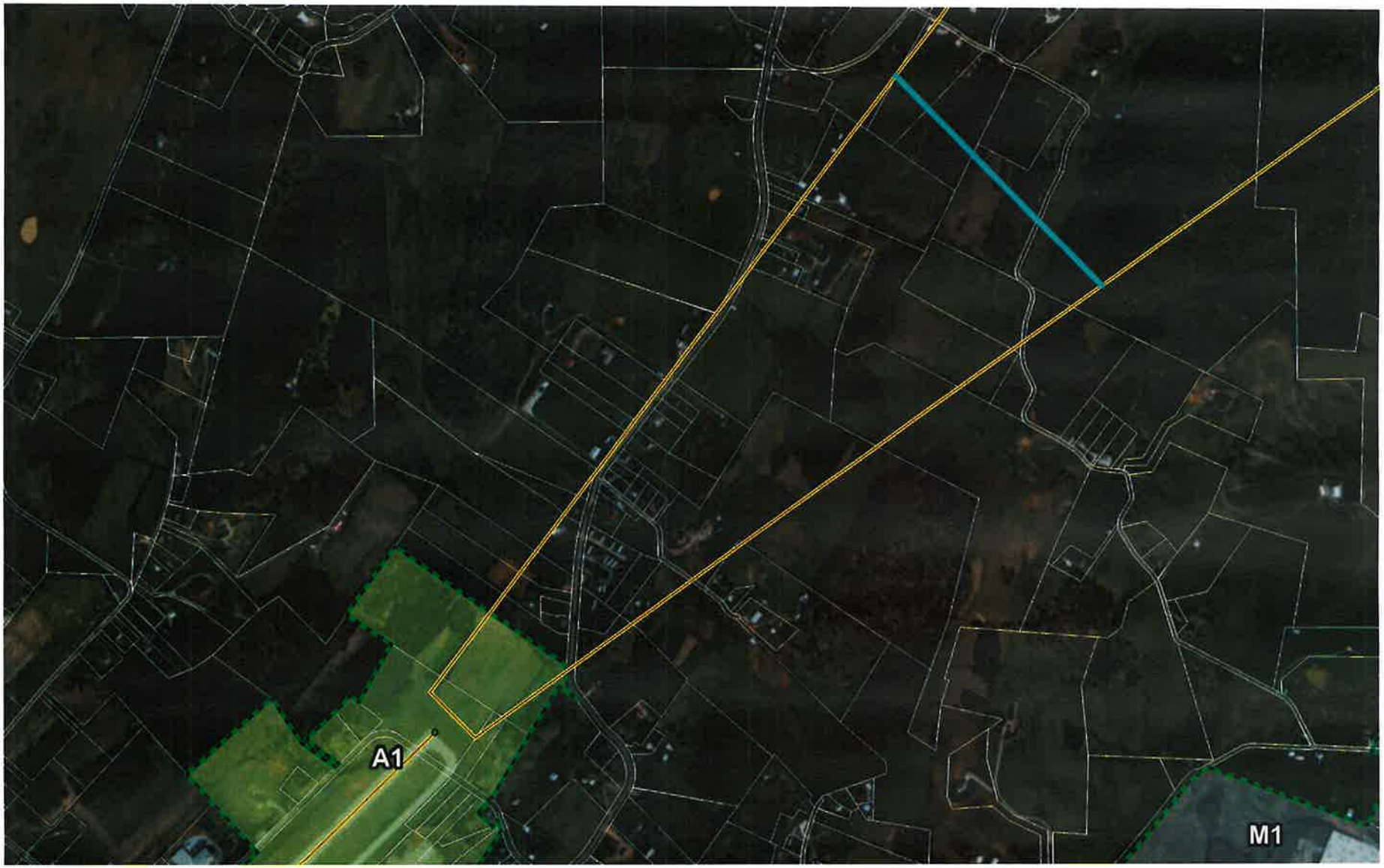


Image 4: Runway 23 Inner RACA (Runway Approach Compatibility Area) – Northeast of Airport



Image 5: Runway 23 Outer RACA (Runway Approach Compatibility Area) – Northeast of Airport

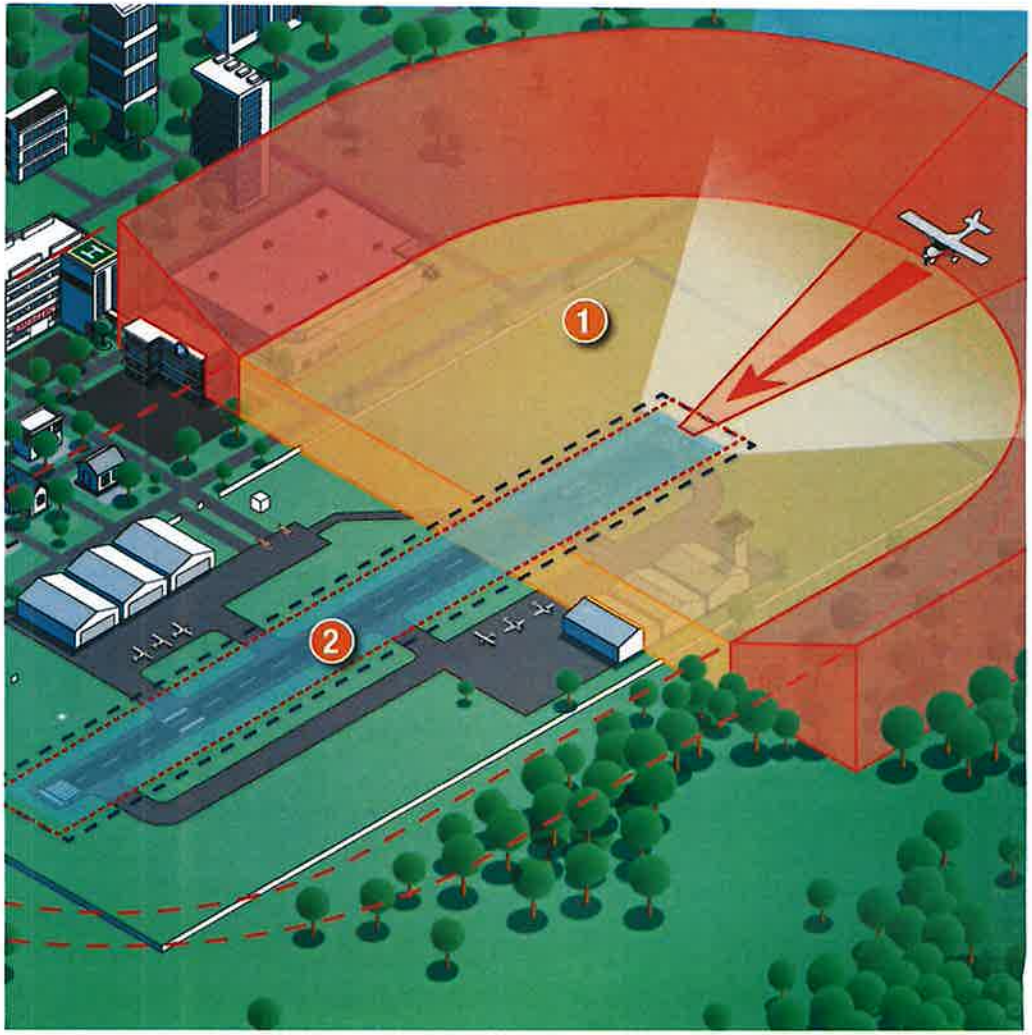
Airport Land Use Compatibility Basics

1. Protected Airspace

Federally required to ensure that buildings, towers, trees, and other features do not interfere with aircraft flight paths.

