

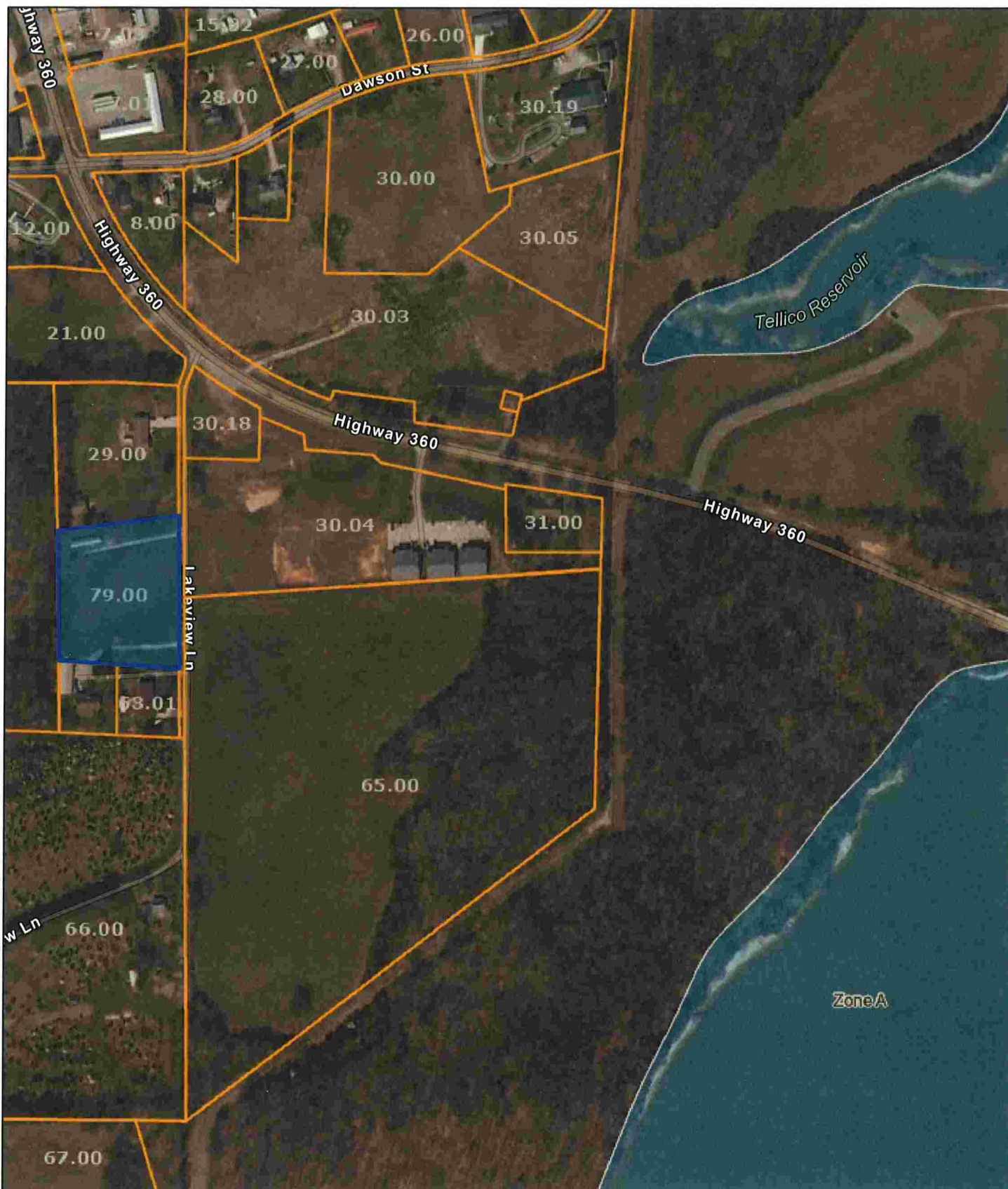
MEMORANDUM

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** January 29, 2025  
**Subject:** February 4, 2025, Vonore Planning Commission Agenda

**AGENDA**  
**Vonore Municipal/Regional**  
**PLANNING COMMISSION**  
**Vonore Community Center**  
**February 4, 2025**  
*6:00 p.m.*

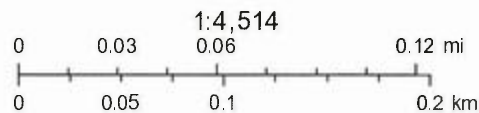
- I. Call to Order and Approval of the minutes of the December 3, 2024, meeting
- II. Planned Agenda Items
  - A. Subdivision plat, 3-lots, Property Owners, Karen and Ralph Baker, 114 & 128 Lakeview Lane, Tax Map 038, Parcel 079.00 and Parcel 063.02, R-2, High Density Residential District, approximately 2.5 acres;
  - B. Site plan, Overhill Gardens, Applicant, Eileen Askey, 1230 Hwy. 411, Tax Map 038B, Group A, Parcel 015.00, C-3 Highway Business District, approximately .95 acres;
  - C. Subdivision plat, 3-lots, Property owner, Jose Jesus Herrera, 235 Gun Ridge Rd., Tax Map 037, Parcel 023.00, Vonore Planning Region, approximately 4.3 acres;
  - D. Concept plan for proposed subdivision, Applicant, Skyroot Developments LLC, Property Owners, Greg & Antonina Lutsenko, Mountain View Dr., Tax Map 038, Parcel 028.00, R-1, Low Density Residential District, approximately 6.75 acres;
  - E. Updates to commission
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 038 079.00 **Item A**



Date: January 29, 2025

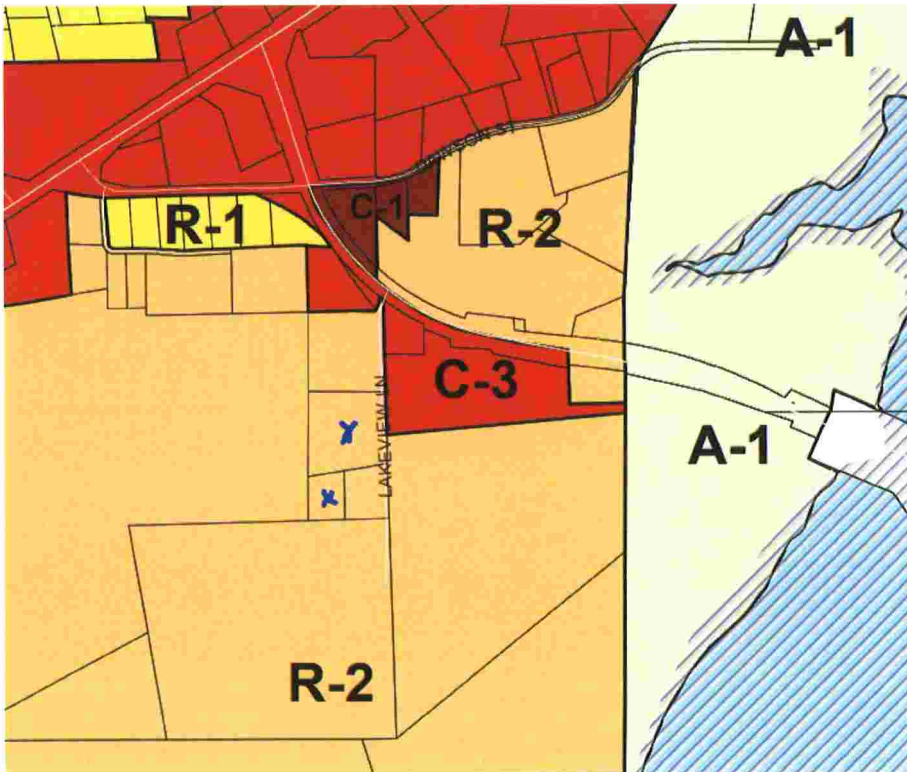
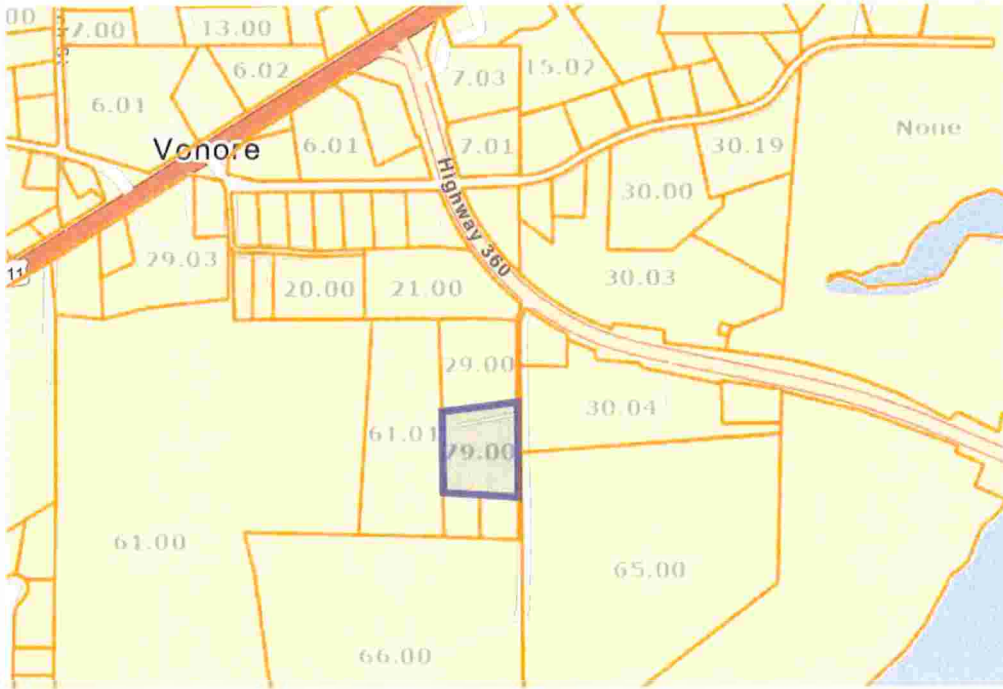
County: MONROE  
Owner: BAKER KAREN R ETVIR RALPH E  
Address: LAKEVIEW LN 114  
Parcel ID: 038 079.00  
Deeded Acreage: 2.02  
Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

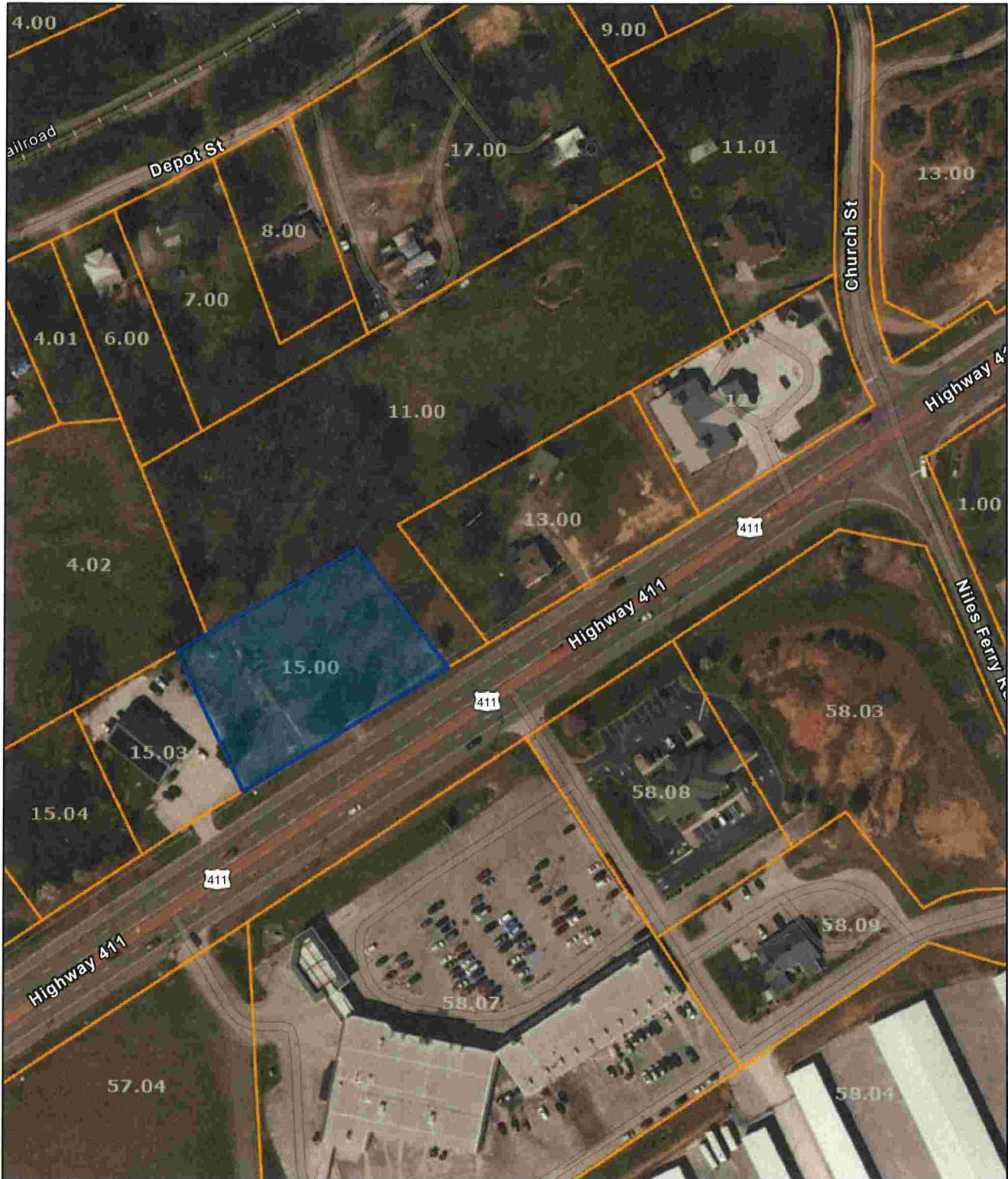
# Item A





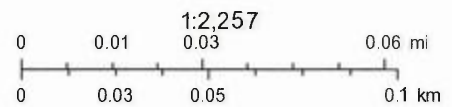
Monroe County - Parcel: 038B A 015.00

**ITMB**



Date: January 29, 2025

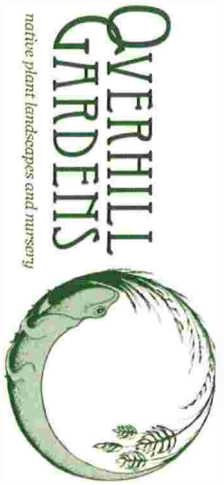
County: MONROE  
Owner: ASKEY AVI  
Address: HWY 411 1230  
Parcel ID: 038B A 015.00  
Deeded Acreage: 0.95  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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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.

Item B



OVERHILL GARDENS  
1404 Citico Road, Vonore, TN 37885  
423-295-2288 office 423-295-2252 fax  
avi@overhillgardens.com 423-295-5003  
eileen@overhillgardens.com 423-846-8242

January 22, 2025

Laura Smith  
Zoning and Transportation Planner  
East Tennessee Development District  
216 Corporate Place  
P.O. Box 249  
Alcoa, TN 37701-0249  
Ph: 865-273-6003 ext. 103  
lsmith@etdd.org

On Tuesday, January 3, 2023, the Vonore Regional Planning Commission listened to a presentation by Avi Askey concerning his parcel on 1230 HWY 411, Vonore, TN. At that time, there was no action taken, just a discussion of future planning for a small Native Plant Garden Center operation.

We have made little progress to date and would like to reverse that in 2025!  
It is our belief that the potential for plant sales would generate a great draw for our community. In addition, we will have plant experts on board that would reinforce future visits.

Beginning with a very soft footprint, opening 2-3 days/week, we should have an opportunity to evaluate how much future expansion could be practical within this size parcel.

# Item B

The enclosed site plan has two highlighted areas exhibiting current goals for the upcoming spring/summer season, 2025.

1} Plans to construct a pole building type structure, roof and no walls, that would house employees, check-out tools and any display items against the weather. ["new shed"]

2} The current driveway would be utilized but would open into a small six-slot gravel parking area. ["parking"]

Prior to these two major changes, OVERHILL GARDENS [our company] will be landscaping the front of the house, creating an inviting environment for customers seeking to purchase plants.

The current brick house will remain under lock and key until the time when we can developmentally invest into quarters housing a future office and garden library.

The property is just under an acre. We anticipate doing land grading in preparation for the parking area, as well as refining any walking surfaces for customer safety as they explore the tables of plant material.

Consequently, we are requesting that the Vonore Regional Planning Commission review these ideas and approve our current, albeit modest goals for moving ahead with this business model.

Sincerely,  
Avi Askey



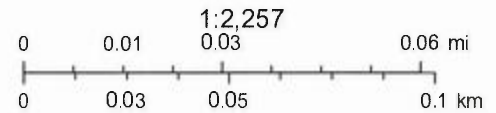


Monroe County - Parcel: 037 023.00 *Item C*



Date: January 29, 2025

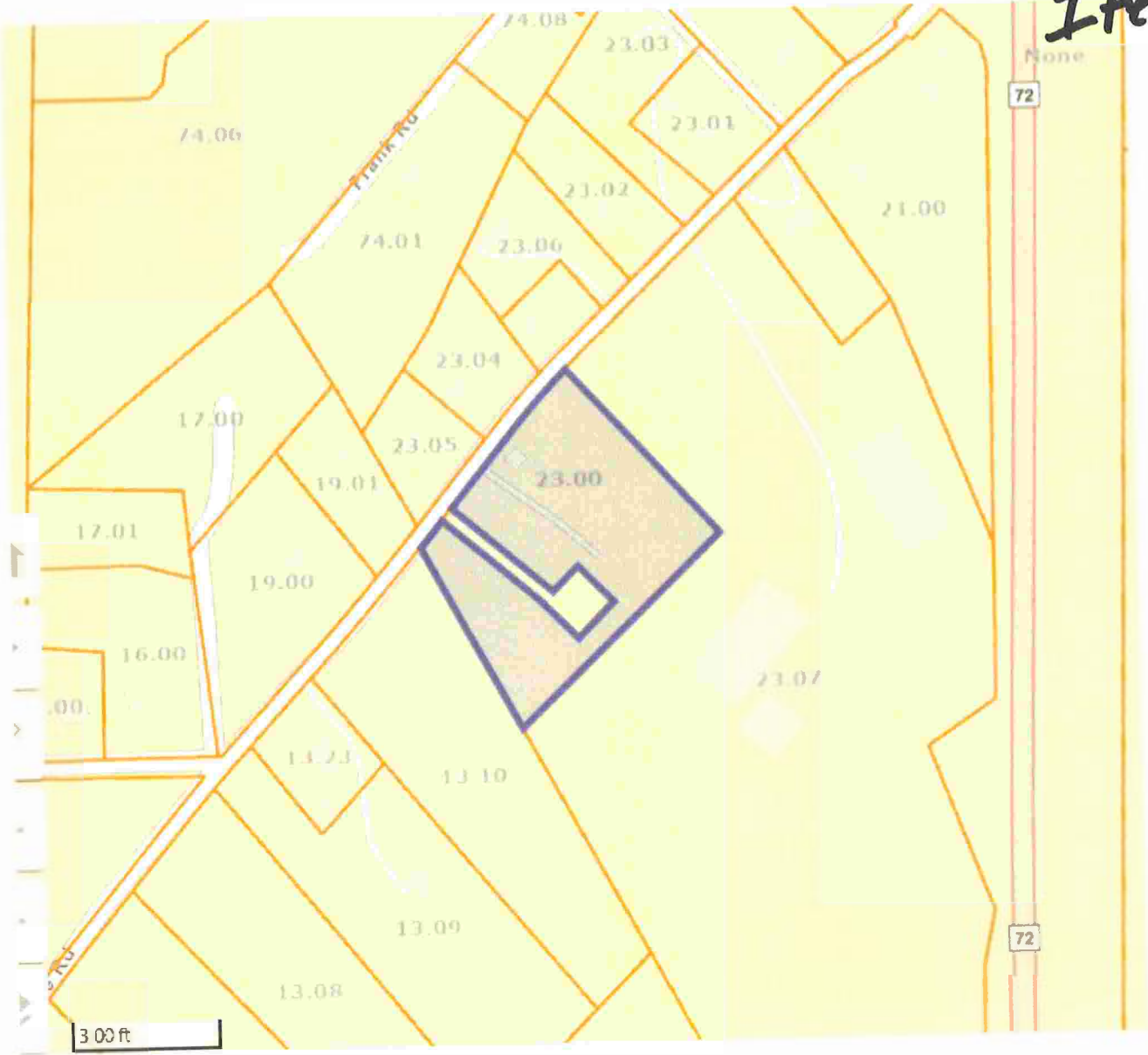
County: MONROE  
Owner: HERRERA JOSE JESUS  
Address: GUN RIDGE RD 235  
Parcel ID: 037 023.00  
Deeded Acreage: 4.31  
Calculated Acreage: 0



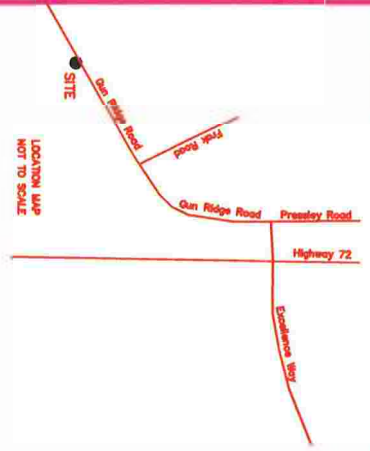
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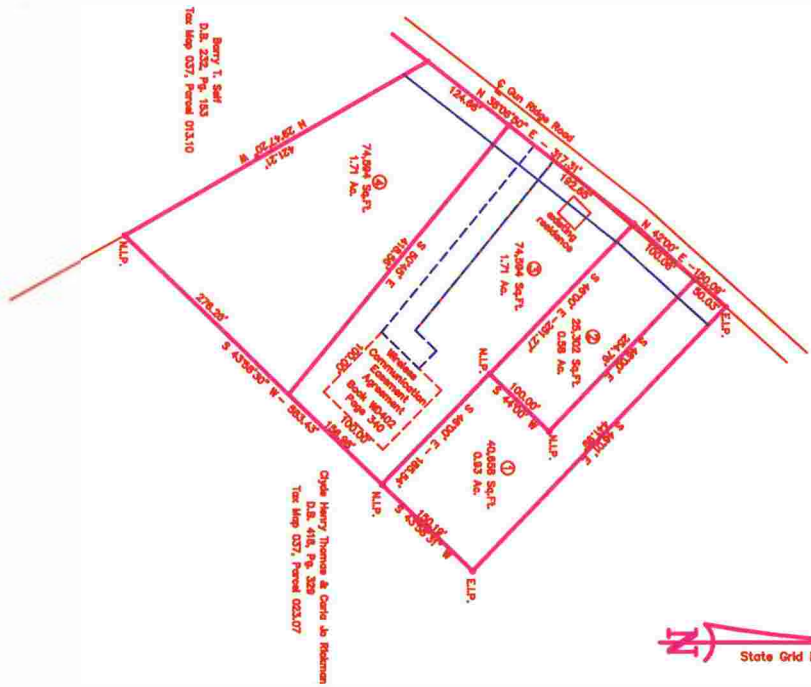
Item c



# Item c



- NOTES**
1. TAX MAP 037, PARCEL 003.00
  2. NO. OF LOTS - 4
  3. AREA SUBDIVIDED - 5.11 ACRES
  4. DISTING FROM PMS AT ALL CORNERS EXCEPT WHERE NOTED OTHERWISE.
  5. DRAINAGE AND UTILITIES EASMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTENDING TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ABSELT UTILITIES.
  6. DEED Bk4, DEED BOOK 483, PAGE 371, PROPERTY SUBJECT TO DEED RESTRICTIONS
  7. THIS PROPERTY IS ZONED GREENBELT1.
  8. FRONT SETBACK IS 30'. OTHER SETBACKS PER GREENBELT1 ZONING.

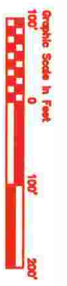


**Certificate of Approval for Rezoning**

I, County Clerk, do hereby certify that the following information was received from the applicant and that the same has been reviewed and approved by the County Commission. The Commission has determined that the rezoning is in the best interests of the County and that the same should be approved for recording in the County Clerk's Office.

Date: \_\_\_\_\_

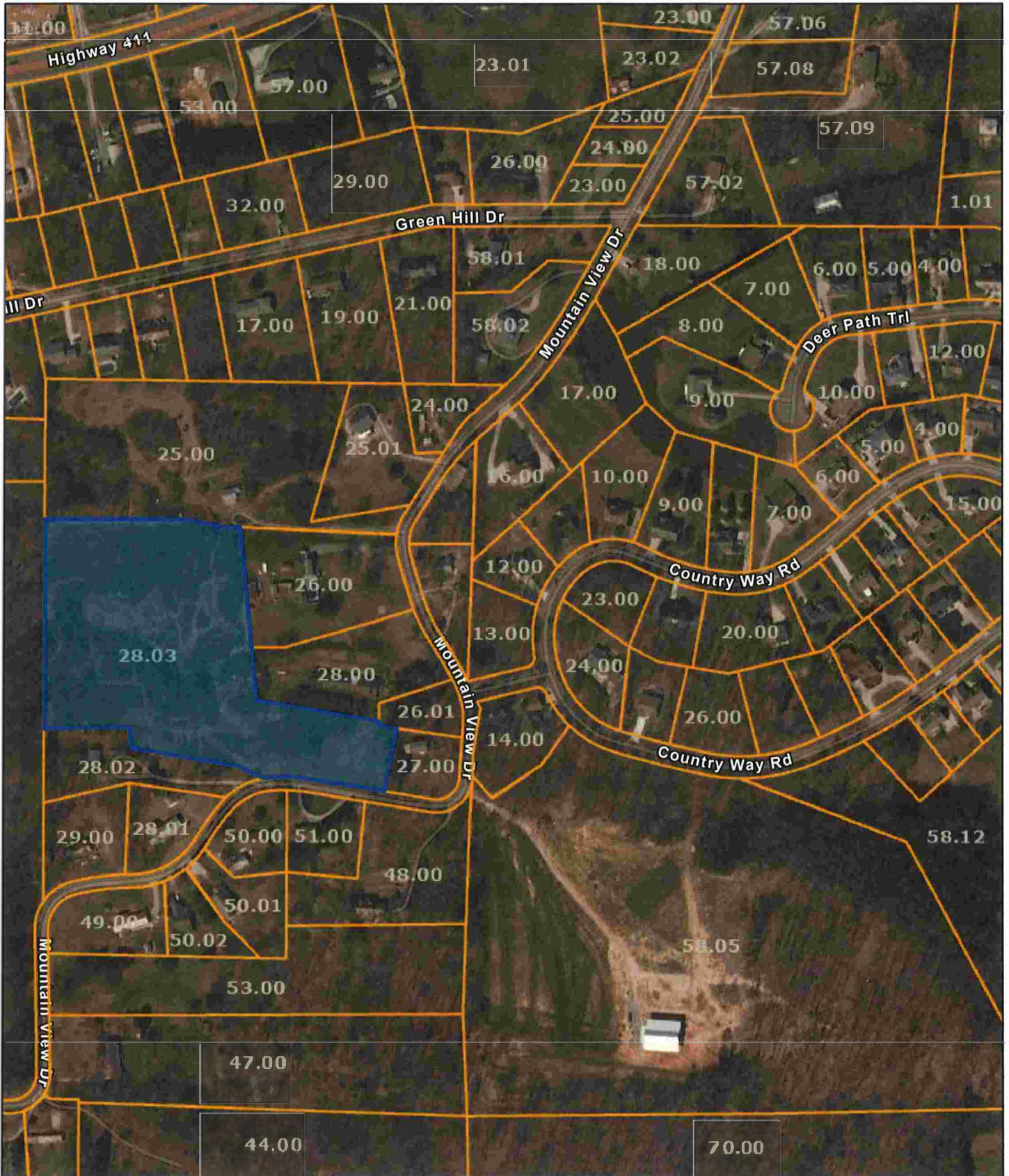
Secretary, Warren Boardwalk Planning Commission



**SUBMITTER:**  
 Jim Sullivan  
 2043 Cavendish Circle  
 Meridian, TN 37804  
 PH: (603) 408-7324

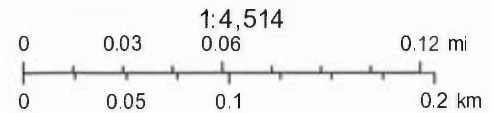
**OWNER:**  
 John James Herrera  
 235 Gun Ridge Road  
 Meridian, TN 37803  
 PH: \_\_\_\_\_

**RESUBDIVISION OF**  
**JOSE JESUS HERRERA PROPERTY**  
 DISTRICT 2 - MONROE CO., TENN.  
 SCALE: 1"=100' JAN. 27, 2025



Date: January 29, 2025

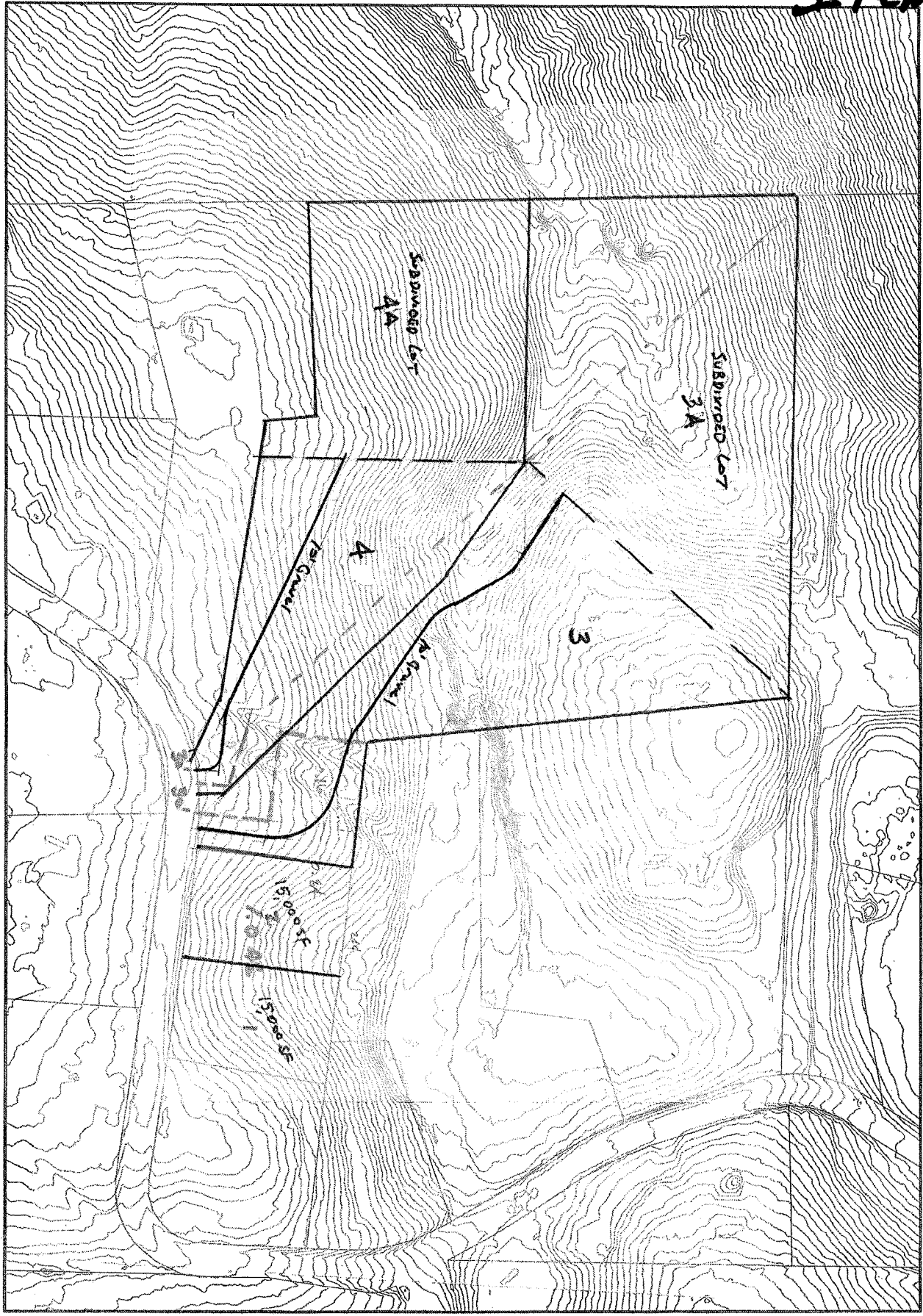
County: MONROE  
 Owner: LUTSENKO GREG ETUX ANTONINA  
 Address: MOUNTAIN VIEW DR  
 Parcel ID: 038 028.03  
 Deeded Acreage: 6.75  
 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

Item D



1/2/14  
SHEET OF  
23145

DATE: 1/2/14  
**SKYROOT DEVELOPMENTS**  
 241 Mountain View Dr.  
 VONORE, TENNESSEE

REVISIONS		
NO.	DESCRIPTION	DATE

**MARK V GRAHAM**  
 ENGINEERING CONSULTANTS, LLC

PO BOX 5313  
 KNOXVILLE, TN 37909

PHONE 865 712-9210  
 MvG@ghens2.com