

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
November 12, 2024 at 1:00 p.m.

1. Call to order.
2. Approval of the September 10, 2024 minutes.
3. Review and consider approving Division of Tract 2 of the Dewitt Property, for seven lots totaling 9.53 acres, located adjacent to Old Asheville Highway near Whispering Road in the 10th and 24th civil districts.
4. Review and consider approving the Division of the Caleb D. Foulks Property, for three lots totaling 5.59 acres, located adjacent to Old Snapps Ferry Road in the 20th civil district.
5. Review and consider approving the Division of Tract 1 of the Rufus Lynn Bowens Property for four lots totaling 3.27 acres, located adjacent to Barren Valley Road in the 1st civil district.
6. Review and consider approving the Subdivision of Leslie R. Schuster Property for three lots totaling 3.45 acres, located adjacent to Browns Circle in the 3rd civil district.
7. Review and consider recommending a resolution to revise the Greene County Zoning Resolution to remove regulations adopted in June 17, 2017, concerning tiny homes and campgrounds.
8. Review and consider recommending a resolution to extend the moratorium on expanding or constructing new campgrounds.
9. Administrative minor subdivisions
 - Scott and Jenia Sayler Property, for one lot totaling 1.1.4 acres, located adjacent to Flatwoods Road in the 11th civil district.
 - Division of the Richardson Property, for one lot totaling 1.83 acres, located adjacent to Chimney Top Loop in the 17th civil district.
 - Lloyd H. Jefferies Property, for two lots totaling 3.44 acres, located adjacent to Bertie Patton Road in the 7th civil district.
 - Lynda Williams Klepper Property, for Stephen Randy Williams, for one lot totaling 1.41 acres, located adjacent to Horton Highway in the 11th civil district.
 - Survey of a Portion of the Silas Seaton Property for one lot totaling 2.00 acres, located adjacent to Cedar Creek Road in the 18th civil district.
 - Division of the Swift Property, for one lot totaling 1.01 acres, located adjacent to Pleasant Hill Road in the 1st civil district.
 - Division of a Portion of the Fillers Property for one lot totaling 1.79 acres, located off North Wesley Chapel Road in the 21st civil district.

- Survey of a Portion of Lot 2 of the Maggie Parton Farm (Survey for Larry Taylor et ux) for one lot totaling 0.155 acres, located off South Greene Street in the 18th civil district.
 - Division of Tract A of the Lester Price Property, for two lots totaling 3.71 acres, located adjacent to Camp Creek Road in the 22nd civil district.
 - Wayne Cutshaw Property for two lots totaling 4.94 acres, located at the intersection of Buckingham Road and J. Mell Johnson Road in the 23rd civil district.
 - Jerry & Carolyn Ayers for one lot totaling 0.56 acres, located adjacent to Chuckey Ruritan Road South in the 14th civil district.
 - Survey of a Portion of Lot 3 of the Maggie Parton Farm (Survey for Kenneth & Randy Wells) for one lot totaling 2.00 acres, located off Asheville Highway in the 18th civil district.
 - Survey of a Portion of the Eric Brown Property, for one lot totaling 0.16 acres, located adjacent to Fairview Road in the 14th civil district.
 - Survey of a Portion of the Jerry & Helen Neas Property for one lot totaling 3.37 acres, located off Gregg Mill Road in the 3rd civil district.
 - Part of the Adam and Glenda Williams Property for two lots totaling 4.52 acres, located adjacent to Jearoldstown Road in the 17th civil district.
 - Dussie Peters Property for two lots totaling 3.99 acres, located adjacent to Jim Fox Road in the 24th civil district.
 - Stamey/Storrow 1.37 ac. Property Partition for one lot totaling 1.37 acres, located adjacent to Viking Mountain Road in the 18th civil district.
10. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
 11. Other Business
 12. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, September 10, 2024, at 1:00 p.m.

Members Present/Absent

- Sam Riley, Chairman
- Gwen Lilley, Vice-Chairman
- ~~Gary Reector, Secretary~~
- Lyle Parton, Alternate Secretary
- Edwin Remine
- Stevi Misener
- Phillip Ottinger
- Jason Cobble
- ~~Becky Rideout~~

Staff Representatives Present/Absent

- ~~Kevin Morrison, County Mayor~~
- Roger Woolsey, County Attorney
- Amy Tweed, Planning Coordinator
- Tim Tweed, Building Official
- Kevin Swatsell, Road Superintendent
- Lyn Ashburn, Planning Department
- ~~Dax Sipe, Building Inspector~~
- ~~John Stills, Building Inspector~~

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the August 13, 2024 meeting. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to approve the minutes with changes to who made the motion and second. The motion carried unanimously.

Replat of Gunter Property. The Planning Commission reviewed and considered approving the Replat of Gunter Property, for one lot totaling 2.01 acres, located adjacent to Red Hill Road in the 2nd civil district. Charles Johnson, project surveyor, represented the property owner. Staff stated a Certificate of Completion had been submitted for the existing septic system, and recommended granting approval, subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Lyle Parton, seconded by Edwin Remine, to grant approval, subject to the addition of signatures, as the plat met all other applicable regulations. The motion carried unanimously.

Survey of a Portion of Lot 2 of the Maggie Parton Farm. The Planning Commission reviewed and considered approving the Survey of a Portion of Lot 2 of the Maggie Parton Farm, for one lot totaling 0.115 acres, located off South Greene Street in the 18th civil district. Daniel Coffey, project surveyor, represented the property owner. He stated the proposal was to add approximately five thousand (5,000) sq. ft. to Lot 8, which was a legal, nonconforming lot of 15,000 sq. ft. Adding the 0.115 acres would bring Lot 8 to 0.46 acre, less than the 0.5 acres required. Amy

Tweed stated that, although County policy was not to approve lots that did not meet minimum lot size requirements, the proposal was actually decreasing the degree of nonconformity for the existing Lot 8. It would improve the situation, as it would provide additional land for septic system duplication area. Staff recommended approval, subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to grant approval subject to the addition of signatures, as the proposal decreased the degree of nonconformity, and the plat met all other applicable regulations. The motion carried unanimously.

Michael Blaylock Property plat. The Planning Commission reviewed and considered approving the Michael Blaylock Property plat, for one lot totaling 1.00 acres, located at the intersection of Boles Lane and Stone Dam Road in the 14th civil district. Michael Grigsby, project surveyor, representing the property owner, stated that a deed for the lot had been recorded in 2006. The bank holding the mortgage wanted the survey recorded, which did not happen in 2006 because the plat did not have signatures. Staff stated a Certificate of Completion had been submitted, all signatures had been obtained, and recommended approving the plat as it met all applicable requirements. A motion was made by Gwen Lilley, seconded by Edwin Remine, to approve the plat, as it met all applicable requirements. The motion carried unanimously.

Waddell 2.34 ac. Property Partition plat. The Planning Commission reviewed and considered approving the Waddell 2.34 ac. Property Partition plat, for one lot totaling 2.34 acres, located adjacent to Shiloh Road in the 13th civil district. Charles Johnson, project surveyor, represented the property owner. Staff stated a Certificate of Completion had been submitted, the plat had all signatures, and recommended approving the plat as it met all applicable requirements. A motion was made by Phillip Ottinger, seconded by Gwen Lilley, to approve the plat, as it met all applicable requirements. The motion carried unanimously.