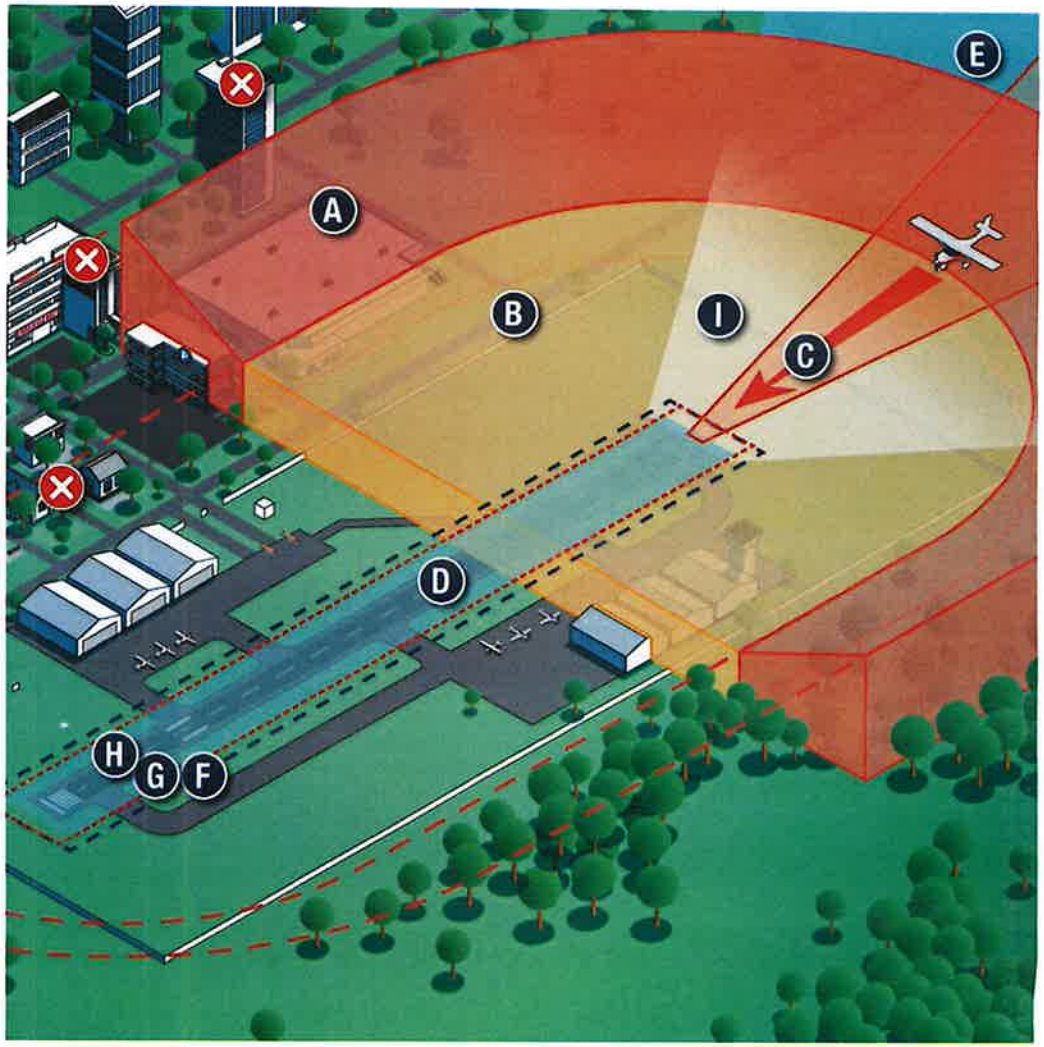
2. Runway Protected Surface

Federally required and defines areas help limit what can be built, placed, or maintained near a runway and reduce potential conflicts between airport operations and nearby development.



Airport Land Use Compatibility Basics

- (A) Conical Surface
- (B) Horizontal Surface
- (C) Approach Surface
- (D) Primary Surface
- (E) Transitional Surface
- (F) Runway Object Free Zone (ROFA)
- (G) Runway Safety Area (RSA)
- (H) Runway Obstacle Free Zone (ROFZ)
- (I) Runway Protection Zone (RPZ)
- (X) Incompatible Land Use



Characteristics of Incompatible Land Use



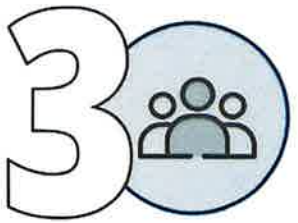
Tall Structures

Obstructions can impact both visual and instrument flight procedures, often requiring adjustments to approach paths and complicate takeoffs and landings.



Visual Obstructions

Can interfere with pilot's or air traffic controller's ability to see aircraft, runways, or other critical features.



Population Density

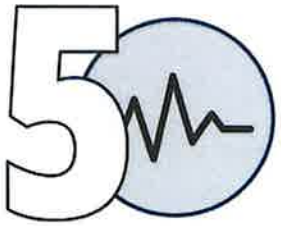
Considered incompatible near airports because it places large numbers of people close to aircraft operations.

Characteristics of Incompatible Land Use



Wildlife Attractants

Considered an incompatible development characteristic because they increase the risk of wildlife strikes, which can damage aircraft and compromise safety.



Noise

Considered incompatible because aircraft operations can create disruptive effects for nearby communities.

Required Elements

(Chapter 6, Section 42-6-103 (a), TCA)

Adopt airport zoning regulations for any established airport hazard area.

- *"In order to prevent the creation or establishment of airport hazards, every municipality or county having an airport hazard area within its territorial limits shall adopt, administer and enforce, under the police power and in the manner and upon the conditions prescribed in this chapter, airport zoning regulations for such airport hazard area"*

Divide the airport hazard area into zones

- *"which regulations may divide such area into zones"*

Define permitted land use in each zone

- *"within such zones, specify the land uses permitted"*

Enforce height restrictions to protect navigable airspace

- *"prohibited and regulated and restrict the height to which structures and trees may be erected or allowed to grow; provided, that these regulations are solely for the purposes of preventing airport hazards"*



Required Elements

Adopt airport zoning regulations for any established airport hazard area.

Suggestions

Establish hazard area zones; here are 5 recommendations



Runway Protection Zone (RPZ) | **Runway Approach** | **Transitional Surface** | **Horizontal Surface** | **Conical Surface**

Required Elements

Define permitted land use in each zone.

Suggestions

- Categories land-use types by their level of compatibility with watch suggested hazard area zones.

Land Use	Zone 1 RPZ	Zone 2 Approach	Zone 3 Transitional	Zone 4 Horizontal	Zone 5 Conical
Residential	✗	✎	✎	✓	✓
Single- Family	✗	✗	✎	✓	✓
Multi- Family	✗	✗	✎	✓	✓
Group Living	✗	✗	✎	✓	✓
Mobile Homes	✗	✗	✎	✓	✓
Hotels	✗	✗	✎	✓	✓
Institutional					
Schools and Educational Facilities	✗	✗	✎	✓	✓
Day Care Facilities	✗	✗	✗	✎	✓
Hospitals	✗	✗	✗	✎	✓
Other Medical Facilities	✗	✗	✎	✓	✓
Religious or Cultural Assembly (Large)	✗	✗	✎	✓	✓
Schools and Educational Facilities	✗	✗	✎	✓	✓
Commercial					
Professional Offices	✗	✎	✎	✓	✓
Shopping Malls	✗	✗	✎	✓	✓
Other Retail	✗	✎	✎	✓	✓
Restaurants	✗	✎	✎	✓	✓
Fairgrounds, amusement parks, theaters, casinos	✗	✗	✗	✎	✓
Arenas, Stadiums, Racetracks	✗	✗	✗	✎	✓
Industrial					
Light Industrial	✗	✎	✓	✓	✓
Heavy Industrial	✗	✗	✎	✓	✓
Waste (hazardous waste, landfills, solid waste transfer stations, commercial composting, underwater wastewater discharge, wastewater treatment)	✗	✗	✗	✎	✎
Agriculture					
General Agriculture	✎	✎	✎	✓	✓
Commercial Livestock Operations	✗	✗	✗	✎	✓
Aquaculture	✗	✗	✗	✎	✎
Resource Extraction					
Mining	✗	✎	✎	✓	✓

✗ Incompatible ✎ Review Required ✓ Compatible * Noise- sensitive Uses

Utility Note

The underground utilities shown have been located from a field survey. The contractor must call all utility companies to locate and mark their underground facilities before excavating. It is the contractor's responsibility to determine the exact location of all utilities before beginning construction. The surveyor has not physically located the underground utilities.

