#### MEMORANDUM

To: Vonore Municipal/Regional Planning Commission

From: Laura Smith, Planner

**Date:** January 29, 2025

**Subject:** February 4, 2025, Vonore Planning Commission Agenda

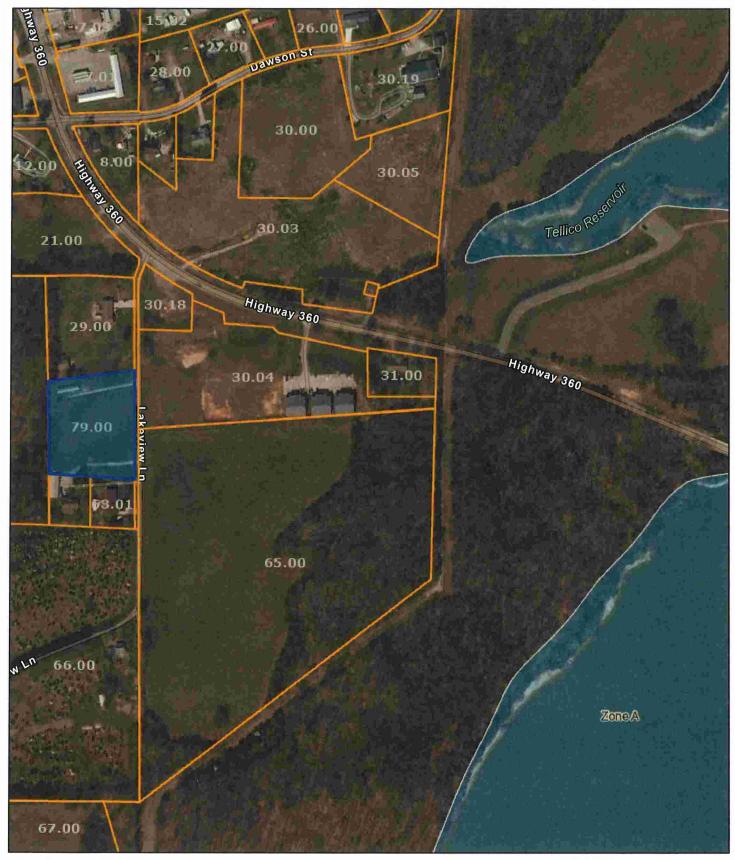
# AGENDA Vonore Municipal/Regional PLANNING COMMISSION Vonore Community Center

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



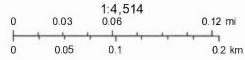


Date: January 29, 2025

County: MONROE

Owner: BAKER KAREN R ETVIR RALPH E

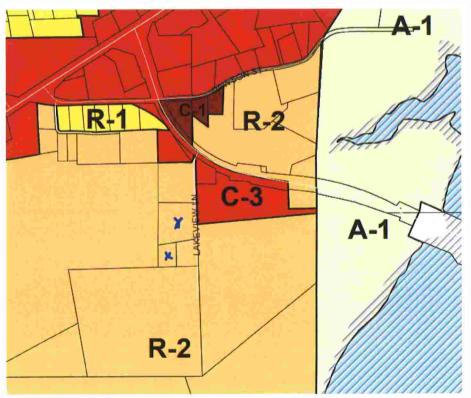
Address: LAKEVIEW LN 114 Parcel ID: 038 079.00 Deeded Acreage: 2.02 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local





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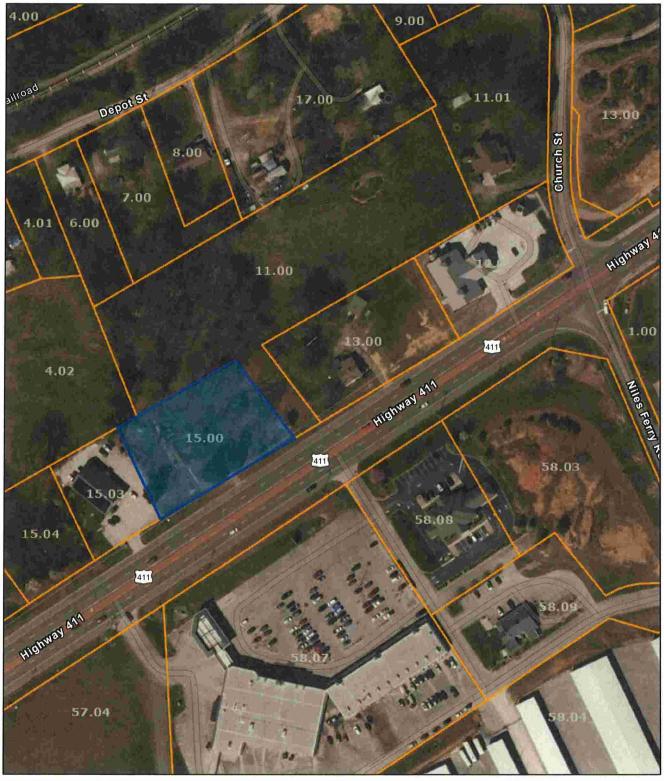
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 CONCRETE MONUMENT SURVEY MONUMINET FOUND (45 MOTED) DESKINN TON INIOS LEGEND B LOCATION MAP (N.T.S.) ഭ POWER BY LUB. WATER BY TASS. SEWAGE BY LUB. NOTE THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS OF MAY EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST MIRTTEN OR ON WRITTEN This plus represents the preperty recorded in DB 412 PG 51 TOWN OF VONORE ZONING ZONED: R-2 (HIGH DENSITY RESIDENTIAL DISTRICT) Building Setback Front: PC This tract is not at a Flood Mazard Area The thod map for the selected area is number 47123CD1RG2. effective on 2/3/2010 OPPED NOTES: AREA SUBDIVIDED/SUBJECT TO THIS SURVEY: 254 ACRES There is a 12" utility and dramage easement owng if side and rear property frees. ELIGHTON KSEZOT TEKNYESIAN NEVERBIES GINNAR BESED INGSVERBE JOERSKE IN DAVID VERTEEL BESEDE VERDE HER HER VERD AVOID VERTEEL BESEDE VERDE JOHN VARIANTI FEDERTON IN DAVID GOVEN THE DAVID м. Ю REMAINDER 2.03 Acres -1.00 Acres -0.38 Acres =0.65 Acres Tam Came A Algo 1887-08-70 (18) Extense sons plasments sons at OAC title PCF came, and word provise dissuments with created a capacy copy, and control distinct by famous credition and distincted and analysis of Problems for "Delt (Machinella )". \*\*\*ATTENTION! THIS IS A PRELIMINARY/DRAFT DOCUMENT\*\*\* m (ausp. N. K. Rys. (SEPOS) for (T)) Politically by the enters must be showly casted as seet provisionly in in The face of the discussion. The land of some has the production to the enterth on not to age statump or and are reference yourse, (examine to, that is, than age or companies at them age. 1.00 Acres (43439 S.FL) (43439 S.FL) (442) F.FL (412) F.FL (412) F.FL (413) F.FL (414) F TYKENIEM TYNE PUSCONFOTA STANTINAN THOMAS GOVE CERTIFICATION OF STREET NAMES CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL ELECTRICAL UTILITY SERVICE CERTIFICATION Transports above on the exaction on past is within the service area of The County count with uppy CERTIFICATION OF EXISTING STREET TERTIFICATE OF ASSIGNAL OF LITHINGS

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### ItemB

### Monroe County - Parcel: 038B A 015.00



Date: January 29, 2025

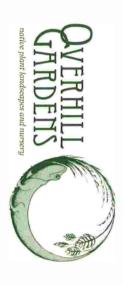
County: MONROE Owner: ASKEY AVI Address: HWY 411 1230 Parcel ID: 038B A 015.00 Deeded Acreage: 0.95 Calculated Acreage: 0 Vexcel Imagery Date: 2023



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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
Ismith@etdd.org

Center operation. 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

We have made little progress to date and would like to reverse that in 2025

board that would reinforce future visits. 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

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.

- display items against the weather. ["new shed"] 1) Plans to construct a pole building type structure, roof and no walls, that would house employees, check- out tools and any
- 2) The current driveway would be utilized but would open into a small six-slot gravel parking area. ["parking"

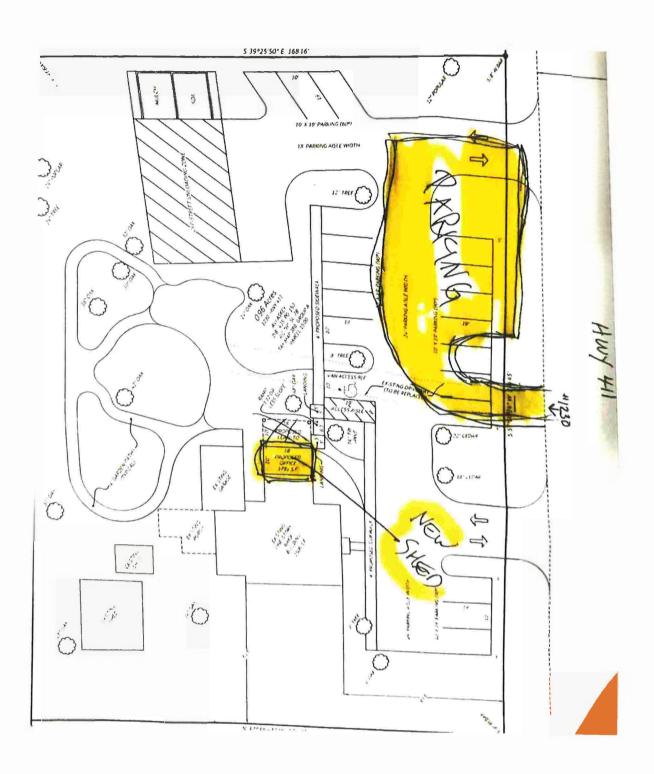
inviting environment for customers seeking to purchase plants Prior to these two major changes, OVERHILL GARDENS [our company] will be landscaping the front of the house, creating an

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

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.

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

Sincerely, Avi Askey



## Monroe County - Parcel: 037 023.00 Item C



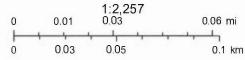


Date: January 29, 2025

County: MONROE

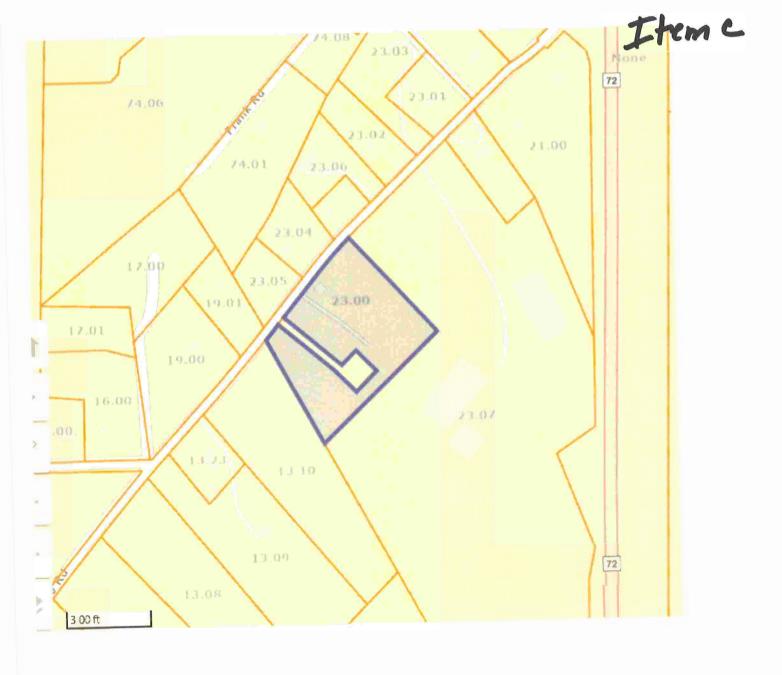
Owner: HERRERA JOSE JESUS Address: GUN RIDGE RD 235

Parcel ID: 037 023.00 Deeded Acreage: 4.31 Calculated Acreage: 0



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Item c NOT TO SCALE 6. DRABAGE AND UTILITIES EASEMENTS SHALL BE PRIE FEET ON EASE FOR ALL INTRINCE AND THE FEET ON THE SUBDIVISION, AND THAT LANG SPEEDING TO THE SUBDIVISION, AND THAT LANG THE SHOWN HEREON, OR THE FEET ON EACH SIDEOUS TO THE THE ON EACH SIDEOUS TO THE THE ON EACH SIDEOUS TO THE THE ON THE ONE OF ALL ASSULT UTILITIES. 7. THIS PROPERTY IS ZONED GREENBELT. 3. AREA SUBDIVIDED - 5.11 ACRES 2 NO. OF LOTS - 4 1. TAX MAP 037, PARCEL 023.00 EXISTING BROW PINS AT ALL CORNERS EXCEPT WHERE NOTED OTHERWISE. DEED Ruf.: DEED BOOK 482, PAGE 371.
PROPERTY SUBJECT TO DEED RESTRUCTIONS. TRONT SCIBACK IS 30', OTHER SCIBACKS PER GREENELT ZONNA. 74,384 Sq.Pt.

40,858 Sq.Ft.

RESUBDIVISION OF

JOSE JESUS HERRERA PROPERTY

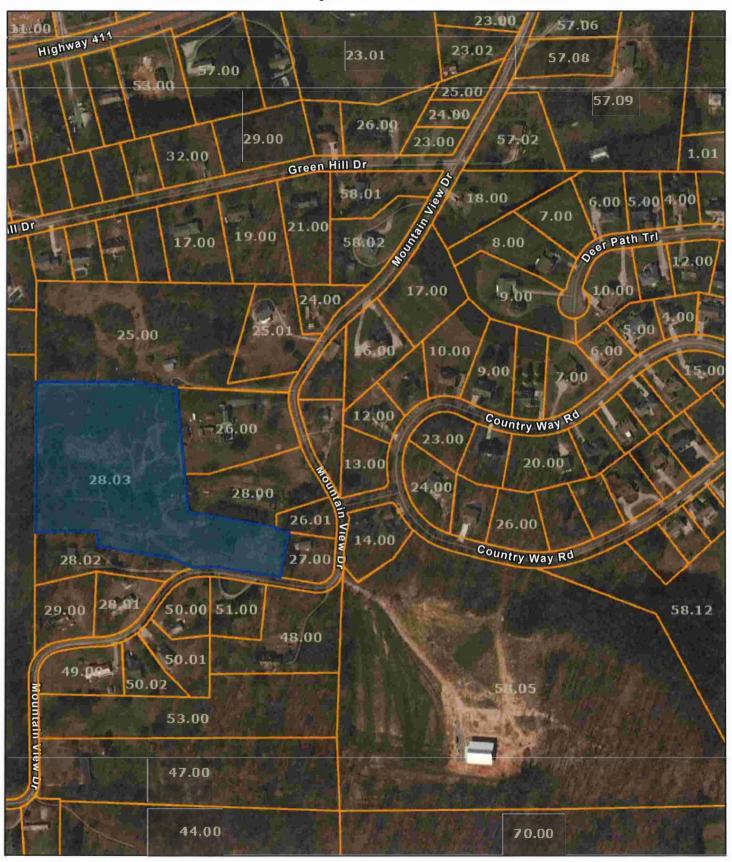
DISTRICT 2 - MONROE CO., TENN

OsskErt Jose Jesus Herrero 235 Gun Ridge Road Vanors, Tkl. 37886 PH.

SCALE: 1"=100" JAN. 27, 2025

## Monroe County - Parcel: 038 028.03 Item D





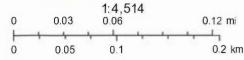
Date: January 29, 2025

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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