Agenda
Greene County, TN Regional Planning Commission
Greene County Government Building
401 Takoma Avenue, Greeneville, TN 37743
October 13, 2026 at 1:00 P.M.

1. Call to order.
2. Welcome of visitors.
3. Election of chairman.
4. Addition/removal of agenda items.
5. Adoption of the agenda.
6. Approval of September 8, 2026 minutes.
7. Review and consider granting preliminary approval of the Holly Creek Estates Section 2 for 7 lots, a total of 6.58 acres, located adjacent to Pinto Road in the 13th Civil District.
8. Review and consider granting preliminary approval of the Division of Lot 1 of The Red Cedar Farm Subdivision for 2 lots, a total of 0.745 acres, located adjacent to Snapps Ferry Rd in the 14th Civil District.
9. Consider a request to rezone property adjoining Quillen Shell Rd. (tax parcel 075M, Group B, Parcel 006.00) from A-1 General Agriculture District to B-1 Neighborhood Business District to permit the establishment of an office.
10. Review the concept plan of Stillhouse Ridge– A luxury landscape resort and eco-tourism destination on Caney Creek Lane.
11. Recognize administrative approval for the following administrative minor subdivisions:
    - Part of the Division of the Debra Ricker Property, for 2 lots, a total of 5.61 acres, located adjacent to the 107 Cutoff in the 2nd Civil District.
    - Part of the Division of a Portion of the Troy Jennings Property, for 1 lot, a total of 1.50 acres, located adjacent to Camp Creek Road in the 22nd Civil District.
    - Part of the Hampton & Beach Property Partition, for 2 lots, a total of 4.10 acres, located adjacent to Gap Creek Road in the 7th Civil District.
    - Part of the Replat of Lots 12 & 37 of the Henry S. Dunham Estate for Pebble Mountain Campground LLC, for 1 lot, a total of 2.87 acres, located adjacent to Lawing Road in the 1st Civil District.

12. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
13. Other Business.
14. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, September 8, 2026, at 1:00 p.m.

Members Present/~~Absent~~
Gwen Lilley, Chairman
Nick Gunter, Vice Chairman
Gary Rector, Secretary
Phillip Ottinger
~~Jason Cobble~~
~~Becky Rideout~~
Larry Justis
Edwin Remine
Lyle Parton

Staff Representatives Present/~~Absent~~
Kevin Morrison, County Mayor
Roger Woolsey, County Attorney
Brad Peters, County Engineer
Tim Tweed, Building Official
Deborah Collins, Office Manager
Mark Britton, Road Superintendent

Also participating: Interested citizens

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

Adoption of agenda. The motion to adopt the agenda with no changes was made by Edwin Remine and seconded by Lyle Parton. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the August 11, 2026 meeting. Lyle Parton noted that his name and Edwin Remine's names were omitted from the list of attendees at the meeting. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to approve the minutes as modified. The motion carried unanimously.

The Richard Bowers Subdivision – Revision of College Farm Acres. The Planning Commission reviewed and considered approving the Richard Bower Subdivision – Revision of College Farm Acres, for 3 lots, a total of 12.693, located adjacent to Old Asheville Hwy. in the 24th District. Staff recommended approval, as the plat met all applicable requirements. A motion was made by Gary Rector, seconded by Lyle Parton to approve the plat subject to TDEC approval and signatures. The motion was carried unanimously.

The Redivision of Lots 6 and 7R of the Guy and Audra Jones Estate. The Planning Commission reviewed and considered approving the Redivision of Lots 5 and 7R of the Guy and Audra Jones Estate, for 3 lots, a total of 6.45 acres, located adjacent to Lonesome Pine Trail in the 11th Civil District. Staff recommended approval, as the plat met all applicable requirements.

A motion was made by Phillip Ottinger, seconded by Lyle Parton to approve the plat subject to TDEC approval and signatures. The motion was carried unanimously.

The N.B. & Allie Waddle Estate. The Planning Commission reviewed and considered approving the N.B. & Allie Waddle Estate, for 14 lots, a total of 30.02 acres, located adjacent to Broyles Road in the 1st Civil District. Staff recommended approval, as the plat met all requirements. A motion was made by Gary Rector, seconded by Lyle Parton to approve the plat subject to TDEC approval and signatures. The motion was carried unanimously.

The Buford and Mary Davis Property. The Planning Commission reviewed and considered the Buford and Mary Davis Property, for 3 lots, a total of 6.65 acres, located adjacent to Olivet Mtn. Road in the 1st Civil District. Staff recommended approval, as the plat met all requirements. A motion was made by Edwin Remine, seconded by Gary Rector to approve the plat subject to TDEC approval and signatures. The motion was carried unanimously.

The Matthew C. Yokley Subdivision of Property. The Planning Commission reviewed and considered the Matthew C. Yokley Subdivision of Property, for 3 lots, a total of 6.747 acres, located adjacent to Old Baxter Road in the 17th Civil District. Staff recommended approval, as the plat met all requirements. A motion was made by Lyle Parton, seconded by Phillip Ottinger to approve the plat subject to signatures. The motion was carried unanimously.

The Replat of Lots 5-8 of Twin Creek. The Planning Commission reviewed and considered the Replat of Lots 5-8 of Twin Creek, for 3 lots, a total of 1.96 acres, located adjacent to Falcons Nest in the 14th Civil District. Staff recommended approval, as the plat met all requirements. A motion was made by Gary Rector, seconded by Edwin Remine to approve the plat. The motion was carried unanimously.

The Subdivision of the Property of Eric T. Morris and Tammy M. Morris. The Planning commission reviewed and considered the subdivision of the Property of Eric T. Morris and Tammy M. Morris, for 3 lots, a total of 13.248 acres, located adjacent to Old Snapps Ferry Rd. in the 17th Civil District. Staff recommended approval, as the plat met all requirements. A motion was made by Lyle Parton, seconded by Nick Gunter to approve the plat subject to signatures. The motion was carried unanimously.

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

- Part of the Replat of Lot #4 of the Nat Smith Farm for Christopher Schwichtenberg, Emily Y. Morin & Cindy L. Adams, Lots 4R-A and Lot 4R-B, for 2 lots, a total of 7.55 acres, located adjacent to 107 Cutoff in the 22nd Civil District.

- Part of the Rosie Thompson Property, for 1 lot, a total of 3.55 acres, located adjacent to Afton Road in the 14th Civil District.
- Part of the Bobby & Janet Cutshall Property, 1 lot, a total of 1.00 acre, located adjacent to Cedar Cave Road in the 18th Civil District.
- Combination of Lots 121 & 122 of Section "B", Sequoia Hills Estates, for 1 lot, a total of 0.95 acre, located adjacent to Sioux Trail in the 9th Civil District.
- Part of the Division of the Samuel Guelli Property, for 2 lots, a total 2.92 acres, located adjacent to Kingsport Hwy. in the 17th Civil District.
- The Replat of Lots 2 & 3, Section B of the Bill Davis Property, for 1 lot, a total of 1.88 acres, located adjacent to Possum Creek Access in the 24th Civil District.
- The Replat of Lots 8 & 11 of Walnut Grove, for 2 lots, a total of 2.42 acres, located adjacent to Walnut Grove Road in the 9th Civil District.

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

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

Other Business

Gary Rector stated that the plat submitted to the highway department for Red Tail Ridge Phase 2 is not the most current plat. A road is being built to the right instead of the left as indicated on the plat that was submitted to the highway department. If they have updated the plat and it is different than the one approved, it must go through Planning Commission for approval. Staff stated that they would do research on the question.

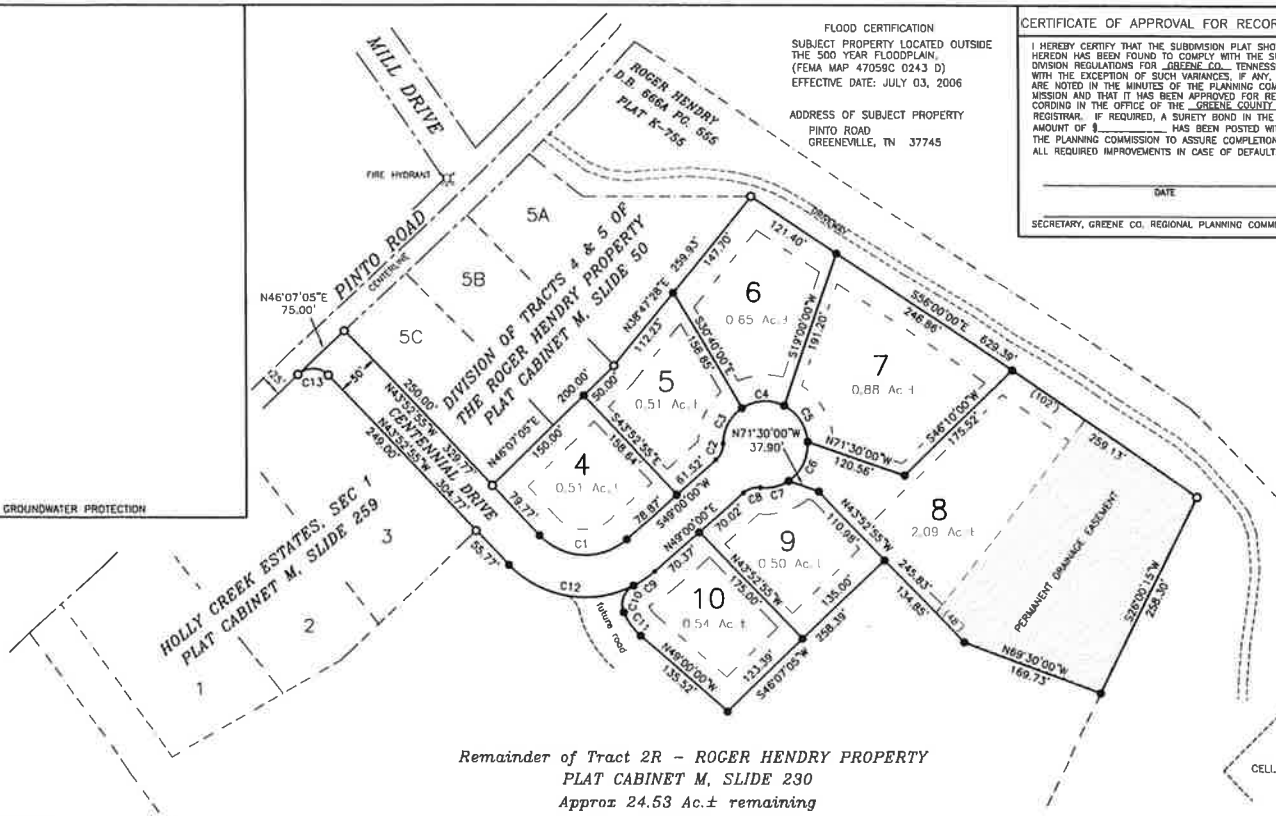
Gwen Lilley announced her departure from the Planning Commission.

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 1:39 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0243 D) EFFECTIVE DATE: JULY 03, 2006

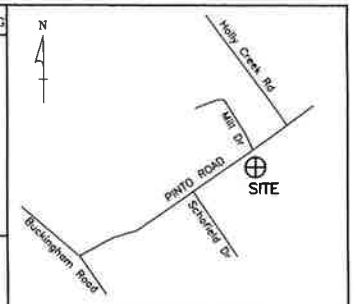
ADDRESS OF SUBJECT PROPERTY
PINTO ROAD
GREENEVILLE, TN 37745

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



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 0.9999 ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'.

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

N

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

FOR PRELIMINARY APPROVAL

Remainder of Tract 2R – ROGER HENDRY PROPERTY
PLAT CABINET M, SLIDE 230
Approx 24.53 Ac.± remaining

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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	114.04'	103.37'	N87°26'27"W
C2	25.00'	21.03'	20.41'	S24°54'19"W
C3	50.00'	48.57'	46.68'	S28°38'22"W
C4	50.00'	52.36'	50.00'	S66°28'06"W
C5	50.00'	52.36'	50.00'	N33°31'54"W
C6	50.00'	52.98'	50.53'	N26°49'15"E
C7	50.00'	34.92'	34.22'	N77°10'54"E
C8	25.00'	21.03'	20.41'	N73°05'41"E
C9	125.00'	30.39'	30.31'	N55°57'53"E
C10	25.00'	37.34'	33.96'	N20°08'43"E
C11	75.00'	34.51'	34.20'	N35°49'10"W
C12	125.00'	159.67'	149.04'	N80°28'35"W
C13	25.00'	39.27'	35.36'	N88°52'55"W

0' 100' 200' 300'

LEGEND

- ○ IRON PIN (found)
- ● 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- • POINT
- PERMANENT DRAINAGE EASEMENT

TAX REF.: TAX MAP 111 PORTION OF PARCEL 62
DEED REF.: D.B. 776A PG. 2699
PLAT REF.: PLAT CABINET L, SLIDE 329
PLAT CABINET M, SLIDE 50

RESERVED FOR REGISTER OF DEEDS

HOLLY CREEK ESTATES SECTION 2

13TH 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: 09/18/2026
JOB NO. 26SD02	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. SEC2PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

CERTIFICATE OF ACCURACY

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

SEPTEMBER 18, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

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.

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.

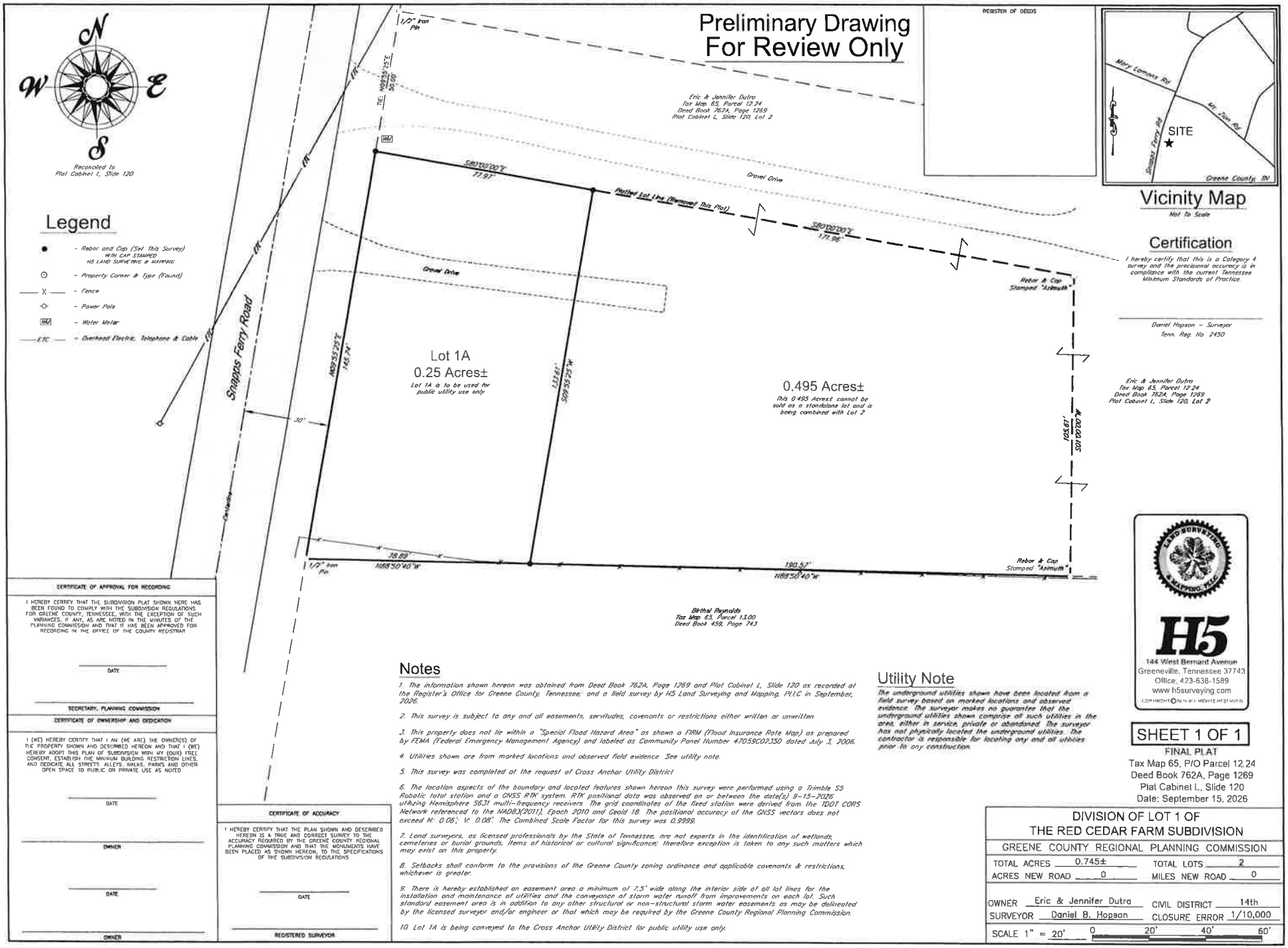
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 6.58 ±	TOTAL LOTS 7
ACRES NEW ROAD 0.90 ±	MILES NEW ROAD 0.13 ±
DEVELOPER HOLLY CREEK DEV. LLC	CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Preliminary Drawing
For Review Only