Legend

- ● - Rebar and Cap (Set) "H5 Survey" with CAP STAMPED
- ○ - Property Corner & Type (Found)

Notes

1. The information shown hereon was obtained from Deed Book 1329, Page 655, Deed Book 539A, Page 430 and Plat Cabinet E, Slide 64 of records of the Register's Office for Greene County, Tennessee, and a new survey by H5 Land Surveying and Mapping, PLLC in June, 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 on FIRM (Flood Insurance Rate Map) as produced by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0120D dated July 3, 2006.
4. Utilities shown are from marked locations and observed field evidence. See Utility note.
5. This survey was completed at the request of Tracy Hale.
6. The location aspects of this boundary and topographic features shown hereon this survey were performed using a Trimble R7 Digital Video Unit and a Cross GPS system. RTK positional data was observed as a between the periods 4:37–2026 through 4:37–2026 utilizing Navigation GPS multi-frequency receivers. The grid coordinates of the field control were derived from the 2011 CORS network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The estimated accuracy of the GNSS vectors does not exceed H .06ft, V .08ft. The Combined Scale Factor for this survey was 0.9994.
7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or buried graves or items of historical or cultural significance. Therefore exception is 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. Well approval required prior to subdivision drawings approval. This property has not been reviewed or approved by GRC.
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 planting easement area is an addition to any other structural or non-structural storm water easements as may be demanded by the harvest purview and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Vicinity Map

Not To Scale



Certification

I hereby certify that this is a Category II survey and the plat hereof accurate to its requirements as the current Tennessee Minimum Standards.

Daniel Brent Hopson
Date: May 20, 2026

DANIEL BRENT HOPSON
REGISTERED LAND SURVEYOR
2340
TENNESSEE, U.S.A.

Lot 1
0.57 Acres±

Lot 2
0.34 Acres±

Lot 2 cannot be sold as a stand-alone lot and is only conveyed with the Mgr. Tr. Parcel 4.01

Remaining Lands of Franklin P. Shipley
Tax Map 35, Parcel 3.00
Deed Book 539A, Page 430
(Greater than 5 Acres Remaining)

Lands of Brent D. Anthony
Tax Map 35, Parcel 3.00
Deed Book 1434, Page 719

Lands of Shirley Ann Anthony et al
Tax Map 35, Parcel 4.01
Deed Book ---, Page ---

Pool

Shipley Lane

Lands of A. & Barbara Ferrer
Tax Map 35, Parcel 4.00
Deed Book 1329, Page 655
Plat Cabinet E, Slide 64

Lands of Walt A. & Barbara Ferrer
Tax Map 35, Parcel 4.02
Deed Book 1329, Page 655
Plat Cabinet E, Slide 64

PLAT CABINET M
SLIDE 179

KAREN COLLINS-GITTINGER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN SURVEYED BY ME AND CORRECTLY LAYED TO THE NEAREST FOOT AND ANGLE BY MAGNETIC AND ASTRONOMICAL OBSERVATIONS AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

4/27/2026
DATE

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, EXPRESS, DEDICATION THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

6/15/26
DATE

OWNER

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, EXPRESS, DEDICATION THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

6/15/26
DATE

OWNER

6/15/26
DATE

OWNER

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 CO., TN., AND, THAT IT HAS BEEN APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT IT WAS WITH APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

6/25/26
DATE

DIRECTOR, PLANNING COMMISSION

H5
144 West Bernard Avenue
Greeneville, Tennessee 37745
Office 423-638-1555
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 35 Parcel 3.00
Deed Book 539A Page 430
Date April 23 2026

DIVISION OF A PORTION OF
THE FRANKLIN SHIPLEY PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.91±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Franklin Shipley	CIVIL DISTRICT	21st
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 80' 0 80 160 240

Book M Page 179

Certification

I hereby certify that this is a survey of the real property described hereon and that the survey meets the minimum standards of practice set forth by the Tennessee Board of Licensing for Professional Engineers and Professional Surveyors.

Surveyor's Seal

Utility Note

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

Legend

- = Found and Cap (Set Pin Survey #H 344 unless noted otherwise)
- = Found and Cap (Unknown "Survey" Found)
- = Fence
- = Concrete Area

Notes

1. The information shown hereon was obtained from Deed Book 539A, Page 1461 and Plat Cabinet J, Slide 372 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in April 2026.

2. This survey is subject to any and all easements, setbacks, 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 located at: Community Panel Number 47059C0277D dated July 5, 2006

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

5. This survey was completed at the request of Hubert Bradley.

6. The location records of the boundary and located features shown hereon this survey were performed using a Trimble R8 Model GNSS Rover system and a GNSS RTK system. RTK positional data was observed at or between the dates of 4-6-2026, utilizing Hemisphere SBAS multi-frequency receivers. The grid coordinates of the field points were derived from the TDOT CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed H: 0.06', V: 0.08'. The Combined Scale Factor for this survey was 0.9999.

7. Land surveyors, as licensed professionals in the State of Tennessee, are not experts in the identification of archaeological, historical or cultural significance, therefore exception is taken to any such matters which may exist on the property.

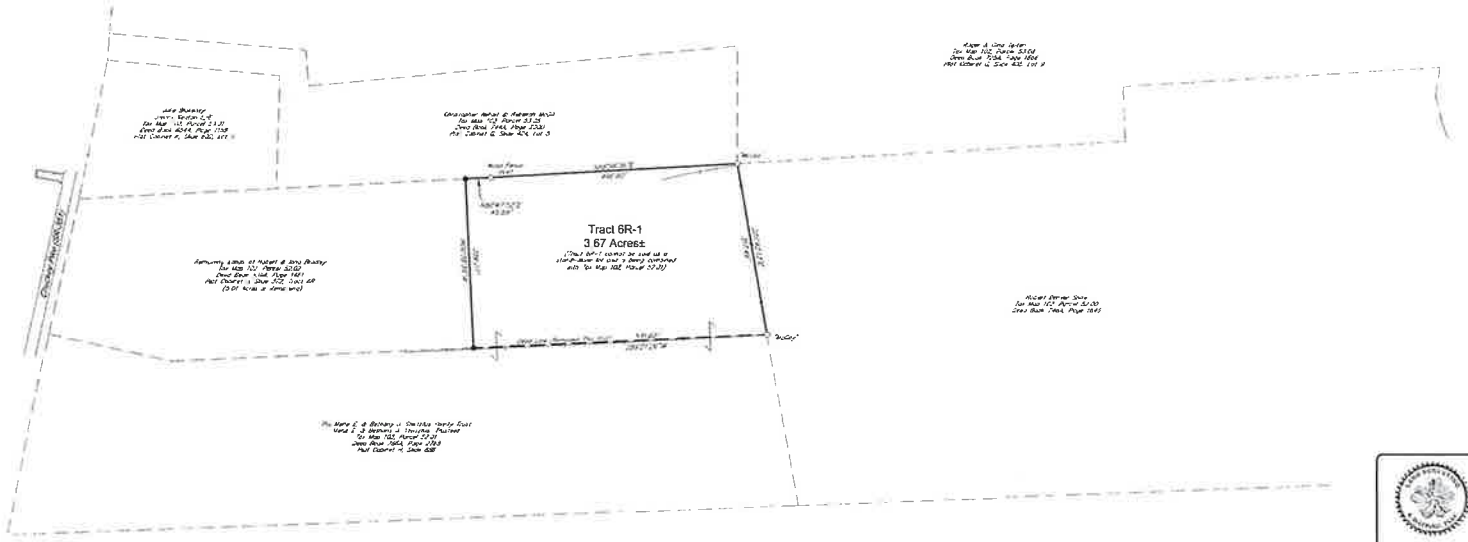
8. Setbacks shall conform to the ordinances of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.

9. There is hereby established an easement over 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. Non-improvements on each lot. Said storm/sewer easement shall be in addition to any other statutory or non-statutory storm water easements or may be determined by the assessed surveyor and/or engineer of that which may be required by the Greene County Regional Planning Commission.

10. "SSD" approval is required prior to subsurface sewerage disposal. The property has not been reviewed or approved by SSD.

Vicinity Map





PROOF OF TAXES

09/29/2026 - 11:26:34 AM
26008605
TAXES PAID
HOLLY BAKER STARTZ
PLAT CABINET: M
SLIDE: 180
MORTGAGE TAX 0.00
RECORDING FEE 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER
REGISTER

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

5/4/26
DATE
REGISTERED SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION (Subdivision)

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED

5/4/26
DATE
Hubert Bradley
OWNER

5/14/26
DATE
Lois Bradley
OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Subdivision)

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED

5-4-26
DATE
OWNER

5-4-26
DATE
OWNER

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 PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

5/20/26
DATE
SECRETARY, PLANNING COMMISSION

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1569
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 102 P/O Parcel 52.02
Deed Book 539A, Page 1461
Plat Cabinet J, Slide 372
Date: April 7, 2026

DIVISION OF A PORTION OF TRACT 6R OF THE LUCILLE WILHOIT SUBDIVISION

GREENE COUNTY REGIONAL PLANNING COMMISSION

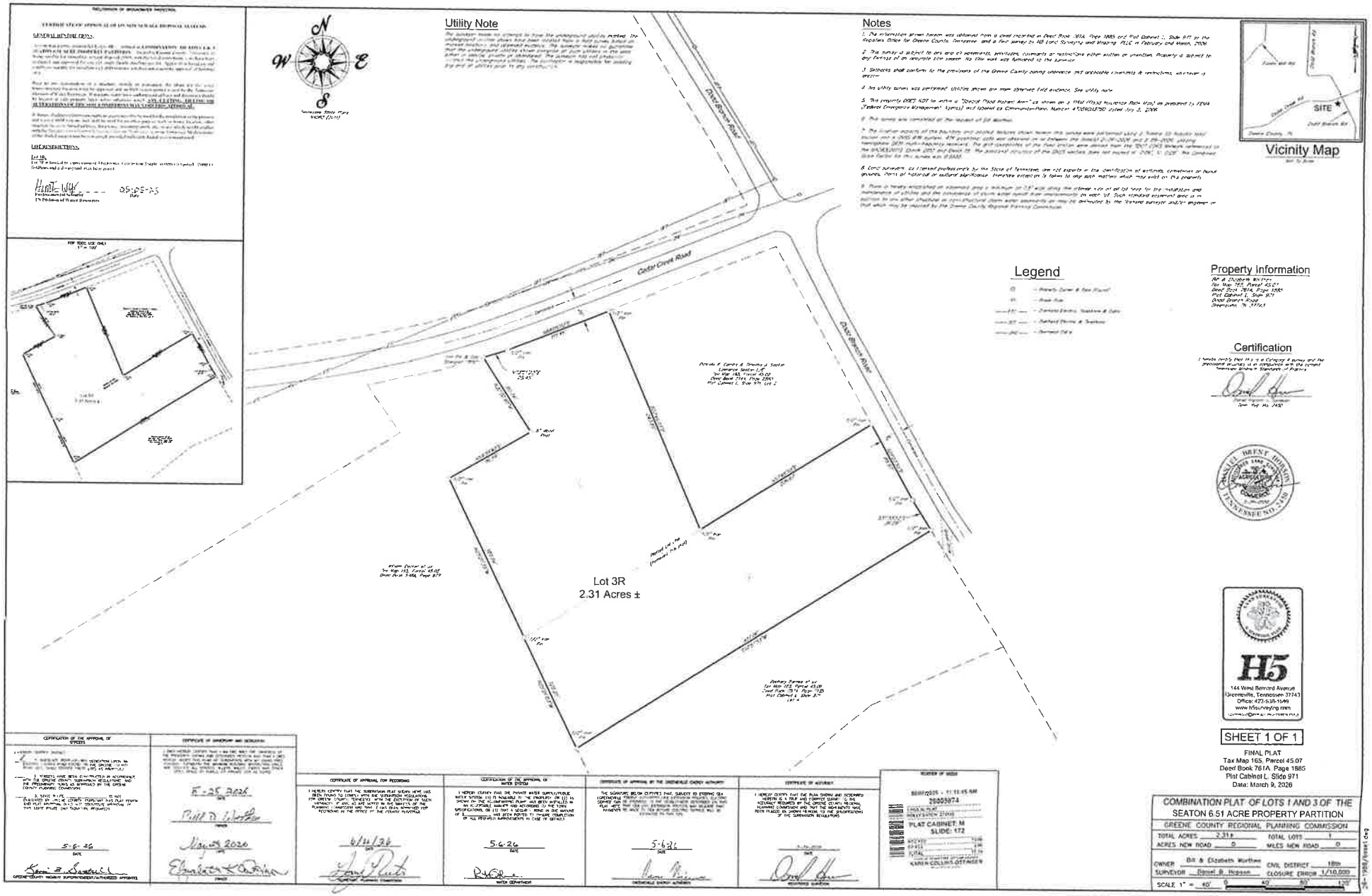
TOTAL ACRES 3.67± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER Hubert & Lois Bradley CIVIL DISTRICT 1st
SURVEYOR Daniel B. Hixson CLOSURE ERROR 1/10,000

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

Book M Page 180

25-2015/Base.dwg


Utility Note
Notes
Vicinity Map
SITE
Legend
Property Information
Certification
Cedar Creek Road
Dave Brown Road
Lot 3R
2.31 Acres ±
Tax Map 165, Parcel 45.07
Deed Book 761A, Page 1885
Plat Cabinet L, Slide 971
Date: March 9, 2026
SHEET 1 OF 1
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-535-1549
www.h5surveying.com
PLAT CABINET: M
SLIDE: 172
COMBINATION PLAT OF LOTS 1 AND 3 OF THE
SEATON 6.51 ACRE PROPERTY PARTITION
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.31±
TOTAL LOTS 1
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Bill & Elizabeth Worthen
CIVIL DISTRICT 18th
SURVEYOR Russell B. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 40'

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

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.

SURVEY WAS MADE AND FIELD WORK COMPLETED ON APRIL 15, 2026

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1484

BRIAN T. BARTLETT — SURVEYOR — TENNESSEE NO. 1484

CERTIFICATE OF APPROVAL FOR RECORDING:

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

6/9/26
DATE

Greene County Regional Planning Commission

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:

(1) type of Survey: Real Time Kinematic
(2) Positional Records: 0.02 (ft)
(3) Date of survey: April 15, 2026
(4) Publication: Microstation Bentley Systems
(5) Datum/Epoch: NAD83(2011)/Epoch 2010.00
(6) Published/Fixed Control Used: TDOT CORS Network
(7) Geoid Model: GEOID18
(8) Combined Grid Factor: 0.99995748

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THE CLASS OF SURVEY I HAVE PERFORMED IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000

CERTIFICATE OF OWNERSHIP/DEDICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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.

OWNER(S)

6/1/2026
(DATE)

6/1/2026
(DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY: P.I.N. MAP 116, PARCEL 012.03
4. BEING ALL OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 8604, PAGE 2907 AND PLAT BOOK P, PAGE 69 (TRACTS 1,2 AND 3).
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NUMBER 47059C0145E, FOR GREENE COUNTY, EFFECTIVE DATE JULY 5, 2006.
6. 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.

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify that:
(1) Adequate rights-of-way dedication exist on existing county roads found on the Greene County Road List, which serves this site as depicted.
(2) Streets have been constructed in accordance with the Greene County Subdivision Regulations and the previously posted bond as approved by the Greene County Planning Commission.
(3) Street name(s) _____ as shown hereon are approved by the Greene County Emergency 911 Board.
(4) Other: _____

Greene County Highway Commission

6-8-26
DATE

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I hereby certify that the public water utility system(s) or hydrants, if applicable, for the subdivision, both main line and individual lots of the _____ Utility District, and are hereby approved as shown.

6/2 _____, 2026
DATE

Utility Manager or Authorized Representative

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AND A MINIMUM OF TEN (10) FEET ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH EASEMENT AREA SHALL IN NO WAY LIMIT THE OTHER OPERATIONAL OR INSTALLATION, STORM WATER EASEMENTS AS ARE OR SUBSEQUENTLY ON THE GREENE SUBDIVISION REGULATIONS OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION

TDEC/DIVISION OF WATER RESOURCES CERTIFICATION:

GENERAL REGULATIONS

Upon completion, owner(s) or developer(s) is required to file plat of the Norma Wilhoit Brown Property with the Greene County Register of Deeds. Owner(s) or developer(s) shall not convey, transfer, or lease any lot(s) in the subdivision until the plat is recorded and until all required improvements have been installed in accordance with the requirements of these regulations, or a performance bond sufficient to cover the cost of such improvements, as estimated by the planning commission, has been filed with the county executive.

Final plat approval shall be void if the plat is not recorded within ninety (90) days after the last required signature has been obtained. The owner(s) or developer(s) may request an extension of time in which to record the plat. In such case, the planning commission may extend the time for recording the plat for an additional period not to exceed ninety (90) days.

Before building permits are issued, the owner(s) or developer(s) must comply with all applicable requirements of these regulations and must provide the planning commission with a performance bond, certified check, or irrevocable letter of credit or similar security in an amount sufficient to cover the cost of improvements required by these regulations and adequate to assure their completion within two years of the date of final approval. If the owner(s) or developer(s) fails to complete the required improvements within the two years, the bond or other security may be forfeited to the county and the improvements completed by the county.

SPECIAL PROVISIONS

None

I, the undersigned, hereby certify that I have complied with the provisions of the Rules and Regulations governing the preparation and processing of subdivision plats and that the plat submitted hereon is in accordance therewith. I further certify that all required improvements have been installed in an acceptable manner and that all guarantees and inspection fees required have been received, or that sufficient bonds have been posted to assure such installation.

Hart Ivy 6/3/26
TN Department of Environment & Conservation — Date

CERTIFICATE OF ELECTRIC SERVICE:

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO LENDING AND ENGINEERING CRITERIA, AUTHORITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE LOTS SHOWN ON THIS PLAT. NOTE THAT FOR LINE EXTENSION FOR LOTS THAT REQUIRE TRANSFORMING TO BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE ENTITLED TO THIS SITE.

GREENEVILLE ELECTRIC AUTHORITY

6-2-26
(DATE)

REGISTER OF DEEDS

06/05/2026 - 01:55:56 PM
26005705
REGISTER'S FEES: $
PLAT CABINET: M
SLIDE: 170
KAREN COLLINS-STINGER

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PK NAIL SET
- PK NAIL FOUND
- RAIL PIN SET
- RAIL PIN FOUND
- CONCRETE MONUMENT FOUND
- STONE TO SIDE
- "TRANSPLANTED"
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- GAS METER
- WELL
- 225 UNIT RESTRICTION PLAT
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- FENCE

Appalachian Surveying Consultants, P.A.

Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

1522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 215-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com

NAREA License No.: C-2836

TOTAL AREA OF SURVEY
20.012 Acres

VICINITY MAP

BASED ON TN GRID NORTH (NAD83/2011)

GREENE COUNTY
REGIONAL PLANNING
COMMISSION

RE-PLAT OF

NORMA WILHOIT BROWN PROPERTY

TRACTS 1-3 (P CAB. P, SL. 69) AND THE JAMES E. THORNBURGH AND CHRISTAL E. THORNBURGH PROPERTY

PROPERTY ADDRESS
1455 Asheville Hwy
Greeneville, TN 37745

1ST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: APRIL 15, 2026

SURVEY BY: BRIAN T. BARTLETT
SCALE: 1"=100'

Book M Page 170

N

NORTH RECONCILED TO DEED OF MARTIN GOLECKI et al AS RECORDED IN DEED BOOK 443 PAGE 98 IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.

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.

GENERAL NOTES:

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

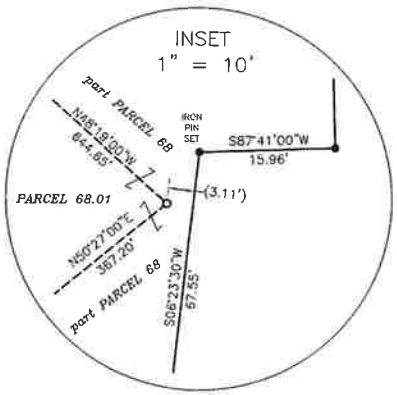
2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

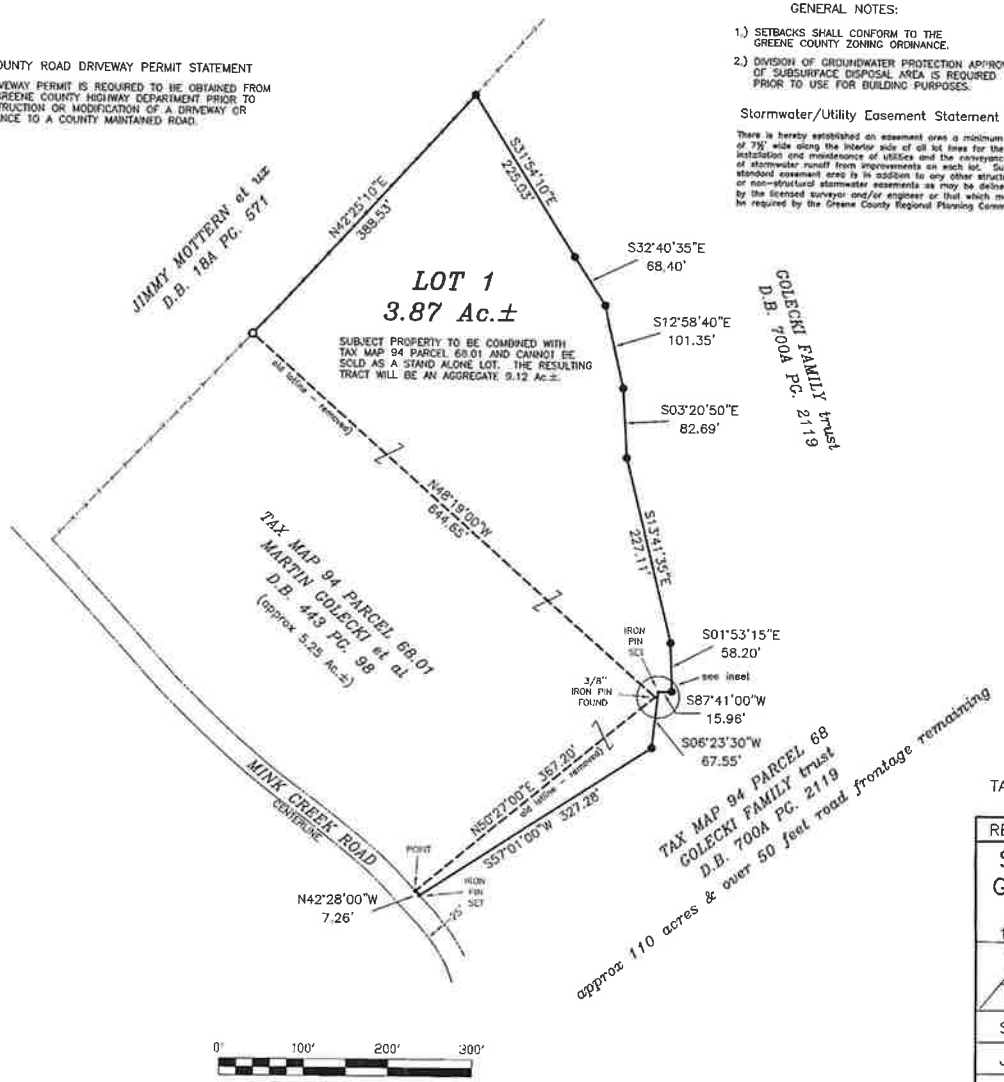
Stormwater/Utility Easement Statement

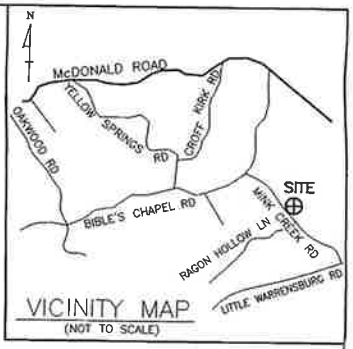
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structure or non-structural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

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0195 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
MINK CREEK ROAD
MIDWAY, TN 37809







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

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY I STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.



LEGEND

- ○ 3/8" IRON PIN (found April, 2017)
- ● 1/2" IRON PIN W/AZIMUTH CAP (set April, 2017)
- • POINT
- —·—·— FENCE

0' 100' 200' 300'

RESERVED FOR REGISTER OF DEEDS

TAX REF.: TAX MAP 94 PORTION OF PARCEL 68
DEED REF.: D.B. 700A PG. 2119

REV: 6/12/2026 REVISED PLANNING BLOCKS

SURVEY OF A PORTION OF THE GOLECKI FAMILY trust PROPERTY

19TH 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: 04/28/2017
JOB NO. 17SU041	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 17SU041R

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.

6/12/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Martin Golecki 6/12/26
OWNER DATE

AS TRUSTEE GOLECKI
OWNER DATE

FAMILY TRUST
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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

JUNE 12, 2026
DATE

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)

6/12/26 Kevin E. Kimbro CE
DATE GREENE COUNTY HWY. SUPERINTENDENT /AUTHORIZED APPOINTEE

07/06/2026 - 10:21:43 AM
26006864
1 PGS AL-PLAT
SYDNEY BATCH: 274824
PLAT CABINET: M
SLIDE: 188

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	3.87 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	GOLECKI FAMILY trust	CIVIL DISTRICT	19TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 3R -- defined as Quantification plat of Lots 2 & 3 of the Earnest Seaton 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, 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 3R:

Lot 3R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to trenches and a dosing tank are required.

Heath Wall — 06-23-26

Environmental Scientist
TN Division of Water Resources — Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land Based Systems Unit

INSPECTION LETTER

On May 11, 2026 an investigation of the site(s) soils, which depicts suitability for use of on-site sewage disposal systems was performed by ____ on property located between 210 & 250 Sunnyside Road, Greene County, Tennessee, Map # 123H, Parcel # 2 & 3, Subdivision Name Seaton Farm, Lot # 2 & 3, Owned by: ~~applicant, agent~~ JOSE SOCORRO MARTINEZ RANGEL

At the time of the investigation the following observations were made:

- ☑ The site is in accordance with all rules and regulations for the current land use.
- ☐ Several modifications to the applicant's plan are required in order to meet the rules and regulations.
- ☐ The site is considered unsuitable at the present time for the septic system due to [illegible] for daily, continuous operation.

A thorough search of our files indicated the following:

- ☐ The septic system was inspected and approved by a representative of this Department. This system was installed on ____ Subdivision on ____ gallon per day system on Individual Property Parcel ____ owned by ____ under a Septic System Permit # ____ issued to ____.
- ☐ This site was previously inspected and disapproved by a representative of this Department.
- ☑ Soils on the site do exist to install the system.
- ☐ The [illegible] of the [illegible] is not adequate for the system.
- ☐ The [illegible] is not adequate for the system.
- ☐ A system is approved for the [illegible] system.
  The following restrictions: ☐ None ☐ [illegible] ☐ [illegible] Department.

Remarks:
Made site visit on 5/11/2026. Was unable to locate a septic tank or field lines on the property. Failed soils/perc. for proposed system, but some could be found.
Dry hole was encountered at approximately 24 inches. Groundwater at 48 inches. Bedrock at 48 inches.
Soil Scientist in charge is John T. Hughes as per ____

John Hughes — Greene — May 11, 2026
Environmental Scientist — County — Date

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 0400 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY

SUNNYSIDE ROAD
GREENEVILLE, TN 37743

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 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

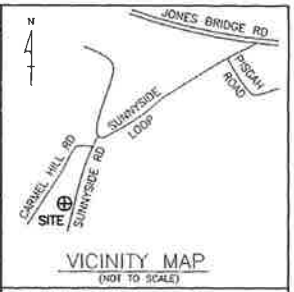
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

7/1/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

07/00/2026 - 08:54:23 AM
26006847
1 PGS ALPLAT
SYDNEY BATCH: 274820
PLAT CABINET: M
SLIDE: 187
REC FEE 15.00
OP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



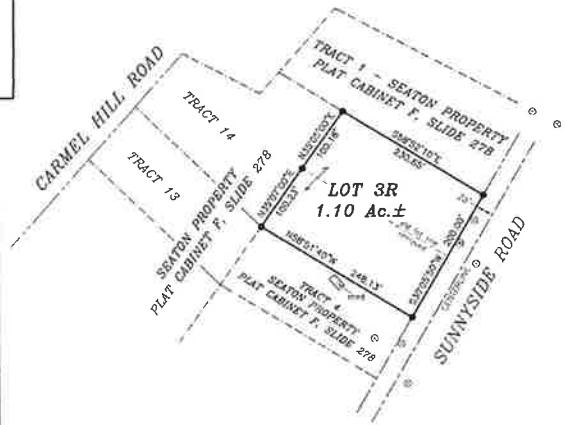
VICINITY MAP
(NOT TO SCALE)

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 *0.999896*. 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





LEGEND

- • 1/2" IRON PIN (found)
- FENCE
- ⊘ UTILITY POLE
- ⊛ WATER METER

0' 100' 200' 300'

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.

TAX REF.: TAX MAP 123-H, GROUP A PARCELS 2 & 3
DEED REF.: D.B. 729A PGS. 1384 & 1382
PLAT REF.: PLAT CABINET F, SLIDE 278

COMBINATION PLAT OF LOTS 2 & 3 OF THE EARNEST & VINA SEATON FARM SUBDIVISION

(SURVEY FOR JOSE SOCORRO MARTINEZ RANGEL)

24TH 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: 05/22/2026
JOB NO. 26SU051	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 26SU051

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.

Jose Socorro Martinez Rangel — 6-26-26
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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

JUNE 18, 2026
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 CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

6-25-26
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.

6-25-26
DATE

LOCAL UTILITY DISTRICT PROMOTER 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.

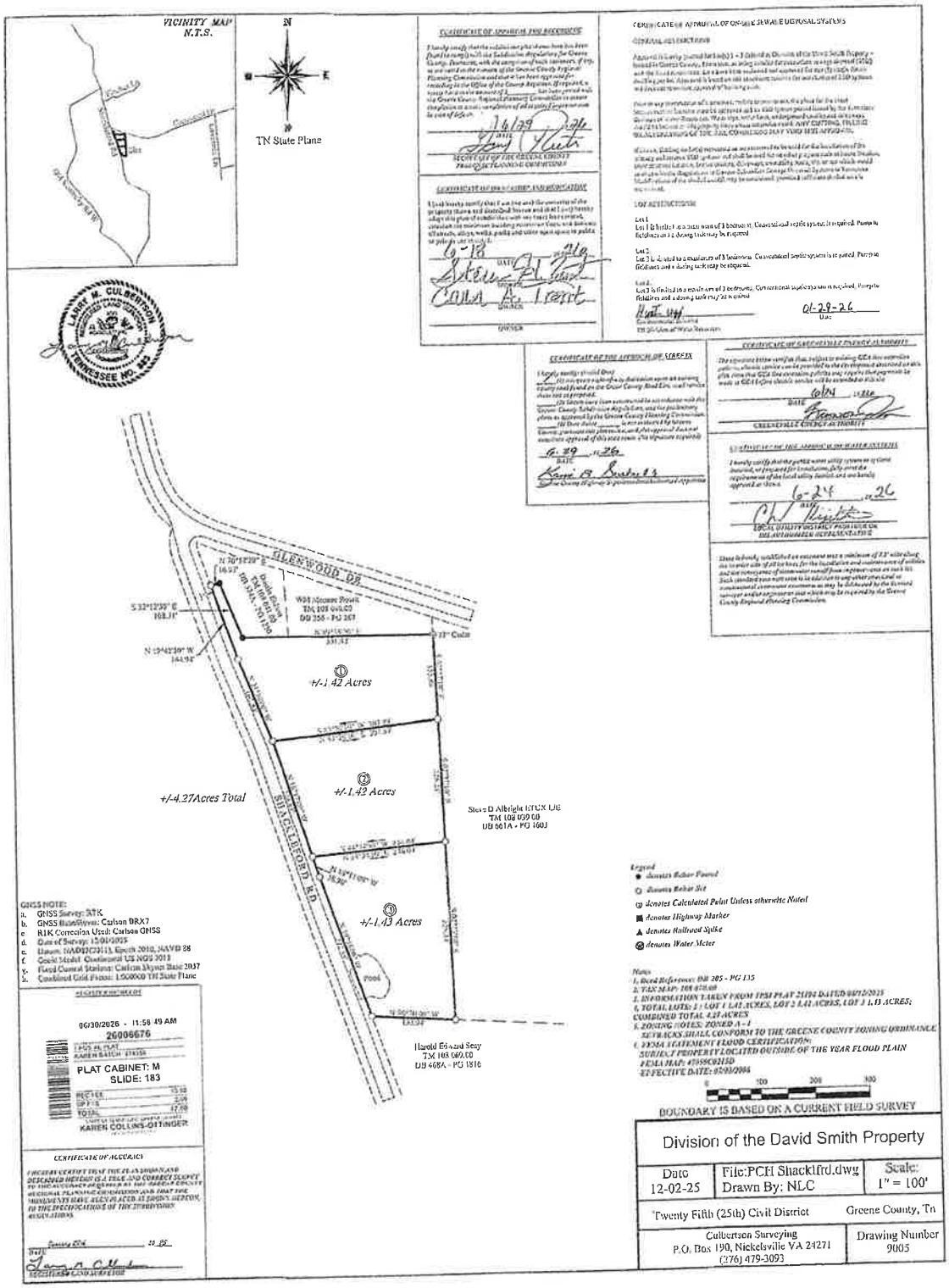
6/25/26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.10 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER JOSE SOCORRO MARTINEZ RANGEL	CIVIL DISTRICT 24TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Book M Page 187


VICINITY MAP
N.T.S.
N
E
W
TN State Plane
GLENWOOD DR
SHACKLEFORD RD
+/-4.27Acres Total
①
+/-1.42 Acres
②
+/-1.42 Acres
③
+/-1.43 Acres
Steven D Albright ETUX DB
TM 108 039.00
DB 661A - PG 1601
Harold Estes and Sons
TM 108 069.00
DB 468A - PG 1816
Pond
GNSS NOTE:
a. GNSS Survey: RTK
b. GNSS Instrument: Carlson BRX7
c. RTK Correction Used: Carlson GNSS
d. Date of Survey: 12/02/2025
e. Datum: NAD83(2011), Epoch 2010, NAVD 88
f. Geoid Model: Continental US NGS 2013
g. Fixed Control Stations: Carlson Mynet Base 2037
h. Combined Grid Factor: 1.000000 TN State Plane
REGISTER'S OFFICE
06/30/2026 - 11:56:49 AM
26006676
PLAT CABINET: M
SLIDE: 183
KAREN COLLINS-OTTINGER
CERTIFICATE OF ACCURACY
Legend
denotes Rebar Found
denotes Rebar Set
denotes Calculated Point Unless otherwise Noted
denotes Highway Marker
denotes Railroad Spike
denotes Water Meter
Notes
1. Deed Reference: DB 385 - PG 135
2. TAX MAP: 108 028.00
3. INFORMATION TAKEN FROM TPSI PLAT 25104 DATED 08/12/2025
4. TOTAL LOTS: 3 : LOT 1 4.42 ACRES, LOT 2 4.42 ACRES, LOT 3 4.43 ACRES; COMBINED TOTAL 4.27 ACRES
5. ZONING NOTES: ZONED A-1
SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
6. FEMA STATEMENT/FLOOD CERTIFICATION:
SUBJECT PROPERTY LOCATED OUTSIDE OF THE YEAR FLOOD PLAIN
FEMA MAP: 47059C0215D
EFFECTIVE DATE: 09/29/2006
0 100 200 300
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY
Division of the David Smith Property
Date 12-02-25
File:PCH Shacklfrd.dwg
Drawn By: NLC
Scale: 1" = 100'
Twenty Fifth (25th) Civil District
Greene County, Tn
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 9005

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.

Gary Key 6-1-26
OWNER DATE

Julie A. Thornton 6-1-26
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; 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.

LOCAL UTILITY DISTRICT REPRESENTATIVE

6-3-26
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:

GREENEVILLE ENERGY AUTHORITY

6-30-26
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 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

7/1/26
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 CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

Kevin B. Sentell
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

6.29.26
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.

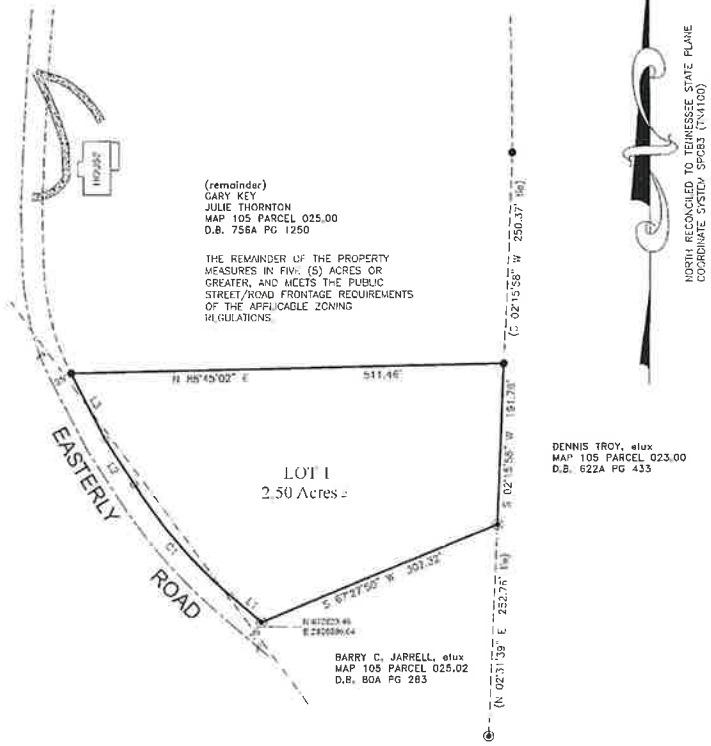
GRAPHIC SCALE:

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: 105 PARCEL 025.00 REFERENCE DEED: DEED BOOK 756A PAGE 1250
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0190D, EFF. DATE: 07-04-2006)
6) TOTAL ACREAGE: 2.50 Ac +/-
7) MINIMUM LOT SIZE: 2.50 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 05-12-2026 THROUGH 05-13-2026, 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: GEOID18.07 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000086343689



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°21'11" W	27.01'
L2	N 35°29'16" W	83.84'
L3	N 22°08'30" W	88.79'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	625.80'	176.07'	175.50'	N 40°36'22" W

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# 2955

5/14/2026
DATE

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as **Gary Key and Julie Thornton Property** – 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.**

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 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Environmental Scientist
TN Division of Water Resources

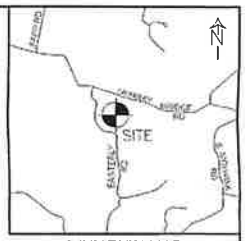
05-28-26
Date

OWNER(S)

GARY KEY
JULIE THORNTON
1335 MIDWAY RD
MIDWAY, TN 37809

PROPERTY ADDRESS

1530 EASTERLY RD
MOHAWK, TN 37810



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◉	1/2" IRON PIN FOUND
○	POINT IN R.O.W.
℄	CENTERLINE ROADWAY
———	PROPERTY LINE
— — — —	CENTERLINE
— — — —	UTILITY LINE
— — — —	ADJOINER PROPERTY LINE
	GRAVEL DRIVEWAY

REGISTER OF DEEDS

07/02/2026 - 10:40:54 AM
26006805
3 PGS AL-PLAT
SYDNEY BATCH: 274726
PLAT CABINET: M
SLIDE: 185

REC FEE	15.00
OP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

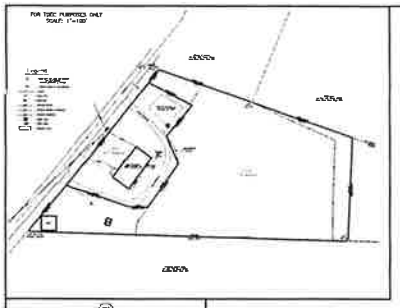
GREENE COUNTY REGIONAL PLANNING COMMISSION

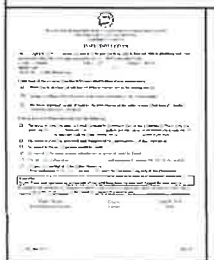
SUBDIVISION PLAT
OF THE
GARY KEY & JULIE THORNTON PROPERTY
FOR
GARY KEY & JULIE THORNTON
4TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

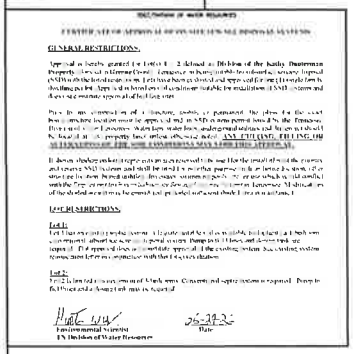
PROFESSIONAL SURVEYING, INC.
LAND SURVEYING • MAPPING • PLANNING

DATE	05-11-2026
JOB NO.	202505HD
DRAWN BY	DWO
REVISION 1 DATE	
SHEET 1 OF 1	

Book M Page 185







Utility Note

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

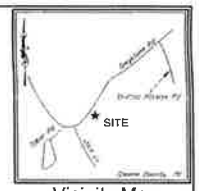
Notes

1. The information shown hereon was obtained from Deed Book 391A, Page 1606 as recorded at the Register's Office for Greene County, Tennessee and a field survey by H5 Land Surveying and Mapping, PLLC in April, 2026.
2. The survey is subject to any and all easements, restrictions, covenants or restrictions either written or unwritten.
3. This property does not lie within a "special flood hazard area" as shown on FIRM (Flood Insurance Rate Map) as produced by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0435D dated July 3, 2006.
4. Utilities shown are from marked locations and observed field evidence. See utility note.
5. This survey was completed at the request of Kevin Jones.
6. The horizontal accuracy of the boundary and located features shown hereon this survey were performed using a Trimble S5 R-Robotic total station and a GNSS-RTK system. RTK positioned data was observed on or between the 01/01/2026 through 04-20-2026 utilizing Geodetic L1/L2 multi-frequency receivers. The grid coordinates of the third station were derived from the TDOT CORS network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS control does not exceed +/- 0.05'. +/- 0.02'. The Combined State Factor for this survey was 0.99959.
7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, concerning or buried grounds, items of historical or cultural significance. Therefore exception is taken to any such matters which may exist on the property.
8. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.
9. There is hereby established an easement along a minimum of 7.5' wide along the interior side lot of all lines for the installation and maintenance of utilities and the conveyance of storm water 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 dedicated on the attached surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Legend

- Rebar and Cap (1/2 Inch Diameter) With Cap "SMITH" or Lead Separator & Survey
- Property Corner & Type Found
- Fence
- Power Pole
- Wood Line
- Overhead Electric
- Underground Electric & Telephone
- Underground Telephone
- ST — Septic Tank
- WM — Water Meter
- Watercourse Arrow





Vicinity Map

Not To Scale



Certification

I hereby certify that this is a Category 4 survey and the ratio/error according to my computations and the field survey performed by me is correct and in accordance with the current Tennessee Minimum Standards of Practice.



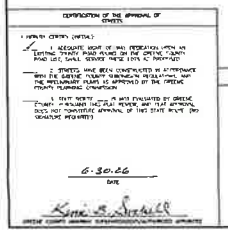
SHEET 1 OF 1

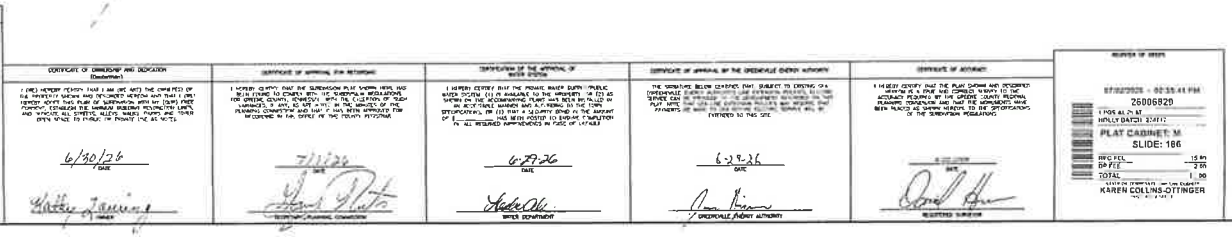
FINAL PLAT

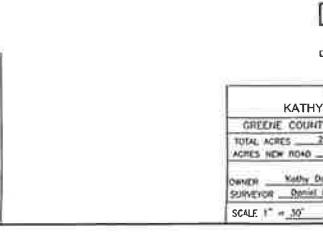
Tax Map 137, Parcel 83.00

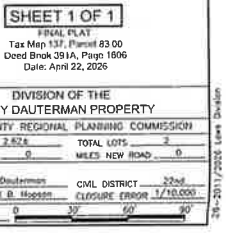
Deed Book 391A, Page 1606

Date: April 22, 2026









DIVISION OF THE
KATHY DAUTERMAN PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.62±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Kathy Dauterman	CML DISTRICT	22nd
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE: 1" = 30' (0, 30', 60', 90')

28-2011/2026 Lewis Division

Planning Commission Monthly Report

JUNE 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	$ 48,590.00	$ *(69,706.00)*	-58.93%

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$471,901.00	**$408,859.00**	**-$63,042.00**	**-13.36%**

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	79	-5	-5.95%

YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	919	**897**	**-22**	**-2.39%**

PERMIT BREAKDOWN JUNE 2026

Code	Description	May	June
210	Single Family Residence*	11	14
213	Residential Add-0n	3	1
212	Off/On Frame Modular*	1	0
231	Double Wide Manufactured	12	18
220	Single Wide Manufactured	3	4
240	Attached Residential Garage	0	1
243	Detached Residential Garage	11	15
243	Detached Accessory Building	4	4
241	Porch	5	1
242	Deck	3	3
241	Carport	4	2
260	Rezoning	0	3
265	Variance	0	3
200	Other**	12	9
244	Apartment	0	0
245	Commercial***	3	1
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	72	79

*also includes any garages, porches and decks

** roofs, remodel, RVs and finishing garage

*** warehouse remodel

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	$ 1,140.00	$ -	0.00%	

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage	
	$10,820.00	**$17,200.00**	**$6,380.00**	**58.96%**	*

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	11	*(4)*	-26.67%	
June	15	15	*0*	0.00%	

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage	
	150	**227**	**77**	**51.33%**	*

REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES