

MEMORANDUM

To: Tellico Plains Regional Planning Commission
From: Laura Smith
Date: August 6, 2024
Subject: Monday, August 12, 2024, Tellico Plains Regional Planning Commission Agenda

**AGENDA
TELLICO PLAINS
REGIONAL PLANNING COMMISSION
Tellico Plains Community Center
Monday, August 12, 2024
6:00 p.m.**

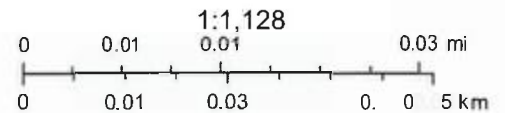
- I. Call to Order
- II. Approval of minutes from the July 8, 2024, meeting
 - A. Tim Maxwell, review subdivision plat, Cherohala Skyway, Tax map 146L, Group A, Parcel 17.31, R-1, Low Density Residential District and Flood Plain District,
 - B. Sarah Anderson, ETDD, Historic Preservation Planner, discussion of historic preservation and historic districts;
 - C. Chris Oelgoetz, ETDD contractor, Project Manager/Planner, discussion Monroe County Transportation Plan, grants;
 - D. Monroe County Transportation Plan, Transportation Needs Questionnaire and online survey;
- III. Reports to commission
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 146LA017.31



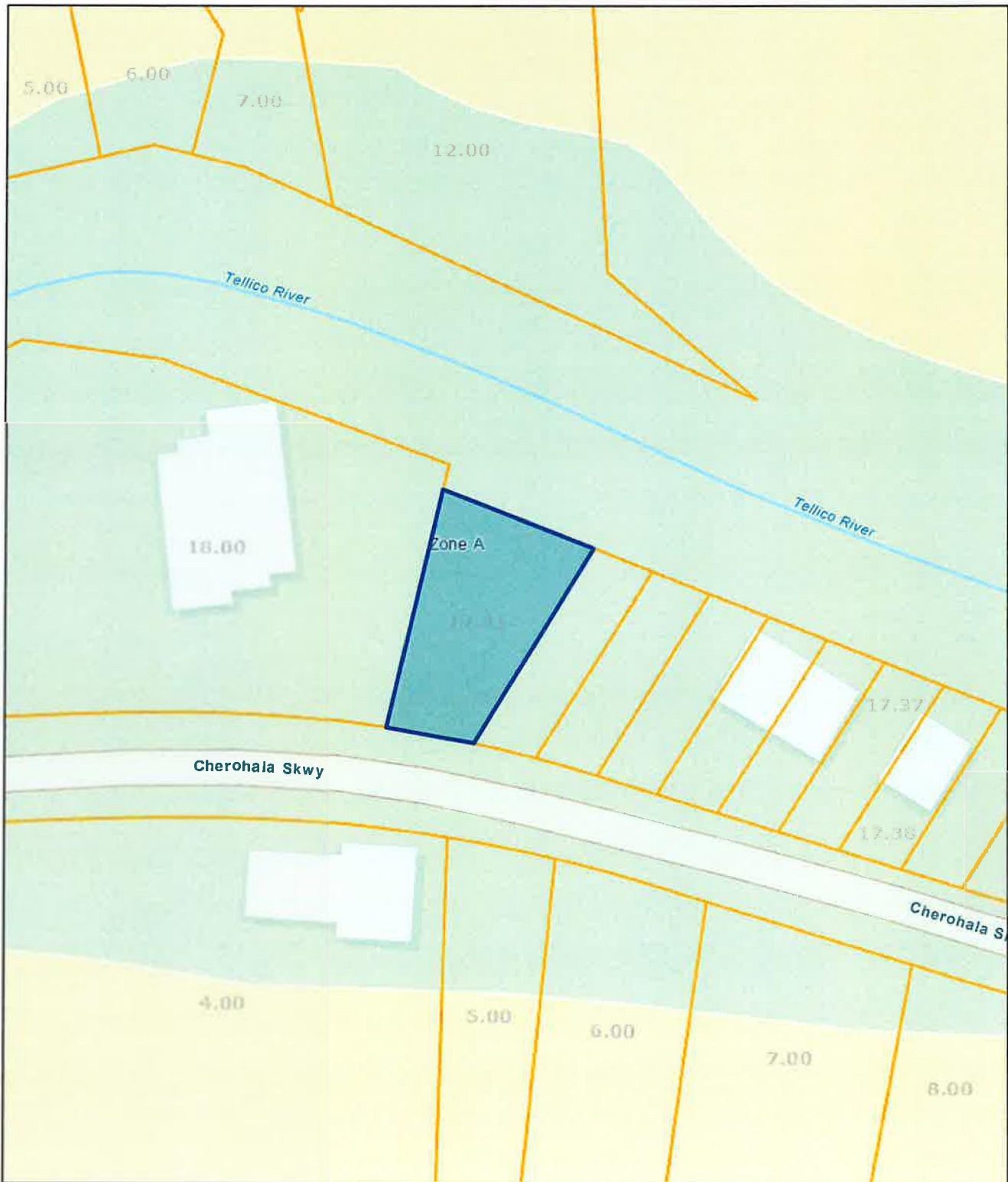
Date: August 8, 2024

County: Monroe
Owner: LYNN GARY J ETAL
Address: CHEROHALA SKYWAY 1643
Parcel Number: 146LA 017.31
Deeded Acreage: 0.1
Calculated Acreage: 0



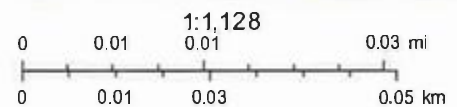
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPAA) 7007, Aerial Surveys & Aerial Community Maps
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GeoTechnologies, Inc. METI/NASA, U.S.G.S., EPA, U.S. Census Bureau,
The property lines are compiled from information maintained by your local

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Address: CHEROHALA SKYWAY 1643
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Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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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.

CERTIFICATE OF OWNER'S AND DEDICATION
 I (we) hereby certify that I (we the size) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision (and) any amendments, establish and maintain a public utility easement, and hereby allow, allow, allow, and other open spaces to public or private use as noted.

OWNER

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Monroe County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Monroe County Planning Commission.

REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
 I certify that this plat has been found to comply with the subdivision requirements for Monroe County Planning Region with the exception of such variances, if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register.

SECRETARY, MONROE COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I certify that the water system installed, or proposed for installation fully meets the requirements of the Tennessee State Health Department and is hereby approved shown.

COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ELECTRICAL SERVICE
 I certify that the electric lines have been installed in an acceptable manner to the requirements of this county, or a letter of credit, security bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

ELECTRIC COMPANY REPRESENTATIVE

CERTIFICATE OF STREETS
 I certify that streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Monroe County Planning Commission.

ROAD SUPERINTENDENT/ENGINEER

CERTIFICATE OF STREET NAMES
 I hereby certify that all street names are in compliance with Monroe County E-911 and do not conflict with other street names in the county.

COORDINATOR

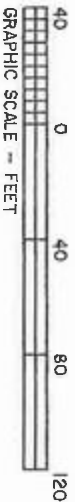
CERTIFICATE OF SEWERAGE SYSTEM
 I CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTIONS/CONDITIONS AS NOTED.

LOCAL HEALTH AUTHORITY

NOTES:

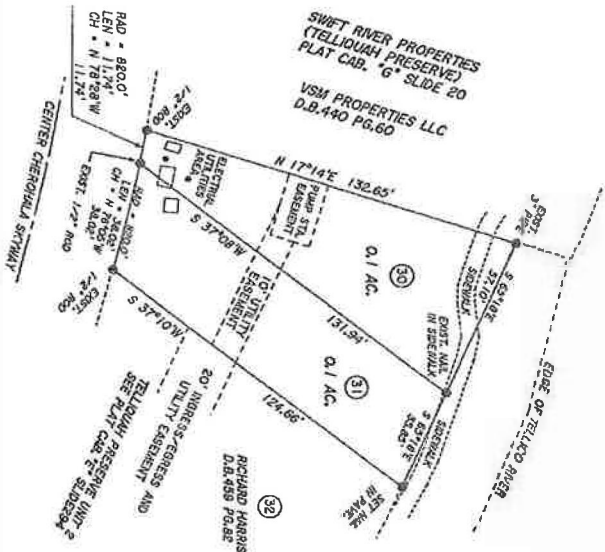
- (1) THIS PROPERTY IS SUBJECT TO A 5' RIVERWALK EASEMENT ALONG THE REAR OF THE PROPERTY.
- (2) THIS PROPERTY IS LOCATED IN FLOOD ZONE A ACCORDING TO FLOOD MAP 4712304100 DATED 2-3-10
- (3) DRAINAGE AND UTILITY EASEMENTS SHALL BE 5' ON EACH SIDE OF ALL INTERIOR LOT LINES AND 5' ON THE INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHTS-OF-WAY, EXCEPT UNDER BUILDINGS. THERE SHALL ALSO BE EASEMENTS 5' ON EACH SIDE OF ALL AS-BUILT UTILITY LINES EXCEPT UNDER BUILDINGS.
- (4) BUILDING SETBACKS: FRONT - 20', REAR - 10', SIDE - 0'
- (5) WATER AND SEWER PROVIDED BY TELlico PLAINS WATER AND SEWER.
- (6) ELECTRIC PROVIDED BY FORT LONDON ELECTRIC COOPERATIVE.
- (7) THIS PLAT SEPARATES LOTS 30 AND 31 AS SHOWN ON PLAT OF TELLOUQUAN PRESERVE UNIT 2 IN PLAT CAB. "E" SLIDE 244. THESE LOTS WERE COMBINED AS SHOWN IN PLAT BK.7 PG.195.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 7500 AS SHOWN HEREON.
 THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 REG. NO. 1458



PLAT NORTH
 SEE PLAT CAB. "E"
 SLIDE 244

OWNER: TIMOTHY MAXWELL
 177 BAT CREEK SHORES
 VOLVORE, TN 37985



LUTHER D. HAYES
 L AND SURVEYOR
 358 COUNTRY ROAD 286
 TEN M.L.T., TN 37880
 PH. 483-437-3301

PIVOT PLAT
 FOR: TIM MAXWELL
 4TH CIVIL DIST., MONROE CO., TN
 SCALE: 1" = 40'
 DATE: 9-7-24
 DWG. NO. B-1793
 DEED BK. REFERENCE: D.B.459 PG.88
 BEING PARCEL 1731 ON TAX MAP 14G. A