Vicinity Map

Not to Scale

Certification

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

Daniel Hopson – Surveyor
Tenn. Reg. No. 2450

Eric & Jennifer Dutra
Tax Map 65, Parcel 12.24
Deed Book 762A, Page 1269
Plat Cabinet L, Slide 120, Lot 2

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 IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR

DATE

SECRETARY, 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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED

DATE

OWNER

DATE

OWNER

CERTIFICATE OF ACCURACY

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

DATE

REGISTERED SURVEYOR

Notes

1. The information shown hereon was obtained from Deed Book 762A, Page 1269 and Plat Cabinet L, Slide 120 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in September, 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 47059C0235D 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 Cross Anchor Utility District.
6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 9-15-2026 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 N: 0.06', V: 0.08'. The Combined Scale Factor for this survey was 0.9999.
7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance; therefore exception 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' 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 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.
10. Lot 1A is being conveyed to the Cross Anchor Utility District for public utility use only.

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.

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.h5surveying.com

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SHEET 1 OF 1

FINAL PLAT
Tax Map 65, P/O Parcel 12.24
Deed Book 762A, Page 1269
Plat Cabinet L, Slide 120
Date: September 15, 2026

DIVISION OF LOT 1 OF
THE RED CEDAR FARM SUBDIVISION
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.745±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Eric & Jennifer Dutra	CIVIL DISTRICT	14th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 20' 0 20' 40' 60'

26-2106/base.dwg

MEMORANDUM

To:	The Greene County Regional Planning Commission
From:	Tim Tweed, Building Official
Date:	October 13, 2026
Subject:	Request to rezone 105 Quillen Shell Rd.
Owner:	IC Properties
Zoning:	Existing: A-1 Proposed: B-1
Parcel:	Map 075M, Group B, Parcel 006.00
Use:	Existing: Residential Proposed: : Office

Area Land use: Scattered commercial, residential and agricultural uses: Parker Hannifin Corp and Delfasco Realty Inc. are located west of the property on Snapps Ferry Road

Area Zoning: The property abuts the right of way of Quillen Shell Road and is adjacent to properties that are zoned A-1. One property to the north is in the Town of Greeneville which is zoned R-1. The factories located on Snapps Ferry Road are zoned M-1.

LUP: The *Land Use and Transportation Policy Plan does not really address professional office uses.*

Notes: If approved for rezoning, a commercial office building would operate on the property.

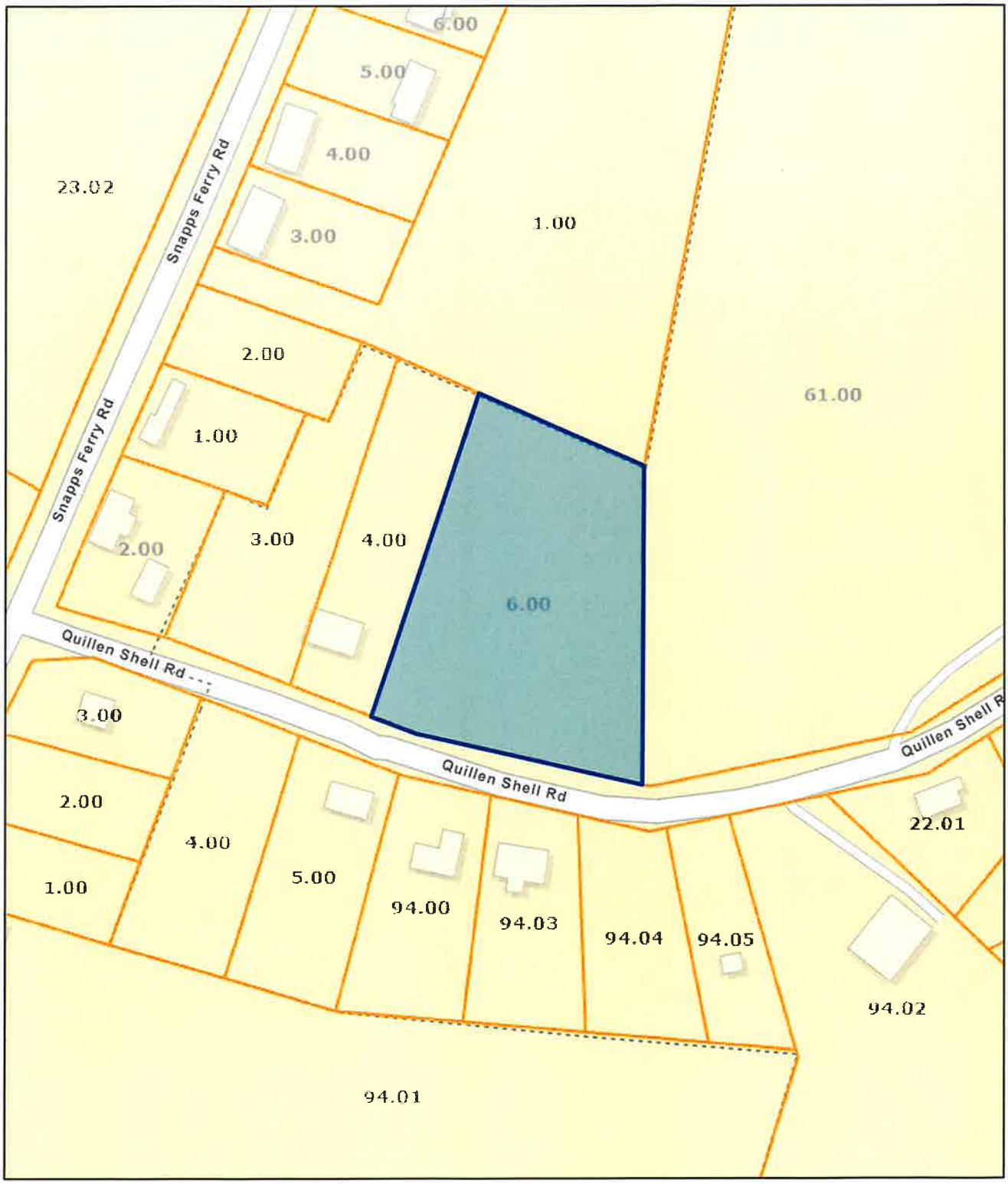
Options:

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

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

1. The location is adjoining a main commercial collector route in Greene County.
2. Multiple properties in the area are commercial/manufacturing.
3. The request is in keeping with the LUP.

Greene County - Parcel: 075M B 006.00



Date: October 7, 2026

County: GREENE
Owner: IC PROPERTIES
Address: QUILLEN SHELL RD
Parcel ID: 075M B 006.00
Deeded Acreage: 2.23
Calculated Acreage: 0

1:2,257

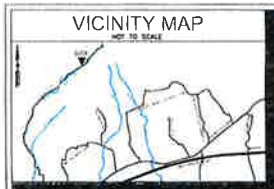
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

STILLHOUSE RIDGE
A LUXURY WELLNESS RETREAT



CONCEPTUAL PLAN NOTES:
- THE LUXURY WELLNESS RETREAT SITS ON 430.1 ACRES ±.
- THE EXACT LOCATIONS OF THE PROPOSED BUILDINGS, CABINS, CAMPSITES, AND TRIALS ARE NOT FINAL AND SUBJECT TO CHANGE BASED ON BUILDING FEASIBILITY DETERMINED DURING SITE DESIGN AND PLANNING.
- THIS CONCEPTUAL PLAN PROPOSES:

A. A WELCOME CENTER BUILDING WITH 52 PARKING SPACES FOR STAFF AND GUESTS.
B. A CLUBHOUSE WITH AMENITIES INCLUDING BUT LIMITED TO: A POOL, HOT TUB, PERSONAL LOCKERS, RESTAURANTS, LOUNGES, AND AN ADA COMPLIANT CABIN.
C. A CUL-DE-SAC AT THE END OF CANEY CREEK LANE.
D. A PET RESCUE FACILITY.
E. A LARGE GREEN HOUSE SPACE.
F. A NATURAL WATERFALL WELLNESS AREA.
G. A NATURAL SPA AREA.
H. 30 PRIVATE, LUXURY CABINS.
I. 20 GLAMPING SITES WITH ADEQUATE RESTROOM FACILITIES.
J. 4 CABINS FOR STAFF HOUSING.

LEGEND

- EXISTING TRAILS TO BE IMPROVED
- PEDESTRIAN WALKWAYS & GREEN SPACE
- PROPOSED PAVEMENT/CONCRETE AREAS
- STAFF HOUSING
- COMMUNITY AREAS
- WATER FEATURES
- PRIVATE, LUXURY CABINS
- GLAMPING SITES

DRAWN BY	L.A.M.
REVIEWED BY	L.A.M.
SCALE	N.T.S.
PROJ. NO.	26015.30
DATE	09.13.2026

STILLHOUSE RIDGE
A LUXURY WELLNESS RETREAT
3000 CANEY CREEK LANE
GREENEVILLE, TENNESSEE 37745

LUIS A. MORA
TENNESSEE NO. 2016

BLACKBERRY SURVEYING COMPANY, LLC
5511 N BROADWAY
KNOXVILLE, TN. 37918
LUIS MORA, RLS, CFS
(M) 865.805.0993
(E) lamora@blackberryln.com

CONCEPTUAL PLAN

C001



DRAWN BY:	L.A.M.
REVIEWED BY:	L.A.M.
SCALE:	N.T.S.
JOB NO:	26015.30
DATE:	09.13.2026

STILLHOUSE RIDGE
A LUXURY WELLNESS RETREAT

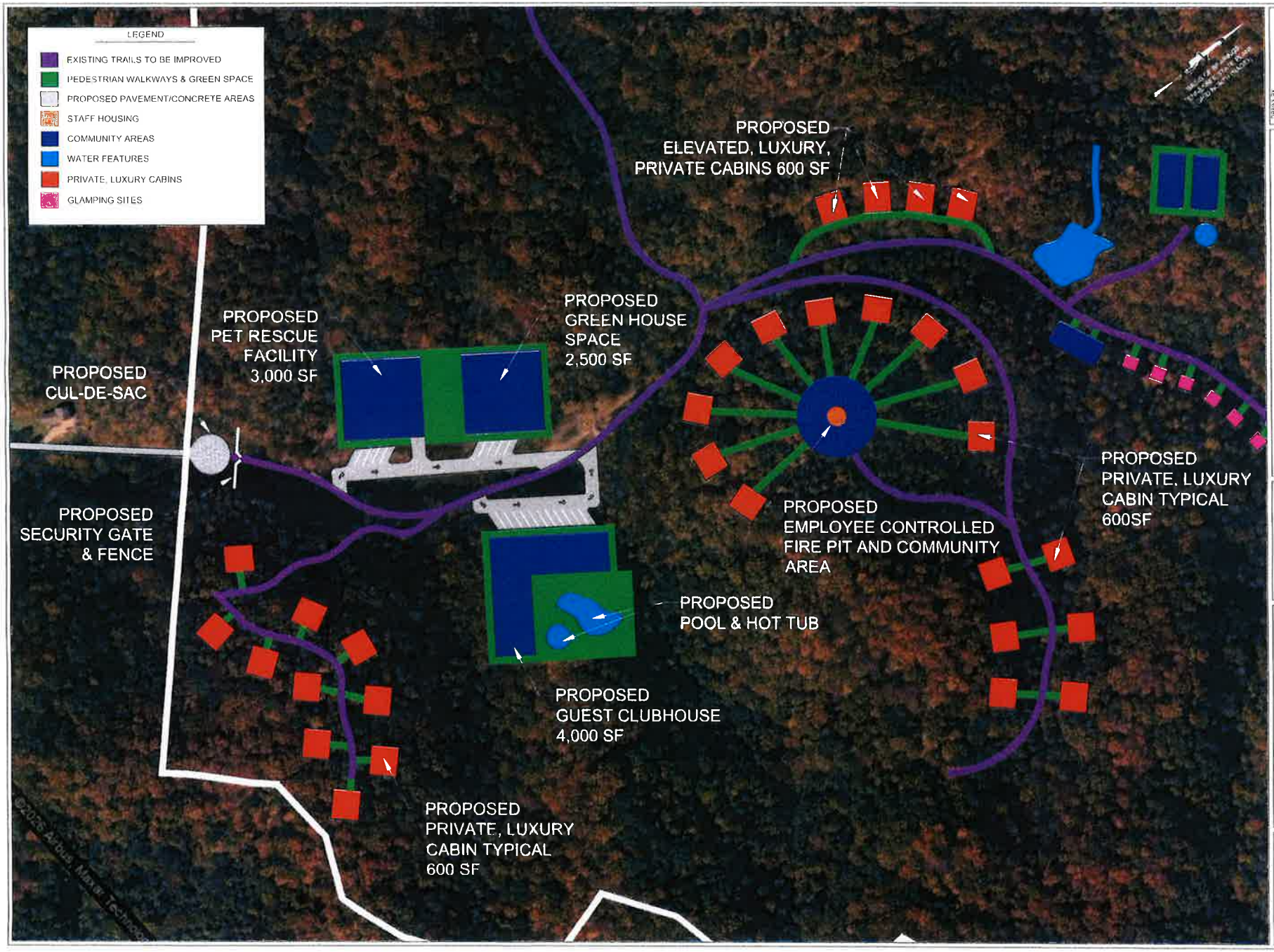
3000 CANEY CREEK LANE
GREENEVILLE, TENNESSEE 37745

LUIS A MORA
TENNESSEE REG. 2438

BLACKBERRY SURVEYING COMPANY, LLC
5511 N BROADWAY
KNOXVILLE, TN 37918
LUIS MORA, RLS, CFS
(M) 865.805.0993
(E) lamora@blackberryin.com

DETAILED CONCEPTUAL PLAN

C002



DRAWN BY	L.A.M.
REVIEWED BY	L.A.M.
SCALE	N.T.S.
JOB NO.	26015.30
DATE	09.13.2026

STILLHOUSE RIDGE

A LUXURY WELLNESS RETREAT

3000 CANEY CREEK LANE
GREENEVILLE, TENNESSEE 37745

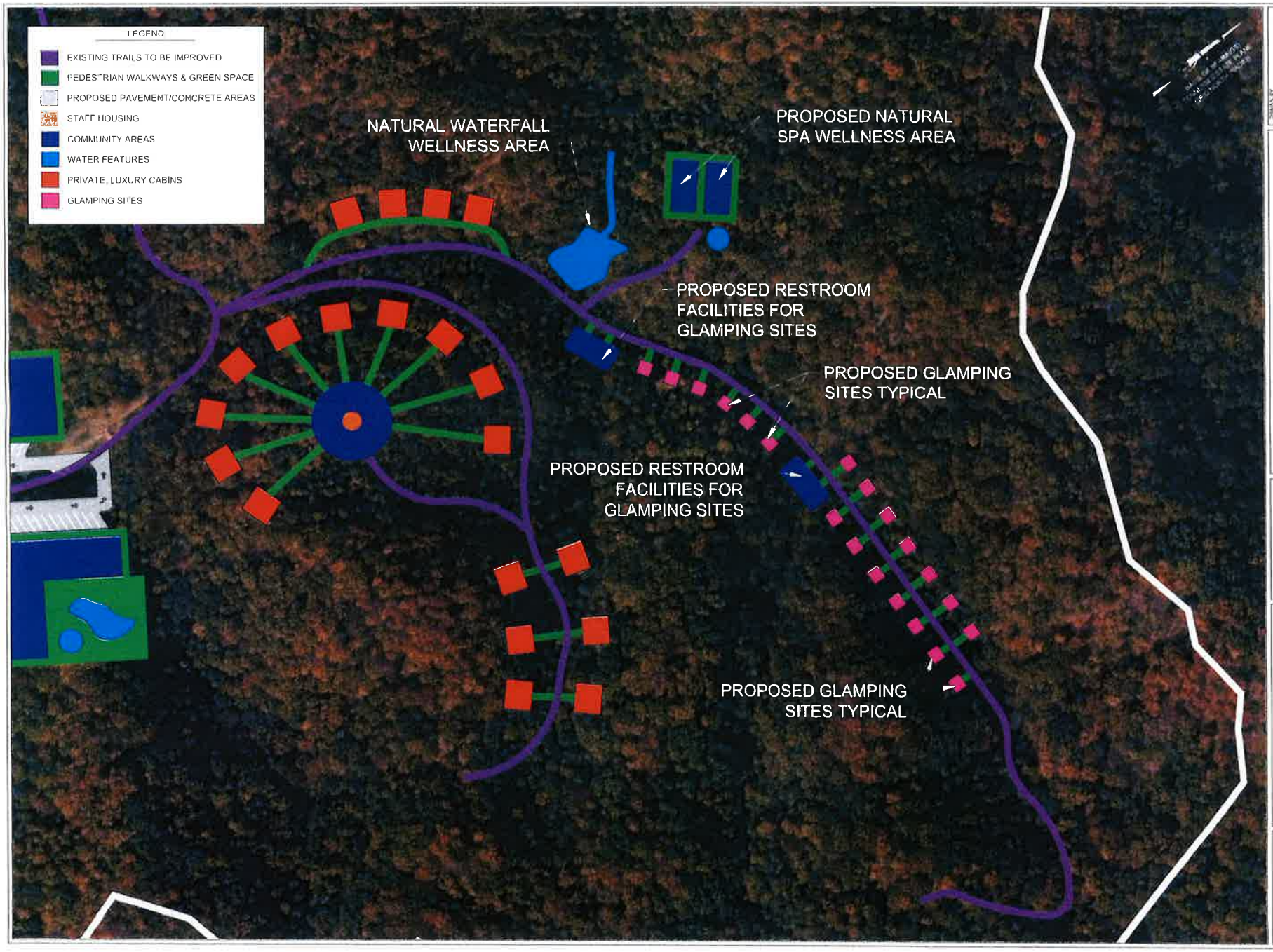
LUIS A. MORA
TENNESSEE 2418

BLACKBERRY SURVEYING COMPANY, LLC
5511 N BROADWAY
KNOXVILLE, TN, 37918
LUIS MORA, RLS, CFS
(M) 865.805.0993
(E) lumora@blackberrytn.com

BLACKBERRY

DETAILED CONCEPTUAL PLAN

C003



DRAWN BY	L.A.M.
REVIEWED BY	L.A.M.
SCALE	N.T.S.
PROJ. NO.	26015.30
DATE	09.13.2026

STILLHOUSE RIDGE

A LUXURY WELLNESS RETREAT

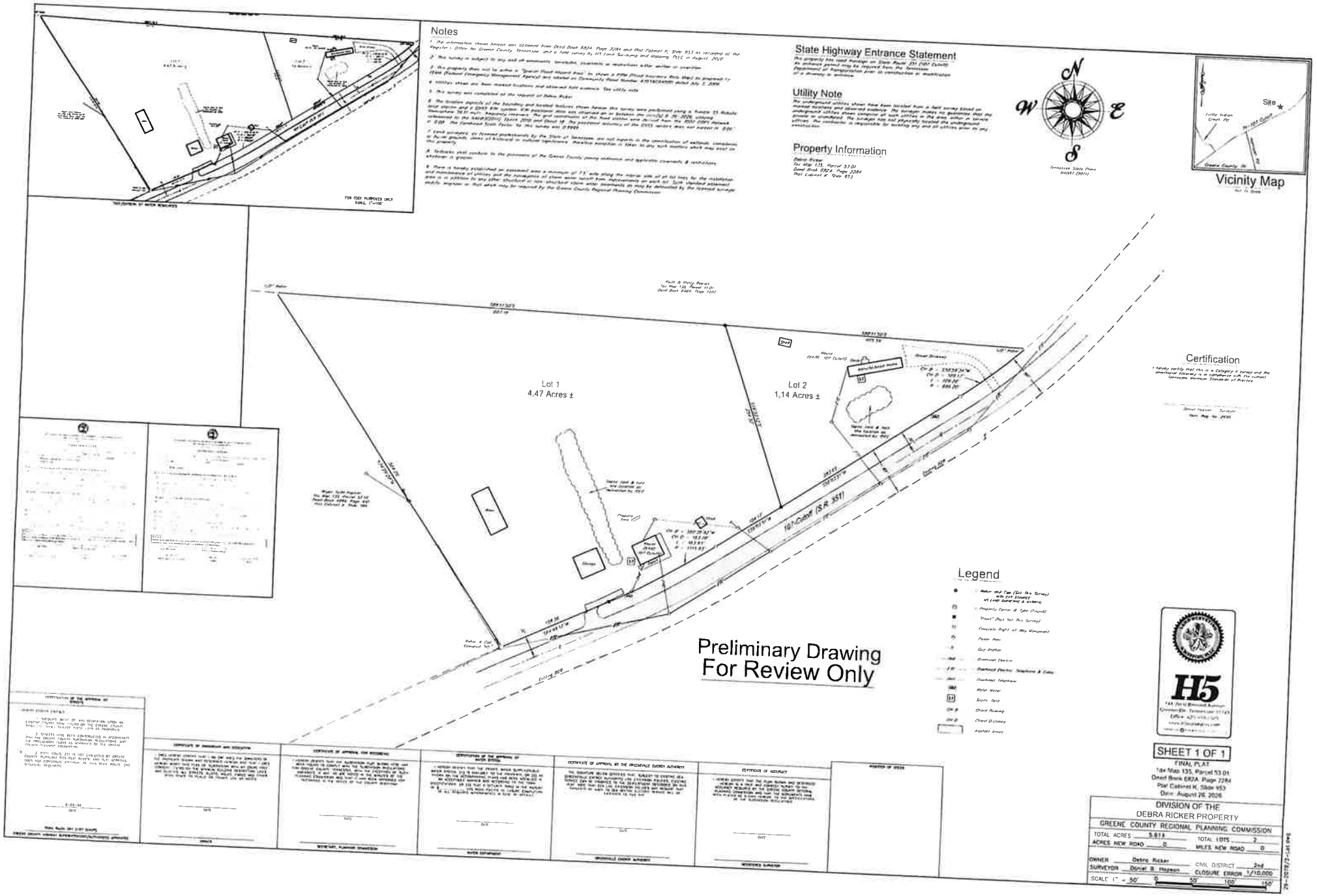
3000 CANEY CREEK LANE
GREENEVILLE, TENNESSEE 37745

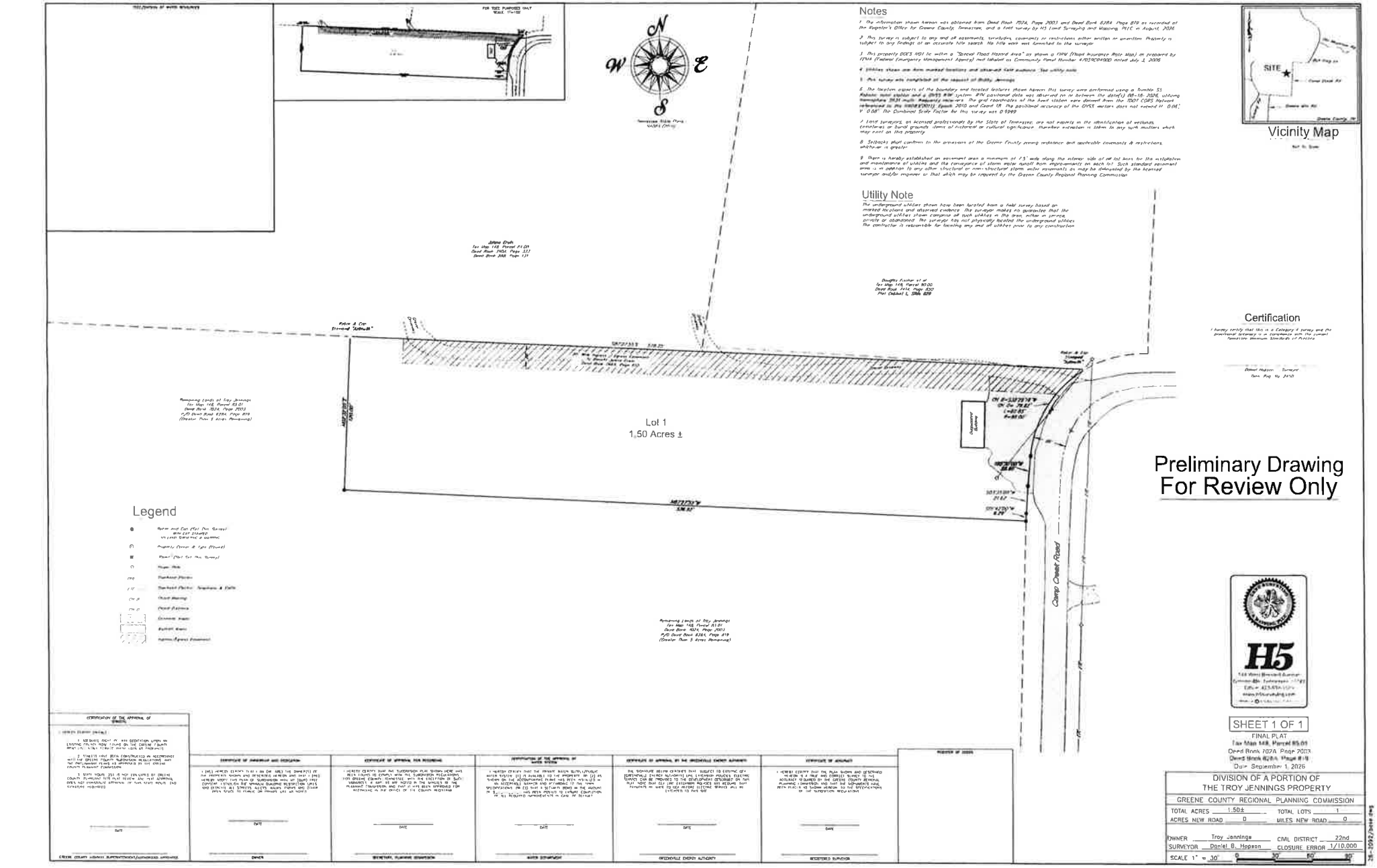
LUIS A. MORA
TENNESSEE NO. 2438

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5511 N BROADWAY
KNOXVILLE, TN. 37918
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DETAILED CONCEPTUAL PLAN

C004


Notes
State Highway Entrance Statement
Utility Note
Property Information
Vicinity Map
Site
Lot 1
4.47 Acres ±
Lot 2
1.14 Acres ±
Certification
Legend
Preliminary Drawing
For Review Only
SHEET 1 OF 1
FINAL PLAT
Tax Map 135, Parcel 53.01
Deed Book 682A Page 2284
Plat Cabinet K, Slide 953
Date: August 26, 2026
DIVISION OF THE
DEBRA RICKER PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 5.61±
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Debra Ricker
CIVIL DISTRICT 2nd
SURVEYOR Daniel B. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 50'


Notes
1. The information shown hereon was obtained from Deed Book 707A, Page 2003 and Deed Book 828A Page 878 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in August, 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. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0490D 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 Billy Jennings
6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble R1 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 08-18-2026, utilizing Hemisphere SMART 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 0.06', V 0.08'. The Combined Scale Factor for this survey was 0.9969
7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance, therefore exception 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' 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 standard easement area is in addition to any other structural or non-structural storm water easements as may be designated 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
SITE
Vicinity Map
Certification
I hereby certify that this is a Category II survey and the positional accuracy is in compliance with the current Tennessee Minimum Standards of Practice
Daniel Hopson Surveyor Tenn. Reg. No. 2970
Lot 1
1.50 Acres ±
Camp Creek Road
Legend
Preliminary Drawing
For Review Only
H5
SHEET 1 OF 1
FINAL PLAT
Tax Map 148, Parcel 85.01
Deed Book 707A Page 2003
Deed Book 828A Page 878
Date September 1, 2026
DIVISION OF A PORTION OF
THE TROY JENNINGS PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.50± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER Troy Jennings CIVIL DISTRICT 22nd
SURVEYOR Daniel B. Hopson CLOSURE ERROR 1/10,000
SCALE 1" = 30'
CERTIFICATION OF THE APPROVAL OF STREETS
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL FOR RECORDING
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY
CERTIFICATE OF ACCURACY
REGISTER OF DEEDS

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

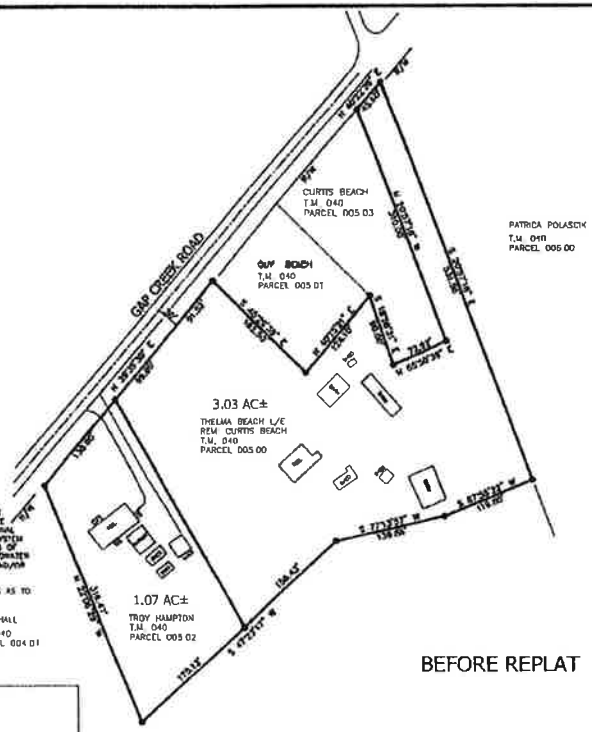
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR 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

BY GRAPHIC PLOTTING ONLY, THESE PROPERTIES ARE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47059c0100D, WHICH BEARS AN EFFECTIVE DATE OF JULY 3RD 2006, AND ARE NOT IN A SPECIAL FLOOD HAZARD AREA.

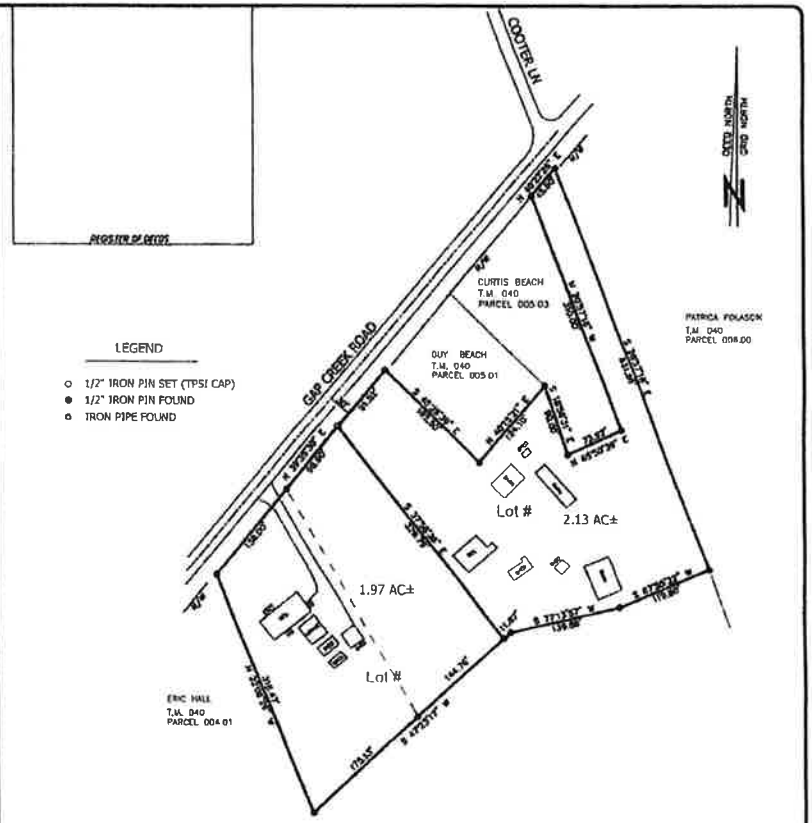
NOTICE TO BUYER REGARDING SUBSURFACE SEWAGE DISPOSAL SYSTEM (BUYER BEWARE)

THE DIVISION OF GROUNDWATER PROTECTION HAS NOT EVALUATED LOT #13. PURSUANT THIS PLAT REVIEW FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE CONSERVATION PLAT. LOTS SHALL BE LARGE ENOUGH TO CONSTRUCT THE ORIGINAL SUBSURFACE SEWAGE DISPOSAL SYSTEM AND TO PROVIDE AN AREA FOR DUPLICATION OF THAT SYSTEM THE AREA FOR BOTH ORIGINAL AND DUPLICATE SYSTEMS SHALL MEET THE RULES & REGULATIONS OF THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTIONS. 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



BEFORE REPLAT



AFTER REPLAT

DIVISION OF GROUNDWATER PROTECTION

I am sending you the copies of septic C/O/C to place on plat. See if these are for these homes.

Place C/O/Cs On Plat For Both Lots (SEE UPLOAD)

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: GAP CREEK
DATE: 09/14/2025

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

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

I (WE), OWNERS OF THE PROPERTY, HEREBY CERTIFY THE LOT _ CONTAIN(S) AN EXISTING WORKING SEPTIC SYSTEM, VERIFY AND ACKNOWLEDGE THAT THE SEPTIC SYSTEM IS IN GOOD WORKING ORDER AND ALL FIELD LINES AND DUPLICATE AREA(S) ASSOCIATED WITH EACH SYSTEM ARE CONTAINED ENTIRELY WITHIN EACH LOT(S) AS DESCRIBED AS PART OF THE PLAN OF SUBDIVISION I (WE) HEREBY STATE THAT NO EVALUATION, TESTING, OR VERIFICATION OF THE FUNCTIONALITY OF THE SEPTIC SYSTEM OR ADEQUATE AREA FOR DUPLICATION HAS BEEN COMPLETED BY THE DIVISION OF GROUNDWATER PROTECTION OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. I (WE) ENCOURAGE ANY PURCHASER OF THIS LOT VERIFY CONTINUED VIABILITY OF THE EXISTING SEPTIC SYSTEM FOR THE PROPERTY PRIOR TO PURCHASE.

_____ ,20__
Date

Owner(s)

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 this site.

Change Wording to New GEA Language.

_____ ,20__
Date

Greeneville Light and Power

TPSI TN. PROFESSIONAL SURVEYING INC.
405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

OWNER: TROY HAMPTON
5650 GAP CREEK ROAD
BULLS GAP TN 37711
T.M. 040
PARCEL 005.02
BOOK 710A
PAGE 677

OWNER: THELMA BEACH L/E
REM: CURTIS BEACH
5750 GAP CREEK ROAD
BULLS GAP TN 37711
T.M. 040
PARCEL 005.00
BOOK 318A
PAGE 850

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) 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

_____ ,20__
Date

Owner(s)

CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Greene County, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon

_____ ,20__
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 available to Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)

_____ ,20__
Date

Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, provide water service to lot(s) _____ meet the requirements of the local utility district, and is hereby approved.

I hereby certify that lot(s) _____ is/are not served by a public water system, and the expense of installing a well or providing some other form of private water service is the responsibility of the property owner.

_____ ,20__
Date

Local Utility District Provider or His Authorized Representative

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 Registrar. If required, a surety bond 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.

_____ ,20__
Date

Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION

HAMPTON & BEACH PROPERTY PARTITION

TOTAL ACRES 4.10	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY GREENE	CIVIL DISTRICT 7th
SURVEYOR CHARLES JOHNSON	CLOSURE ERROR 1-10000
SCALE 1" = 100'	

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

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

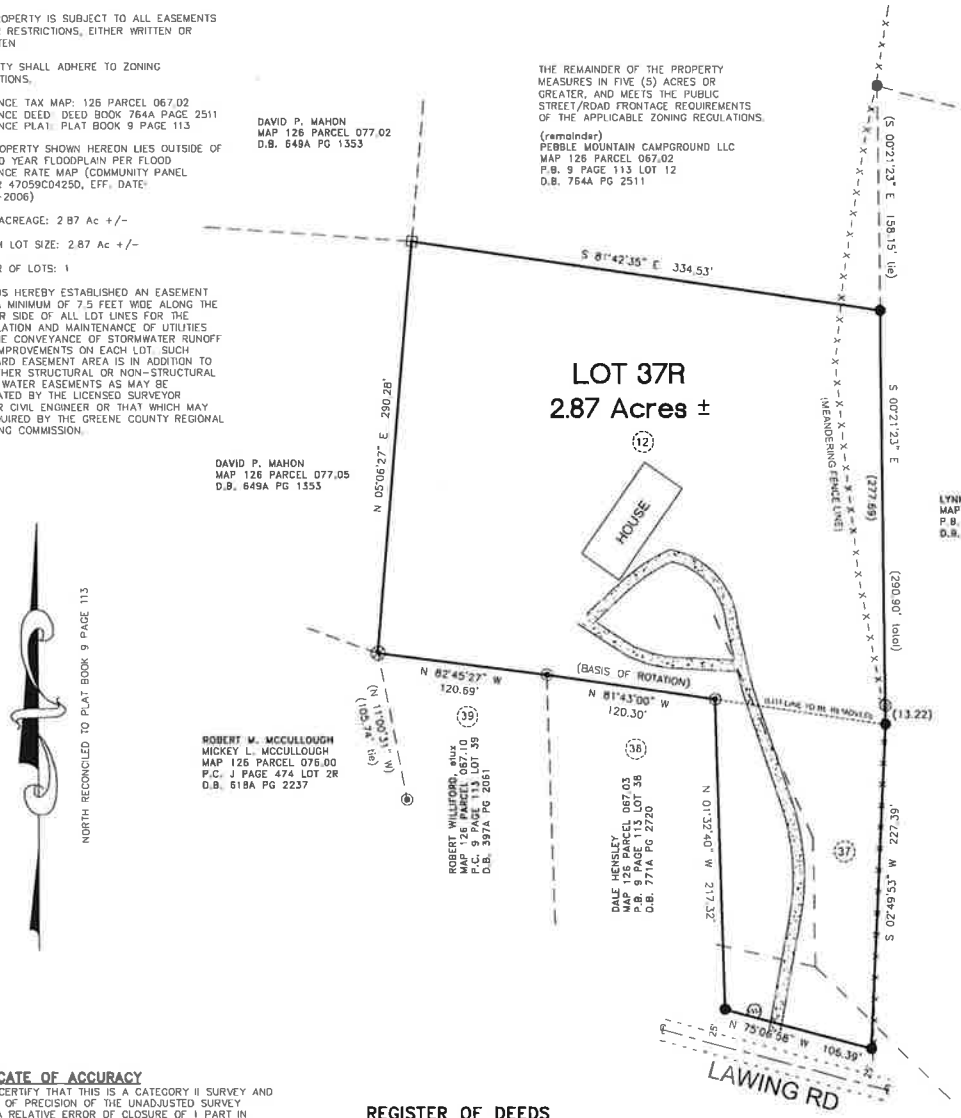
GRAPHIC SCALE:

0 60 120 180

1" = 60'

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: 126 PARCEL 067.02
   REFERENCE DEED: DEED BOOK 764A PAGE 2511
   REFERENCE PLAT: PLAT BOOK 9 PAGE 113
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0425D, EFF. DATE: 07-03-2006)
6) TOTAL ACREAGE: 2.87 Ac +/-
7) MINIMUM LOT SIZE: 2.87 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.

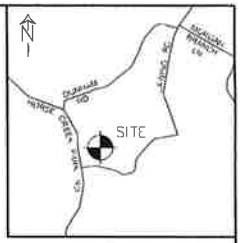


OWNER(S)

PEBBLE MOUNTAIN CAMPGROUND LLC
78 PEBBLE MOUNTAIN CIR
CHUCKEY, TN 37641

PROPERTY ADDRESS

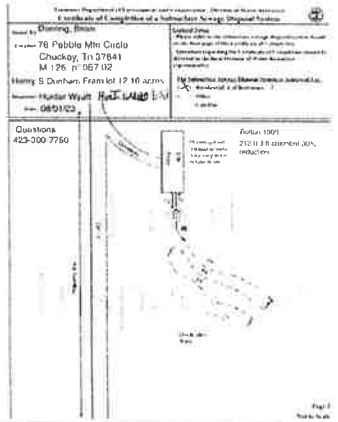
78 PEBBLE MOUNTAIN CIR
CHUCKEY, TN 37641



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◉	1/2" IRON PIN FOUND
⊡	3/8" IRON PIN FOUND
⊛	SET STONE FOUND
Ⓦ	WATER METER
℄	CENTERLINE ROADWAY
Ⓧ	EXISTING LOT NUMBER
◎	IRON PIPE FOUND
———	PROPERTY LINE
———	CENTERLINE
-x-x-x-	FENCE LINE
———	UTILITY LINE
———	LOT LINE REMOVAL
———	EDGE OF PAVEMENT
———	ADJOINER PROPERTY LINE
	GRAVEL DRIVEWAY



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 7,500, AND 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.
THE SURVEY SHOWN WAS PERFORMED TO THE MINIMUM STANDARDS OF PRACTICE FOR TENNESSEE.

BRYAN TODD SHELTON, TN RLS# 1955 DATE

REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 12 & 37
OF THE
HENRY S. DUNHAM ESTATE
FOR
PEBBLE MOUNTAIN CAMPGROUND LLC
1ST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC
125 THOMPSON RD
CHUCKEY, TN 37641
PHONE: (423) 257-7911

DATE: 09-21-2020
JOB NO: 2020060
DRAWN BY: JMG
REVISION: 1 OF 1
SHEET 1 OF 1

Planning Commission Monthly Report

SEPTEMBER 2026

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY

BUILDING & ZONING OFFICE

DEPOSIT COMPARATIVES FOR July 2026 - June 2027

Account # 41520

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%
July	$ 36,245.00	$ 38,676.00	$ *2,431.00*	6.71%
August	$ 33,949.00	$ 38,358.00	$ *4,409.00*	12.99%
September	$ 29,685.00	$ 26,241.00	$ *(3,444.00)*	-11.60%
October	$ 52,000.00			
November	$ 24,945.00			
December	$ 31,992.00			
January	$ 27,939.00			
February	$ 18,985.00			
March	$ 26,394.00			
April	$ 38,675.00			
May	$ 39,460.00			
June	$ 48,590.00			

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	$408,859.00	$103,275.00		

GREENE COUNTY

BUILDING & ZONING OFFICE

PERMIT COMPARATIVES FOR July 2026 - June 2027

Account # 41520

Month	Permit Totals 25-26	Permit Totals 26-27	Difference	%
July	79	101	22	27.85%
August	79	92	13	16.46%
September	83	68	-15	-18.07%
October	91			
November	59			
December	66			
January	75			
February	45			
March	83			
April	86			
May	72			
June	79			

YTD Comparatives				
Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	897	261		

PERMIT BREAKDOWN SEPTEMBER 2026

Code	Description	August	September
210	Single Family Residence*	18	14
213	Residential Add-0n	2	4
212	Off/On Frame Modular*	0	0
231	Double Wide Manufactured	17	11
220	Single Wide Manufactured	11	2
240	Attached Residential Garage	1	0
243	Detached Residential Garage	16	8
243	Detached Accessory Building	5	5
241	Porch	3	4
242	Deck	1	3
241	Carport	4	4
260	Rezoning	0	1
265	Variance	0	1
200	Other**	14	10
244	Apartment	0	0
245	Commercial***	0	1
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	92	68

*also includes any garages, porches and decks

** demotions, RV, roofs and remodels

***building

GREENE COUNTY
PLANNING DEPARTMENT
DEPOSIT COMPARATIVES FOR July 2026 - June 2027
Account # 43320

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%	
July	$ 4,650.00	$ 1,390.00	$ (3,260.00)	-70.11%	*
August	$ 1,560.00	$ 1,210.00	$ (350.00)	-22.44%	*
September	$ 820.00	$ 500.00	$ (320.00)	-39.02%	
October	$ 1,250.00				
November	$ 1,600.00				
December	$ 1,110.00				
January	$ 1,280.00				
February	$ 830.00				
March	$ 910.00				
April	$ 1,330.00				
May	$ 720.00				
June	$ 1,140.00				

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage	
	$17,200.00	$3,100.00			*

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

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2026 - June 2027

Account # 43320

Month	Plat Approvals 25-26	Plat Approvals 26-27	Difference	%	
July	65	20	*(45)*	-69.23%	*
August	18	14	*(4)*	-22.22%	*
September	11	6	*(5)*	-45.45%	
October	19				
November	16				
December	14				
January	17				
February	10				
March	13				
April	18				
May	11				
June	15				

YTD Comparatives					
Totals	**YTD 25-26**	**YTD 26-27**	**Difference**	**Percentage**	
	227	**40**			*

REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES