

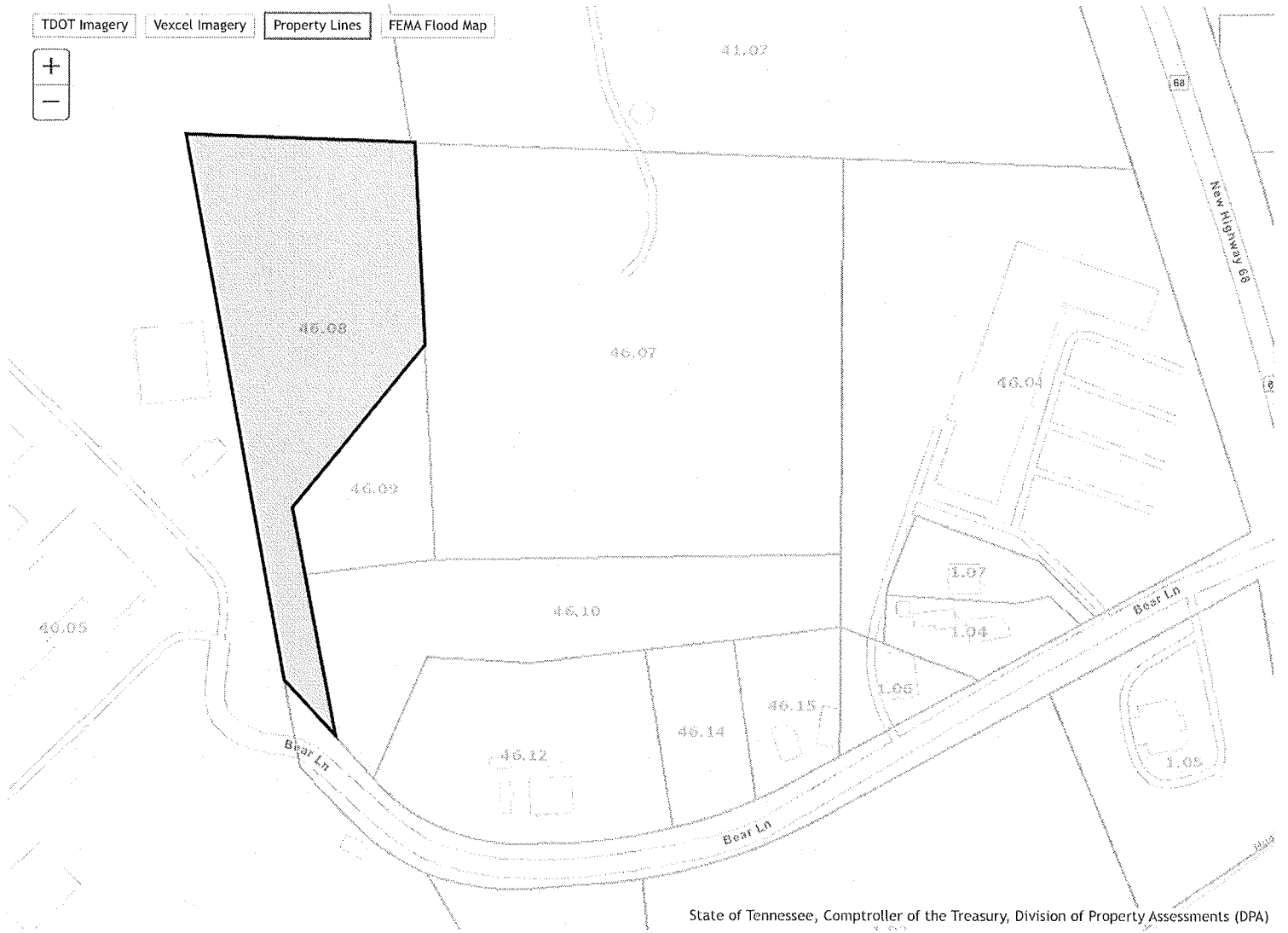
# MEMORANDUM

To: Tellico Plains Regional Planning Commission  
From: Laura Smith  
Date: December 4, 2024  
Subject: Monday, December 9, 2024, Tellico Plains Regional Planning Commission  
Agenda

**AGENDA**  
**REGIONAL PLANNING COMMISSION**  
**Tellico Plains Community Center**  
**Monday, December 9, 2024**  
***Immediately following the BZA***

- I Call to Order
- II Approval of minutes from the November 11, 2024, meeting.
- III Planned Agenda Items
  - A. Dave Fankhauser, Portofino Rock Ministries, Inc., for 14-cabins and pavilion, Bear Ln., Tax Map 136, Parcel 46.08, approximately 3.2 acres;
  - B. Subdivision, 4-lots, Property owner, Janke Family Tenn Investment Services Lee Daniels Trustees c/o Daniels Consulting, *Tellico Industry Rd. and Windy Hill Dr.*, Tax Map 136, parcel 005.00, M-1, Industrial District approximately 18.23 acres, (*rezoning to R-1 considered at 12/5/2024 City Council meeting*)
- IV Reports to commission
- V Other Business
- VI Adjournment

TDOT Imagery Vexcel Imagery Property Lines FEMA Flood Map



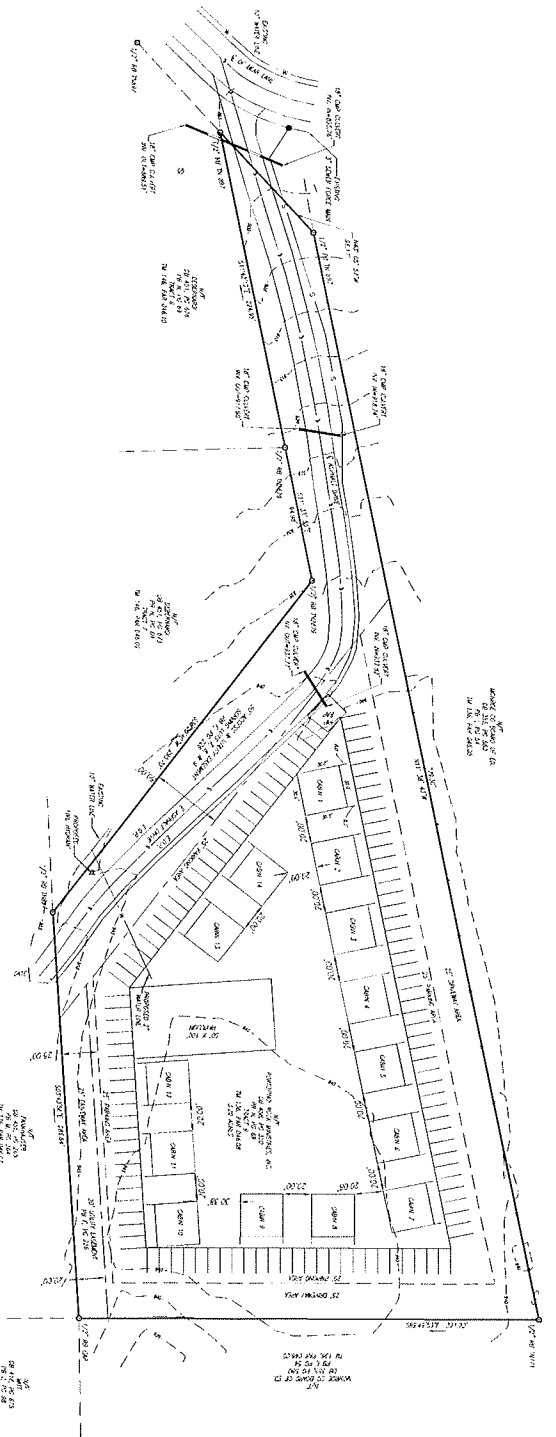
# ITEM A

THIS PLAN IS A PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT OF THE SITE SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DEVELOPER AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**PROPOSED DEVELOPMENT:** 1500 Residential Units, 100,000 sq. ft. of Office Space, 50,000 sq. ft. of Retail Space, 200,000 sq. ft. of Parking.

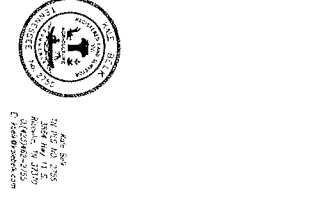
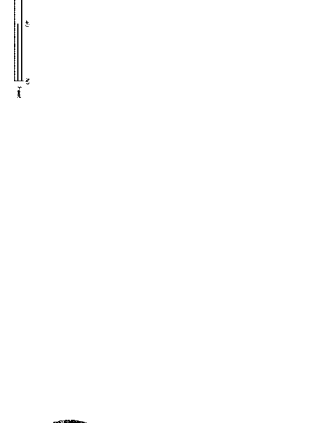
**PROPOSED DEVELOPER:** [Name]

**PROPOSED ARCHITECT:** [Name]

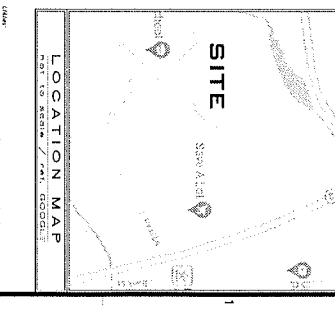


**LEGEND:**

- Proposed Building Footprint
- Proposed Parking
- Proposed Streets
- Proposed Utilities
- Proposed Landscaping
- Proposed Fencing
- Proposed Signage
- Proposed Access
- Proposed Easements
- Proposed Right-of-Way
- Proposed Survey
- Proposed Boundary
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Thickness
- Proposed Diameter
- Proposed Radius
- Proposed Circumference
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Thickness
- Proposed Diameter
- Proposed Radius
- Proposed Circumference



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	12/31/2024	[Name]
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		



**NOTES:**

- All dimensions are in feet and inches.
- The proposed development is subject to the approval of the City of Memphis.
- The proposed development is subject to the approval of the Tennessee Department of Transportation.
- The proposed development is subject to the approval of the Tennessee Department of Environment and Conservation.
- The proposed development is subject to the approval of the Tennessee Department of Health.
- The proposed development is subject to the approval of the Tennessee Department of Safety and Homeland Security.
- The proposed development is subject to the approval of the Tennessee Department of Education.
- The proposed development is subject to the approval of the Tennessee Department of Labor and Workforce Development.
- The proposed development is subject to the approval of the Tennessee Department of Agriculture.
- The proposed development is subject to the approval of the Tennessee Department of Economic and Community Development.
- The proposed development is subject to the approval of the Tennessee Department of Insurance.
- The proposed development is subject to the approval of the Tennessee Department of Transportation.
- The proposed development is subject to the approval of the Tennessee Department of Environment and Conservation.
- The proposed development is subject to the approval of the Tennessee Department of Health.
- The proposed development is subject to the approval of the Tennessee Department of Safety and Homeland Security.
- The proposed development is subject to the approval of the Tennessee Department of Education.
- The proposed development is subject to the approval of the Tennessee Department of Labor and Workforce Development.
- The proposed development is subject to the approval of the Tennessee Department of Agriculture.
- The proposed development is subject to the approval of the Tennessee Department of Economic and Community Development.
- The proposed development is subject to the approval of the Tennessee Department of Insurance.

**APPENDIX:**

**APPENDIX A: SITE PLAN**

**APPENDIX B: SURVEY DATA**

**APPENDIX C: UTILITY LOCATIONS**

**APPENDIX D: LANDSCAPING PLAN**

**APPENDIX E: FENCING PLAN**

**APPENDIX F: SIGNAGE PLAN**

**APPENDIX G: ACCESS PLAN**

**APPENDIX H: EASEMENTS PLAN**

**APPENDIX I: RIGHT-OF-WAY PLAN**

**APPENDIX J: SURVEY PLAN**

**APPENDIX K: BOUNDARY PLAN**

**APPENDIX L: AREA PLAN**

**APPENDIX M: VOLUME PLAN**

**APPENDIX N: WEIGHT PLAN**

**APPENDIX O: LENGTH PLAN**

**APPENDIX P: WIDTH PLAN**

**APPENDIX Q: HEIGHT PLAN**

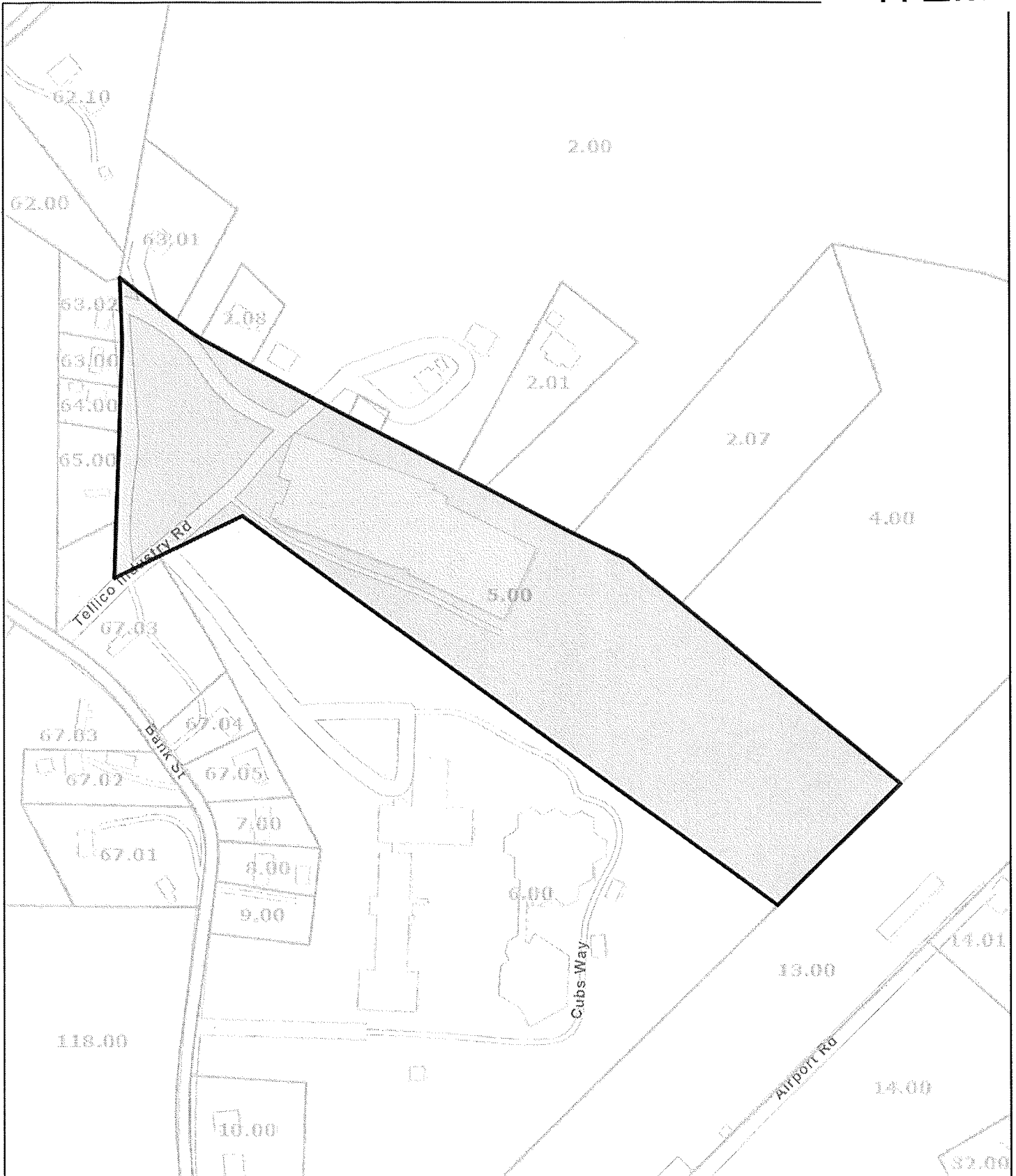
**APPENDIX R: DEPTH PLAN**

**APPENDIX S: THICKNESS PLAN**

**APPENDIX T: DIAMETER PLAN**

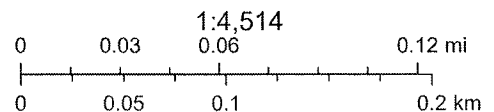
**APPENDIX U: RADIUS PLAN**

**APPENDIX V: CIRCUMFERENCE PLAN**



Date: October 2, 2024

County: Monroe  
 Owner: JANKE FAMILY TENN INVESTMENT SERVICES  
 Address: TELLICO INDUSTRY RD 116  
 Parcel Number: 136 005.00  
 Deeded Acreage: 18.23  
 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