Division of a Portion of the Justin and Michelle Matthews Property. The Planning Commission reviewed and considered approving the Division of a Portion of the Justin and Michelle Matthews Property for one lot totaling 1.90 acres, located adjacent to Greystone Road in the 22nd civil district. Daniel Hopson, project surveyor, represented the property owner. He stated the proposal was to create a single lot division out of a 40-50 acre tract. The only issue he saw with the proposal was that, while the original structure (a barn) met setback requirements, changing the use to residential required that the Board of Zoning Appeals grant a front yard setback variance. Discussion ensued about how long the barn had been on the property. Roger Woolsey asked if the property owner had gone through the permitting process. Tim Tweed stated the last inspection on the property, performed on 11/4/21, was based on the permit stating an old barn was being renovated for use as a shop or garage. The inspection revealed there was no sheetrock or insulation installed at the time, and inspectors had not been in the structure since. Questions were raised about the possibility of someone living in the structure, and if it was actually classified as a house.

Amy Tweed stated the building was identified as a “Residence” on the plat, and the Certificate of Completion, approved by TDEC/Division of Water Pollution Control, stated it was for a residence (one bedroom).

Tim Tweed stated that, if the use was being changed to residential, the property owner would have to hire a structural engineer to go in and sign off on all the work that had been done. Roger Woolsey stated his concern that the County was having more and more people trying to skirt the building codes by submitting a permit for an “accessory” building, then using it as a residence. In addition to safety concerns, there was the potential for someone to buy property like this to live in it, only for the County to prohibit any residential use. The new property owner would then come back on the County.

The Planning Commission began to discuss options. Staff stated the plat could be approved subject to submission of the engineering report, obtaining all signatures on the plat, and obtaining the setback variance. An option to deny would be that the Board of Zoning Appeals should first consider approving the change in use and the setback variance before the plat should be approved by the Planning Commission. Daniel Hopson suggested postponing action until the October Planning Commission meeting, to allow the owner the opportunity to submit a variance request to the BZA.

After discussion, a motion was made by Lyle Parton, seconded by Phillip Ottinger, to deny approval of the plat, based on the following rationale:

1. Concerns over safety of the structure, as it had not been inspected for use as a residence.
2. A variance should be granted by the BZA before the plat was approved.
3. The Building Inspectors needed access to the structure to perform an inspection.

The motion carried unanimously.

Replat of Lot 12, Red Cedar Farm Subdivision. The Planning Commission reviewed and considered approving the Replat of Lot 12, Red Cedar Farm Subdivision, for one lot totaling 4.04 acres, located adjacent to Mt. Zion Road in the 14th civil district. Michael Grigsby, project surveyor, represented the property owner. Amy Tweed stated there were a few clerical changes staff believed should be made in order to decrease confusion over what, exactly, was being subdivided.

1. Change the name of the plat to add lot numbers, i.e., “Replat of Lots 12, 15, 16 & 17, Red Cedar Farm Subdivision”.
2. Remove all notes located under the location map.

3. Remove the lot identifiers to create Lot 12R and Lot 17R, as shown on the plat provided in the Planning Commission packet.

Staff recommended approval of the plat, subject to the addition of signatures, and the plat being revised as discussed, as it met all other applicable regulations. A motion was made by Gwen Lilley, seconded by Phillip, Ottinger, to approve the plat, subject to the addition of signatures, and the plat being revised as discussed, as it met all other applicable regulations. The motion carried unanimously.

Lloyd H. Jeffries Property plat. The Planning Commission reviewed and considered approving the Lloyd H. Jeffries Property plat, for two lots totaling 3.44 acres, located adjacent to Bertie Patton Road in the 7th civil district. Michael Grigsby, project surveyor, represented the property owner. Staff stated the two empty lots needed soil evaluation, and recommended approval, subject to the addition of signatures, as the plat met all applicable requirements. A motion was made by Phillip, Ottinger, seconded by Edwin Remine, to approve the plat, subject to the addition of signatures, as the plat met all applicable requirements. The motion carried unanimously.

David Tipton Property plat. The Planning Commission reviewed and considered approving the David Tipton Property plat, for one lot totaling 0.84 acres, located adjacent to Rheatown Road in the 15th civil district. Daniel Coffey, project surveyor, represented the property owner. Staff stated the Certificate of Completion had been submitted, all signatures had been obtained, and recommended approval, as the plat met all applicable requirements. A motion was made by Lyle Parton, seconded by Edwin Remine, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Replat of Lot 1, Silas Seaton Property plat. The Planning Commission reviewed and considered approving the Replat of Lot 1, Silas Seaton Property plat, for six lots totaling 4.54 acres, located adjacent to Doyle Davis Road and Cedar Creek Cave Road in the 18th civil district. Staff stated there had been a question about the possibility of an existing house located on adjacent property, crossing over into one of the new lots. Mr. Grigsby stated it had been verified that the house did not intrude on the property being subdivided. Staff recommended approval, subject to a change to the lot numbering style, i.e., Lot R1, Lot R2, etc., and to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Gwen Lilley, seconded by Phillip Ottinger, to approve the plat subject to changing the lot numbers as proposed by staff, and subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed the following subdivisions had been approved since the last meeting.

- Tammy Barnes Property for one lot totaling 0.75 acres, located adjacent to Dykes Hill Road in the 15th civil district.
- Division of a Portion of the Colt H. Reaves Property for one lot totaling 0.23 acres, located off Pigeon Creek Road in the 25th civil district.
- Division of a Portion of the Gale T. Johnson Property for one lot totaling 1.42 acres, located off Wines Road in the 11th civil district.
- Survey of a Portion of the David Ooten et ux Property for one lot totaling 0.796 acres, located adjacent to North Mohawk Road in the 6th civil district.
- Gentry Property and James A. Tolliver for one lot totaling 0.25 acres, located off Oasis Road in the 6th civil district.
- Lynda Williams Klepper Property for one lot totaling 1.41 acres, located adjacent to Horton Highway in the 11th civil district.
- Survey of a Portion of the Silas Seaton Property for one lot totaling 2.00 acres, located adjacent to Cedar Creek Road in the 18th civil district.
- Division of a Portion of the Fillers Property for one lot totaling 1.79 acres, located off N. Wesley Chapel Road in the 21st civil district.
- Division of the Swift Property for one lot totaling 1.01 acres, located adjacent to Pleasant Hill Road in the 1st civil district.

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

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Gwen Lilley, seconded by Lyle Parton, to accept the report. The motion carried unanimously.

TDEC/Water Pollution Control regulations concerning subsurface s disposal requirements.

Staff stated the TDEC Environmental Specialists that worked in Greeneville had recently attended an educational workshop in Nashville. During the work session, they were informed that the Johnson City office was using an incorrect method to approve plats with existing septic systems. According to TDEC, Certificates of Completion, which have been used for years, should not have been used, and would no longer be approved. Instead, property owners would have to submit a request for an Inspection Letter, which was a more involved process than the C of C. Surveyors would only be informed of the policy change when they submitted a plat to TDEC.

Staff placed discussion of the new process on the agenda so as to increase awareness of the change. This intention was to decrease the incidence of plats being submitted to TDEC for approval, only to find out that the property owner would have to submit a different application and additional fees, and the surveyor would have to basically redraw the plat.

An outline of the process, and how it was expected to work with the Planning plat review process, was provided.

1. The property owner or their representative submits an application and fee for a TDEC inspection letter at www.tdec.tn.gov/septic-service-request/.
2. Upon receipt of the application, a TDEC Environmental Specialist will schedule a site inspection to locate the existing septic tank and field lines. If the system is found, it will be flagged. If it cannot be located, the property owner will need to work directly with TDEC to resolve the situation.
3. The surveyor begins work on the survey and includes the location of the septic tank and field lines, as flagged by the TDEC inspection.
4. The surveyor submits the plat to the Greene County Planning Coordinator for initial review.
5. The property owner/representative hires a soil scientist to perform a soil evaluation in order to identify a duplication area for the septic system. **The lot will be evaluated for the duplication area only.** The existing septic system will not be evaluated, and **plat approval by TDEC will not constitute approval of the existing septic system.**
6. The property owner/representative completes a TDEC Subdivision Evaluation form at www.tdec.tn.gov/septic-service-request/. The form must be accompanied by a digital copy of the plat, the soil evaluation study, and submission fee.
7. TDEC returns a list of requirements and restrictions to the surveyor.
8. The surveyor revises the plat to add the requirements and restrictions required by TDEC, and submits a digital copy to TDEC.
9. TDEC electronically signs the plat and returns it to the surveyor in a digital format.
10. The property owner/representative submits the plat to the agencies required to sign it.
11. Six paper copies of the signed plat are provided to the Planning Coordinator by 9:00 a.m. on the day of the Planning Commission meeting.

Several surveyors asked questions about the process. Amy Tweed stated this was the only information she had been provided, and recommended that the surveyors contact the local TDEC/Water Pollution Control office.

Proposed Changes to the Greene County Subdivision Regulations. Staff stated that changes to the Subdivision Regulations were being considered for the following areas:

1. Eliminating easements where lot lines have been removed.

- 2. Addressing boundary surveys and if they should be approved.
- 3. Changes to the subdivision plat checklist.

Planning Commission Bylaws. Staff stated that bylaws were near completion, and should be submitted to the Planning Commission for their review in the near future.

There being no further business, a motion was made by Edwin Remine, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 2:20 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

Ruth Morrison Property plat. The Planning Commission reviewed and considered approving the Ruth Morrison Property plat, for two lots totaling 13.721 acres, located adjacent to Lick Hollow Road in the 9th civil district.

**A RESOLUTION TO AMEND THE GREENE COUNTY ZONING RESOLUTION
REGULATING “TINY HOMES” AND “RECREATIONAL VEHICVLES” AS RESIDENCES
WITHIN THE UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee, with the intent of providing for separation and regulation of uses to protect the health, safety, and welfare of Greene County citizens;

WHEREAS, the Greene County Legislative Body realizes that any zoning resolution must be changed from time to time to provide for the continued efficient and economic development of the county and for the welfare of its citizens;

WHEREAS, hurricane and flood damage destroyed many homes and properties;

WHEREAS, economic conditions are such that home and property values make it difficult for many to build, rebuild, purchase, or rent homes in Greene County;

WHEREAS, other forms of housing such as “FEMA trailers” would take too long to receive;

WHEREAS, winter and cold stretches will arrive soon and these home are quality alternatives;

NOW THEREFORE BE IT RESOLVED, that the Greene County Legislative Body meeting in regular session on the 18th day of November, 2024, a quorum being present and a majority voting in the affirmative, to amend the *Greene County Zoning Resolution* by deleting all language in what was known at Resolution A of the July 17, 2017 meeting.

EFFECTIVE DATE: This amendment shall take effect on November 18, 2024, the welfare of the County requiring it.

Sponsor Greene County Regional
Planning Commission

Date

Date of Public Hearing by
the Greene County Commission:

Date

Decision by the Greene
County Commission:
Approved or Denied

Signed in Open Meeting:

County Mayor

Attest:

County Court Clerk

Approved as to Form:

County Attorney

RESOLUTION A: A RESOLUTION TO AMEND THE GREENE COUNTY ZONING
RESOLUTION REGULATING “TINY HOMES” AND “RECREATIONAL VEHICLES”
AS RESIDENCES WITHIN THE UNINCORPORATED TERRITORY OF
GREENE COUNTY, TENNESSEE

A motion was made by Commissioner Parton and seconded by Commissioner Jennings to approve a Resolution to amend the Greene County Zoning resolution regulating “Tiny Homes” and Recreational Vehicles” as residences within the unincorporated territory of Greene County, Tennessee.

Commissioner Quillen joined the other Commissioners at 6:20 P.M. for the remainder of the Commission meeting.

Building Inspector Tim Tweed explained the regulations and guidelines for the Tiny Homes to the Commissioners. He stated that the Tiny Homes will be allowed in general agriculture zoning only. The dwellings have to be anchored to the ground, unlike mobile homes.

Mayor Crum called the Commissioners to vote on their keypads. The following vote was taken: Commissioners Burkey, Carpenter, Clemmer, Cobble, Collins, Jennings, Kesterson, McAmis, Miller, Parton, Patterson, Peters, Quillen, Randolph, Tucker, Waddle, and White voted yes. Commissioners Arrowood, Neas, and Shelton voted no. Commissioner Waddell was absent. The vote was 17 – aye; 3 – nay; and 1 absent. The motion to approve the Resolution passed.

**A RESOLUTION TO AMEND THE GREENE COUNTY ZONING RESOLUTION
REGULATING "TINY HOMES" AND "RECREATIONAL VEHICLES" AS RESIDENCES
WITHIN THE UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Legislative Body has adopted a zoning resolution establishing districts within the unincorporated territory of Greene County, Tennessee, with the intent of providing for the separation and regulation of uses to protect the health, safety, and welfare of Greene County citizens; and

WHEREAS, regulations are needed to define "tiny homes", "recreational vehicles", and similar uses, and provide for their safe use;

WHEREAS, the Greene County Legislative Body realizes that any zoning resolution must be changed from time to time to provide for the continued efficient and economic development of the county.

NOW, THEREFORE BE IT RESOLVED that the Greene County Legislative Body meeting in regular session on the 17th day of July, 2017 a quorum being present and a majority voting in the affirmative to amend the Greene County Zoning Resolution as follows:

Insert, in alphabetical order, the following definitions to ARTICLE II. Definitions of terms used in ordinance:

Fifth wheel trailer. A vehicle, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size and weight as to not require a special highway movement permit and designed to be towed by a motorized vehicle that contains a towing mechanism mounted above or forward of the tow vehicle's rear axle;

Folding camping trailer. A vehicle mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

House trailer. See mobile home.

Manufactured home. Any structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) or more body-feet in width or forty (40) or more body-feet in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Mobile home. Any vehicle or conveyance, not self-propelled, designed for travel upon the public highways, and designed for use as a residence, office, apartment, storehouse, warehouse, or any other similar purpose.

A.

Motor home. A motorized vehicle designed to provide temporary living quarters for recreational, camping, or travel use. The vehicle must contain at least four (4) of the following permanently installed independent life support systems which meet the National Fire Protection Association Standard for Recreational Vehicles:

1. A cooking facility with an on-board fuel source;
2. A potable water supply system that includes at least a sink, faucet, and water tank with an exterior service supply connection;
3. A toilet with exterior evacuation;
4. A gas or electric refrigerator;
5. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or
6. An electric power system separate from the vehicle engine.

Recreational vehicle. A vehicle which is either self-propelled or towed by a consumer-owned tow vehicle, and designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways; and includes but is not limited to motor homes, travel trailer, fifth wheel travel trailers, and folding camping trailers.

Tiny Home. A structure intended for residential use that may be built on-site or transported from a manufacturing facility, that contains cooking and sanitary facilities, the latter of which may have either permanent or temporary connections to utilities.

Travel trailer. A vehicle, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle; and

**Insert, additional language as underlined, to ARTICLE IV. Application of Regulations.
401. Use:**

401. Use. No building, structure or land shall hereafter be used and building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located, and provided structures may only be used for their intended use.

Insert, by adding new section 514, to ARTICLE V. General Provisions:

514. Recreational Vehicles. Recreational vehicles shall not be used for permanent living quarters and are only permitted as temporary living quarters for recreational, camping, or travel use, and which must also meet the following requirements:

- A. They may be located in a recreational park or on public land where permitted; or
- B. On property where a home intended to provide permanent living quarters is being built, for a period not to exceed one (1) year, unless an extension is approved by the Greene County Building Commissioner; or

- C. *Used as a temporary accessory dwelling on private property, for a period not to exceed 90 days, provided the unit shall not be permitted in the front yard of the principal use unless a graveled or paved area is used for parking the vehicle; and*
- D. *The vehicle must comply with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways.*

Revise Article VI. Use Requirements by Districts, 601. A-1 General Agriculture District, to add the following subset T. Tiny Homes to 601.1:

T. Tiny homes, as defined in 256 B, provided:

- *Units must meet the minimum size requirements of the International Building Code that is in place at the time of construction.*
- *Those units built on-site must meet the International Building Code in effect at the time of construction.*
- *Out-of-county on frame tiny homes must be inspected by a Tennessee state licensed structural engineer throughout the building process. The engineer must provide all inspection reports to the Greene County Building Commissioner. A full set of plans must accompany each home. Plans must be stamped by a Tennessee state licensed structural engineer. Plans must also show all anchoring information.*
- *Site built homes, or manufactured tiny homes which have their wheels removed, must be situated on a permanent foundation with permanent connections to water, sewer/septic, and electric utilities.*
- *Homes constructed in a manufacturing facility that retain their wheels shall provide underpinning, foundations and tie-downs per structural engineers requirements.*

Revise Article VI. Use Requirements by Districts, 601.1 A-1 General Agriculture District, to add the following subset U. Campgrounds to 601.1:

U. Campgrounds, provided:

- *They are five (5) acres or larger in size.*
- *Site plans are submitted and approved by the Greene County Regional Planning Commission.*
- *Buffers are provided as follows:*
 - a. *A buffer area of at least fifty (50) feet in width shall be provided around the periphery of the campground.*
 - b. *The outer twenty-five (25) of buffer area shall contain a landscape strip planted with evergreen trees, measuring a minimum of six (6) feet in height at the time of planting, and planted in a staggered pattern at a maximum distance of ten (10) feet on center.*
 - b. *Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and*

responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Enforcing Officer.

c. Proposals for alternative buffering, such as solid fencing, may be submitted to the Building Commissioner for approval.

- *Access roads inside campgrounds, which shall be privately constructed and maintained, shall have a minimum of a four (4) inch rock base or asphalt.*
- *Each site must have adequate parking, with a minimum of two (2) parking spaces per home site.*
- *Setbacks for campsites are: at least of fifty (50) feet from exterior property lines, twenty (20) feet from access roads, and twenty (20) feet between camp sites.*
- *Campgrounds cannot create excessive noise, dust, or any other type of nuisance, unless they meet the one thousand (1,000) foot setback requirement listed in Section 601.1 (H) of the Greene County Zoning Resolution.*
- *Sanitation facilities must be provided that are adequate to meet the needs of the campground. Porta-Potty and/or subsurface sewage disposal systems shall comply with the requirements of the State of Tennessee, Water Resources, Division of Groundwater Protection Office (TDEC).*
- *Safe drinking water shall be provided via a minimum of one (1) yard hydrant for every five (5) sites. If well water is used, it must be tested and approved by TDEC.*
- *Campgrounds cannot be designed and used for long term permanent housing. To meet the requirements of these regulations, no more than 30 days of consecutive use is permitted by the same user, and at least seven (7) days must lapse prior to re-entry.*
- *The owner of the campground may construct appropriate facilities for sanitation after obtaining the relevant permits from the TDEC and the Greene County Building Commissioner.*
- *The Building Commissioner may inspect campgrounds at any time for compliance with zoning and building code compliance.*

Insert, additional language as underlined, to Article VI. Use Requirements by Districts, 602.1(A) A-2, Agricultural-Residential District, and 603.1(A) Low Density Residential District, as follows:

- Detached single family dwellings, except tiny homes.

EFFECTIVE DATE: This amendment shall take effect on July 17, 2017, the welfare of the County requiring it.

Approved for recommendation by the Sponsor/
Greene County Regional Planning Commission

6-13-17
Date

Date of Public Hearing by the Greene County
Legislative Body:

7-17-17

Date

Decision by the Greene County Commission:

Approved [] Denied

7-17-2017

Date

Signed in Open Meeting:

David Lee Crum
County Mayor, David Crum

Attest:

Lori Bryant
County Court Clerk, Lori Bryant

Approved as to Form:

Roger A Woolsey
County Attorney, Roger Woolsey

**A RESOLUTION TO EXTEND THE MORATORIUM ON THE CONSTRUCTION
OR EXPANSION OF CAMPGROUNDS UNTIL MARCH 2025 WITHIN THE
UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee, with the intent of providing for separation and regulation of uses to protect the health, safety, and welfare of Greene County citizens; and

WHEREAS, on June 17, 2024, the Greene County Legislative Body enacted a moratorium preventing the construction or expansion of campgrounds, effective until December 17, 2024; and

WHEREAS, the purpose of the moratorium was to permit for the creation of regulations to better protect the health, safety, and public welfare of County residents; and

WHEREAS, staff requests additional time to review the impact of the proposed regulations on needs of County residents following the floods of October, 2024;

NOW THEREFORE BE IT RESOLVED, that the Greene County Legislative Body meeting in regular session on the 16th day of December, 2024, a quorum being present and a majority voting in the affirmative, extends the moratorium on the construction or expansion of campgrounds until March 18, 2025.

EFFECTIVE DATE: This amendment shall take effect on December 16, 2024, the welfare of the County requiring it.

Sponsor Greene County Regional
Planning Commission

Date

Date of Public Hearing by
the Greene County Commission:

Date

Decision by the Greene
County Commission:
Approved or Denied

Signed in Open Meeting:

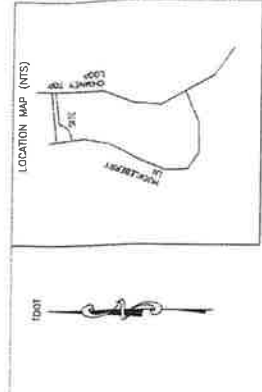
County Mayor

Attest:

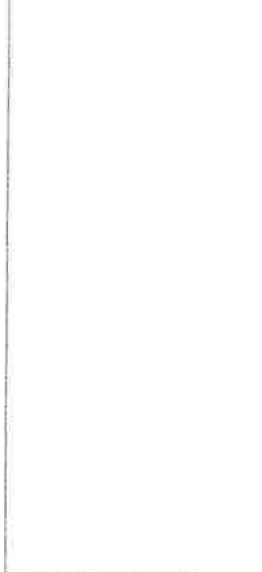
County Court Clerk

Approved as to Form:

County Attorney



STANDARD/UTILITY LOCATION NOTATION
 There is a buried structure in the area of the subject property. It is a 24" diameter water main. The location of this structure is shown on the plan of the subject property. The location of this structure is shown on the plan of the subject property. The location of this structure is shown on the plan of the subject property.



REMAINDER OF RICHARDSON
 5+ ACRES REMAIN AND MEETS ALL MINIMUM ROAD FRONTAGE REQUIREMENTS. 457A-505, 689A-1455

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1, SURVEY AND THE RATIO OF PERGSION OF THE UNADJUSTED SURVEY IS 1-10000. AS SHOWN HEREON.

CERTIFICATE OF APPROVAL BY THE GREENSBURG ENERGY AUTHORITY
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

REGISTER OF DEEDS
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1, SURVEY AND THE RATIO OF PERGSION OF THE UNADJUSTED SURVEY IS 1-10000. AS SHOWN HEREON.

CERTIFICATE OF APPROVAL OF 0N-SITE SEWAGE DISPOSAL SYSTEMS
 GENERAL RESTRICTIONS:
 DIVISION OF THE RICHARDSON PROPERTY LOCATED IN GREENE COUNTY, TN, LISTED RESTRICTIONS, LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONSTITUTE APPROVAL OF BUILDING SITES.

DIVISION OF GROUNDWATER PROTECTION
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1, SURVEY AND THE RATIO OF PERGSION OF THE UNADJUSTED SURVEY IS 1-10000. AS SHOWN HEREON.

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND I HEREBY DEDICATE THE PROPERTY TO THE PUBLIC SANITARY SEWER SYSTEM. THE PROPERTY IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF APPROVAL OF THE APPROVAL FOR 811 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF RECORDING
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

DIVISION OF THE RICHARDSON PROPERTY
 GREENE COUNTY REGIONAL PLANNING COMMISSION
 TOTAL ACRES= 1.83± TOTAL LOTS= 1
 ACRES NEW ROAD= 0-0 MILES NEW ROAD= 0-0
 OWNER= RICHARDSON CIVIL DISTRICT= 17TH
 SURVEYOR= MCCOY CLOSURE ERROR= 1-10,000±
 SCALE= 1"= 100' DATE= 9/5/2024



McCOY LAND SURVEYING
 608 E JACKSON BLVD SE 11
 JONESBOROUGH, TENN 37659
 FAX= 423-753-7151

GREENSBURG ENERGY AUTHORITY
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

REGISTER OF DEEDS
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1, SURVEY AND THE RATIO OF PERGSION OF THE UNADJUSTED SURVEY IS 1-10000. AS SHOWN HEREON.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF RECORDING
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF RECORDING
 I HEREBY CERTIFY THAT THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS. THE PROPOSED SEWER SYSTEM IS IN ACCORDANCE WITH THE GREENSBURG ENERGY AUTHORITY'S REGULATIONS AND STANDARDS FOR SEWER SYSTEMS.

DIVISION OF THE RICHARDSON PROPERTY
 GREENE COUNTY REGIONAL PLANNING COMMISSION
 TOTAL ACRES= 1.83± TOTAL LOTS= 1
 ACRES NEW ROAD= 0-0 MILES NEW ROAD= 0-0
 OWNER= RICHARDSON CIVIL DISTRICT= 17TH
 SURVEYOR= MCCOY CLOSURE ERROR= 1-10,000±
 SCALE= 1"= 100' DATE= 9/5/2024

PROPERTY OF LLOYD H. JEFFRIES AND WIFE, DELORIS JEFFRIES
7TH CIVIL DISTRICT,
GREENE COUNTY, TENNESSEE
DEED REFERENCE - DEED BOOK 433A PAGE 1373

TAX PARCEL 050-039.04

LEGEND
IPF - 1/2" IRON PIN FOUND
IPS - 1/2" IRON PIN SET

STORMWATER/UTILITY EASEMENT STATEMENT
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 10 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON ANY LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENTS THAT MAY BE REQUIRED BY THE EASEMENT ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA FLOOD HAZARD AREA. PANEL NO. 4703RCL00D. (ZONE F)
EFFECTIVE DATE: 3 JULY 2006.

SETBACKS SHALL CONFORM TO ZONING.

SURVEY PREPARED UNDER THE PROVISIONS OF THE SURVEYING ACT OF 1962, AS AMENDED, AND THE PRACTICE OF SURVEYING IN TENNESSEE.
I, hereby certify that this is a collection of survey data and that the positional accuracy meets the minimum standards of practice for land surveying in Tennessee.

MICHAEL A. GRIGSBY
REGISTERED SURVEYOR
PH: 423.638.5732
EMAIL: mougalsider@gmail.com
SCALE: 1" = 100'
DATE: 31 AUG 2024

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

Office of the Executive Energy Auditor

The documents below certify that, subject to existing GSA fee schedule policies, outside survey data provided to the development applicant on this plan have been GSA fee reviewed and approved for use in the plan. No fee is required for this review.

Executive Energy Auditor

CERTIFICATE OF OWNERSHIP AND RECORDATION

I, Lloyd H. Jeffries, certify that I am the owner of the property described in this plan of subdivision and that I have executed this plan of subdivision in accordance with the provisions of the Tennessee Subdivision Regulations. I have caused to be placed on this plan of subdivision the required notices to the public on the parcels to be subdivided.

DATE: 31 AUGUST 2024
OWNER: Lloyd H. Jeffries
OWNER: Deloris Jeffries

CERTIFICATE OF AGENCY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION HAS BEEN APPROVED FOR RECORDATION IN THE PUBLIC RECORDS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

DATE: 31 AUGUST 2024
REGISTERED RECORDING DATE: 31 AUGUST 2024

Register of Deeds

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION. SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS OF THIS PLAN, HAVE BEEN APPROVED FOR RECORDATION IN THE PUBLIC RECORDS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION. THIS PLAN HAS BEEN POSTED WITH THE GREENE COUNTY REGIONAL PLANNING COMMISSION FOR A PERIOD OF 10 BUSINESS DAYS FOR THE PURPOSE OF RECEIVING COMMENTS FROM THE PUBLIC. NO COMMENTS WERE RECEIVED.

DATE: 31 AUGUST 2024
SECRETARY: M.A. Grigsby

GREENE COUNTY REGIONAL PLANNING COMMISSION

LOD H. JEFFRIES PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 3.44 TOTAL LOTS 2
ACRES NEW ROAD 0 CIVIL DISTRICT 7TH
OWNER LLOYD H. JEFFRIES
SURVEYOR M.A. GRIGSBY CLOSURE ERROR 1.7500
SCALE 1" = 100'

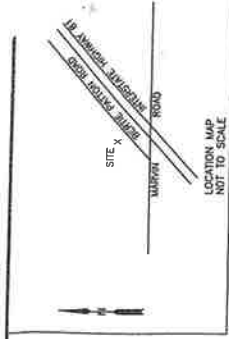
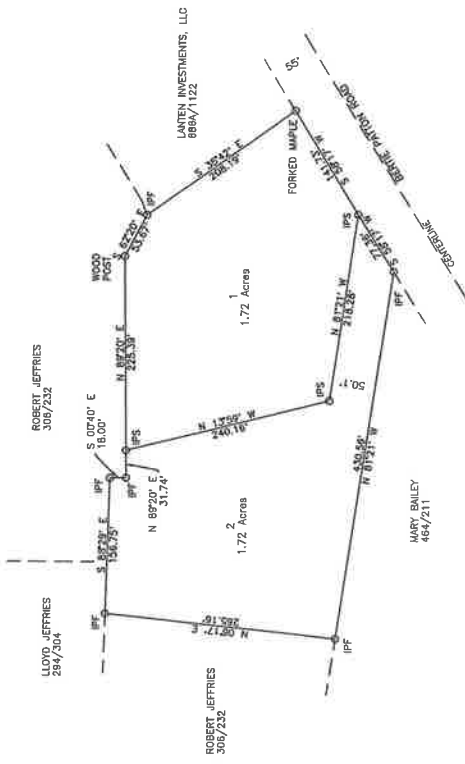
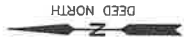
CERTIFICATE OF APPROVAL FOR WATER SERVICE

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR TO BE INSTALLED, ON THIS PROPERTY ARE IN ACCORDANCE WITH THE LOCAL UTILITY REGULATIONS OF THE LOCAL UTILITY DISTRICT.

DATE: 31 AUGUST 2024
LOCAL UTILITY DISTRICT: GREENE COUNTY REGIONAL PLANNING COMMISSION

LOD H. JEFFRIES PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 3.44 TOTAL LOTS 2
ACRES NEW ROAD 0 CIVIL DISTRICT 7TH
OWNER LLOYD H. JEFFRIES
SURVEYOR M.A. GRIGSBY CLOSURE ERROR 1.7500
SCALE 1" = 100'



*Approval is hereby granted for the installation of the subsurface sewage disposal system as shown on this plan. The applicant is to follow the instructions defined as Lloyd H. Jeffries Property in the deed reference to this plan, as being suitable for subsurface sewage disposal with the lot or attached restrictions.

Prior to any construction of a structure, mobile, or permanent, the plan for the exact location of the subsurface sewage disposal system shall be approved by the Greene County Regional Planning Commission. Water lines, underground utilities and driveways shall be located as site property lines unless otherwise noted. Any cutting, filling or alteration of the lot boundaries may void this approval.

Eric B. Grigsby
Environmental Consultant II
Division of Water Resources
Date: 9/16/24

- The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:
- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Greene County Department of Environment and Community Development, Division of Water Resources, before any construction begins.
 - B) Lots 1 & 2 must have adequate suitable soil to install and duplicate a 3 (Three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
 - C) Lots 1 & 2 must be specifically designated for this SSD system. House location shall be approved by the Greene County Department of Environment and Community Development, Division of Water Resources, before any construction begins. The location of the SSD system shall be approved by the Greene County Department of Environment and Community Development, Division of Water Resources, before any construction begins. The location of the SSD system shall be approved by the Greene County Department of Environment and Community Development, Division of Water Resources, before any construction begins.
 - D) Lot 2 has soil areas that require an interceptor drain to be installed above the subsurface sewage disposal system with a 15 ft. separation between subsurface sewage disposal system and interceptor drain as indicated by the map.
 - E) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication at all.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY FULL CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DESIGNATING ALL STREETS, ALLEYS, WALKWAYS, DRIVEWAYS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE, AS IS NOTED.

Lynda Williams
DATE: 8-12-24

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.

David Bruce Steggs
LOCAL GOVT. OFFICIAL REPRESENTATIVE
DATE: 8/12/24

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING DEE (GREENVILLE ENERGY) LINE EXTENSION POLICIES, EXISTING SERVICE CAN BE MAINTAINED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, NOTE THAT DEE LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO DEE BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

Lynda Williams
GREENVILLE ENERGY AUTHORITY
DATE: 8/12/24

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 AS 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 SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Jeffrey W. Reiber
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

- I HEREBY CERTIFY (INITIALS):
- 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 TO THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STATE ROUTE (NO SIGNATURE REQUIRED)

Lynda Williams
GREENE COUNTY GOVT. SUPERVISOR/AUTHORIZED APPOINTEE
DATE: 8/12/24

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: D33 PARCEL 046.00 REFERENCE DEED: DEED BOOK 548A PAGE 2175.
- 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47000001000 EFD DATE: 07-03-2008).
- 6) TOTAL ACREAGE: 1.41 AC +/-
- 7) MINIMUM LOT SIZE: 3.41 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.

10) THIS SURVEY WAS PERFORMED ON DATES 07-03-2024 THROUGH 07-11-2024, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A **SPOKESMAN** DUAL FREQUENCY RECEIVER, **REAL TIME KINEMATIC** AND STATIC SURVEY MODES WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTINGENT DATUM, NORTH AMERICAN DATUM OF 1983 (NAD83 NO TRANS) AND GEOID (GEOID19Z) WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GEOID USING A COMBINED GRID FACTOR OF 1.000000574616.

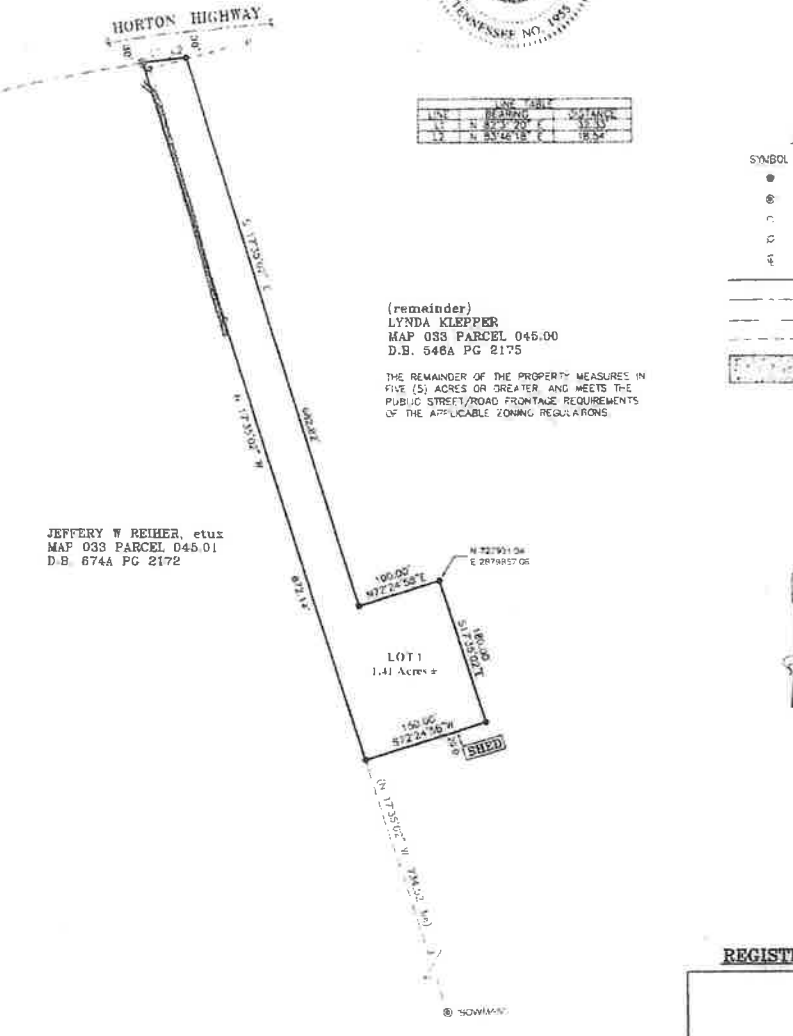
COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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.

OWNER:
LYNDA W KLEPPER
2800 HORTON HWY
GREENEVILLE, TN 37746

PROPERTY ADDRESS:
1510 HORTON HWY
GREENEVILLE, TN 37746

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE PRECISION ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE PRECISION STANDARDS OF PRACTICE. 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.



LINE	BEARING	DISTANCE
1	N 20° 52' 11" W	100.00
2	N 77° 24' 56" E	177.24
3	S 72° 24' 56" W	150.00
4	N 11° 32' 11" W	172.24
5	N 77° 24' 56" E	150.00

(remainder)
LYNDA KLEPPER
MAP 033 PARCEL 046.00
D.B. 548A PG 2175

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/P/S CAP
⊙	1/2" IRON PIN FOUND
○	POINT IN R.O.W
⊖	UTILITY POLE
⊕	CENTERLINE ROADWAY
---	PROPERTY LINE
---	CENTERLINE
---	UTILITY LINE
---	ADJOINER PROPERTY LINE
---	GRAVEL DRIVEWAY



DIVISION OF GROUND WATER

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval of this plat is granted for the installation of a Lynda Williams Klepper Property in Greene County, Tennessee, as being suitable for on-site sewage disposal (OSSD) with the listed construction costs have been estimated and approved for single family dwelling per plat. Approval is based on soil conditions suitable for installation of OSSD systems and does not constitute approval of building plat.

Plat to any construction of a septic system on this plat, the plat to be exact home structure location must be approved and all OSSD systems must be installed by the Tennessee Division of Water Resources. Water taps, slat lines, under-slab effluent and distribution lines shall be located at site property lines unless otherwise noted. **NO UTILITIES ARE TO BE PLACED ON THE LOTS OF THIS SUBDIVISION UNLESS THEY ARE APPROVED BY THE DIVISION.**

It is shown, that on this plat, a septic system is to be installed for the installation of the primary and secondary OSD systems and shall be used for no other purpose such as home irrigation, other structures, landscaping, birdhouses, fountains, swimming pools, etc. in use which would conflict with the regulations for the on-site sewage disposal system in Tennessee. Modifications of the created areas may be considered provided sufficient standards are maintained.

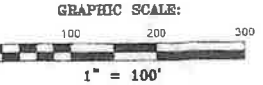
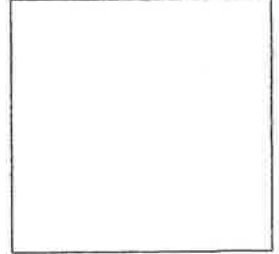
LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 13 bedrooms, 10 bathroom, septic system is required. Pump-to-failures and a diverging tank may be required.

Environmental Noted
TN Division of Water Resources

Hunter Wyatt
08/12/24

REGISTER OF DEEDS



GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
OF THE
LYNDA WILLIAMS KLEPPER PROPERTY
FOR
STEPHEN RANDY WILLIAMS
11TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

DATE: 07-12-2024
JOB NO.: 2024091
DRAWN BY: JWC
REVISIONS: 1 (0)
SHEET 1 OF 1

PROFESSIONAL SURVEYING, INC.
LAND SURVEYING • MAPPING • PLANNING
425 HUNSMAN RD
CHUCKLEY, TN 37041
PHONE: 615-255-9111

Property Information:
Tax Map 34, P/O Parcel 63.02
Deed Book 459, Page 396

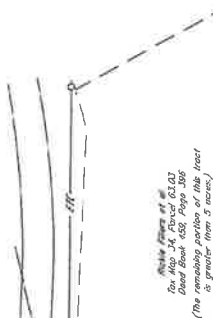
Owner Information:
Rickie & David Filletts
Tera Filletts, Amber Filletts
P.O. Box 2224
Greenville, TN 37744



Vicinity Map
NOT TO SCALE

Notes

- The information shown herein was obtained from Deed Book 459, Page 396 as recorded at the Register's Office of Greene County, Tennessee, and a field survey by AS Land Surveying and Mapping, PLLC in May, 2024.
- 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.
- Sublots shall conform to the Greene County Zoning Resolution and applicable easements and restrictions, whichever is greater.
- No utility survey was performed. Utilities shown from observed field evidence.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 1705010100 dated July 3, 2006.
- There is hereby established an easement area a minimum of 2.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the confluence of storm water runoff from improvements on each lot. Such standing easement area is in addition to any other structural or non-structural storm water improvements as may be demanded by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.
- The survey was completed at the request of David Filletts.
- The location aspects of the boundary and located features shown herein this survey were performed using a Nikon NPL-222-2 total station and a GNSS RTK system. RTK positional data was observed on or between the dates 5-30-2024, withing Cauton 187 multi-frequency receivers. The grid coordinates of the fixed station were derived from the 1007 CORS coordinates. The accuracy of the survey was 0.002 m. The Combined Scale Factor for this survey was 0.99928.
- Land surveys, or licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, which may exist on this property.



Reference To:
N112°22'23"W
209.83'
N114°02'58"W
234.00'

Temp Filletts & David Filletts
Tera Filletts, Amber Filletts
P.O. Box 2224
Greenville, TN 37744

Willing & Notable Interest
of the Property
Deed Book 3124, Page 820

Certification

I, **Daniel Hopson**, being duly sworn, certify that I am the duly licensed Surveyor and the person who performed the survey and the person who prepared the plat and the person who filed the plat with the Register's Office of Greene County, Tennessee.

[Signature]
Daniel Hopson, Surveyor
Tenn. Reg. No. 2459



HS
144 West Bernard Avenue
Greenville, Tennessee 37743
Office: 423-638-1589
www.hslandsurveying.com
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SHEET 1 OF 1

FINAL PLAT
Tax Map 34, P/O Parcel 63.02
Deed Book 459, Page 396
Date: May 30, 2024

DIVISION OF A PORTION OF THE FILLETTS PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.79 ±
TOTAL LOTS	1
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	Rickie & David Filletts
CIVIL DISTRICT	21st
SURVEYOR	Daniel B. Hopson
CLOSURE ERROR	1/10,000
SCALE	1" = 50'

Tract 1
1.79 Acres±

Tract 1 consists of only as a stand-alone lot and shall be combined with Tax Map 34, Parcel 63.02.

Legend

- - Refer to the (Red, Blue, Survey) AS LAND SURVEYING & MAPPING
- - Property Corner, S. Type (Round)
- - "Point" (Not Set This Survey)
- X — - Fence
- - Power Pole
- - Guy Anchor
- PVC — - Overhead Electric, Telephone & Cable
- GWC — - Overhead Cable

RECORD OF DEEDS

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAIN SURVEY HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE PLANNING COMMISSION AND THAT THE SURVEYORS HAVE BEST FULFILLED THEIR DUTY TO THE COMMISSION AND THE SUBDIVISION REGULATIONS OF THE SUBDIVISION REGULATIONS.

[Signature]
DATE: 5-27-24

CERTIFICATE OF APPROVAL FOR RECORDERS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SUBMITTED HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THE RECORDING ACT, AS THE SAME ARE IN FORCE AND EFFECT, AND THAT THE SURVEYORS HAVE BEST FULFILLED THEIR DUTY TO THE COMMISSION AND THE SUBDIVISION REGULATIONS IN THE OFFICE OF THE COUNTY RECORDER.

9/14/24
[Signature]
RECORDER, PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DISCUSSION
(Form)
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HAVE CONSENTED TO THE PLANNING COMMISSION AND THE SUBDIVISION REGULATIONS AND THE RECORDING ACT, AS THE SAME ARE IN FORCE AND EFFECT, AND THAT THE SURVEYORS HAVE BEST FULFILLED THEIR DUTY TO THE COMMISSION AND THE SUBDIVISION REGULATIONS IN THE OFFICE OF THE COUNTY RECORDER.

8/14/2024
[Signature]
OWNER

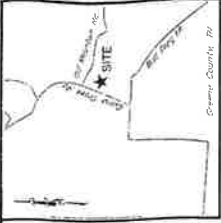
8-4-2024
[Signature]
OWNER

8-5-24
[Signature]
OWNER

8-5-24
[Signature]
OWNER

8-5-24
[Signature]
OWNER

8-5-24
[Signature]
OWNER



Vicinity Map
NOT TO SCALE



Certification

I, Surveyor in Charge, certify that this is a plat of a subdivision of land as shown on the attached map and that the same complies with the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

Logo for H&B Engineering, Inc. with address: 144 West Bernard Avenue, Greeneville, Tennessee 37743. Website: www.habsurveying.com

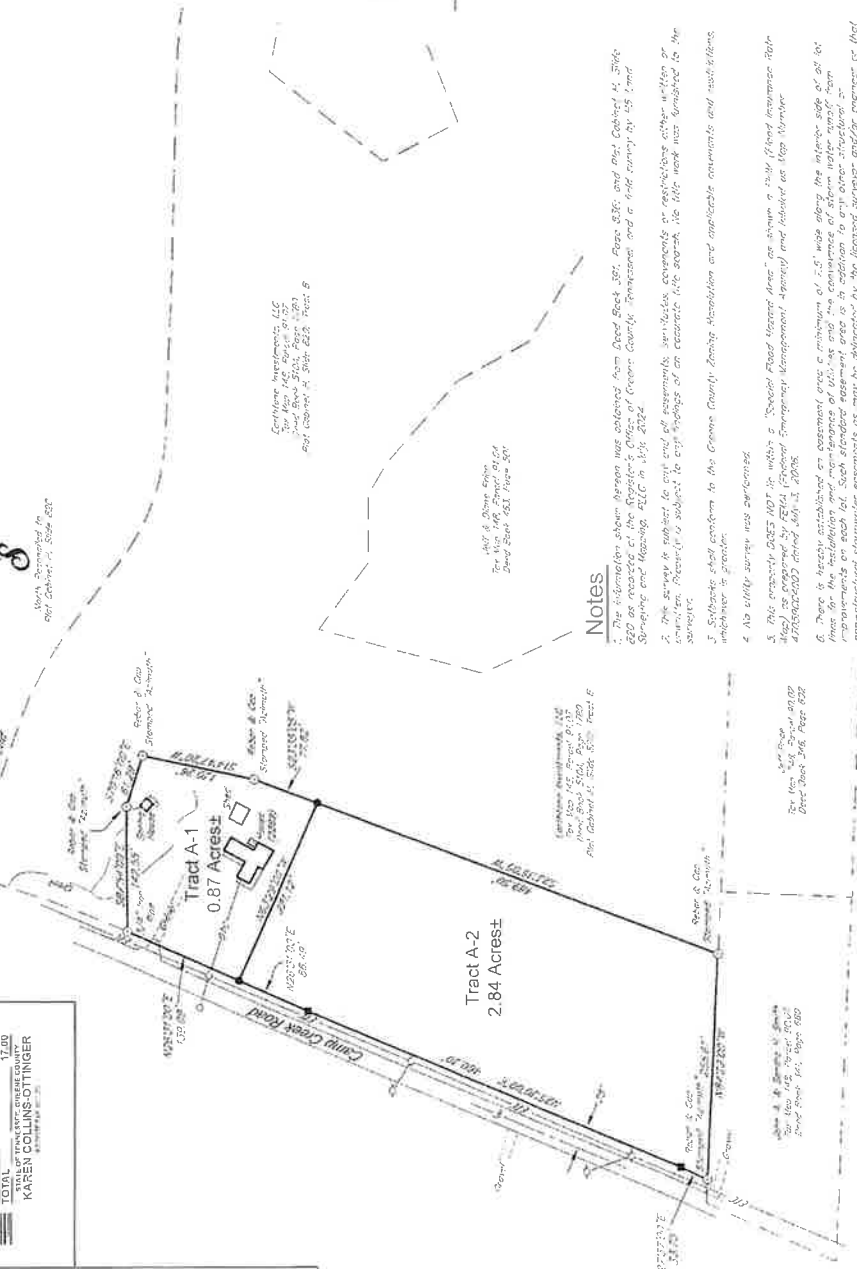
SHEET 1 OF 1

FINAL PLAT
Tax Map 148, Parcel 91.03
Deed Book 391, Page 836
Plat Cabinet H, Slide 820
Date: July 16, 2024

Table with 2 columns: DIVISION OF TRACT A OF THE LESTER PRICE PROPERTY and GREENE COUNTY REGIONAL PLANNING COMMISSION. Rows include TOTAL ACRES (3.71 ±), ACRES NEW ROAD (0), MILES NEW ROAD (0), OWNER (Lester Price Heirs), SURVEYOR (DANIEL R. JOHNSON), CIVIL DISTRICT (22nd), and CLOSURE ERROR (1/10,000).

Owner Information
Lester Price Heirs
2400 Old Spring Road
Greeneville, TN 37743

Property Information
Tax Map 148, Parcel 91.03
Deed Book 391, Page 836
Plat Cabinet H, Slide 820



Notes

- 1. The information shown herein was obtained from Deed Book 387, Page 930, and Plat Cabinet H, Slide 820 as recorded in the Register's Office of Greene County, Tennessee and a final survey by US Land Surveying and Mapping, LLC in July, 2024.
- 2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or recorded. This survey is subject to any findings of an accurate title search. No title work was furnished in this survey.
- 3. Substrate shall conform to the Greene County Shading, Headland and Application Ordinances and regulations unless otherwise in writing.
- 4. All utility surveys were performed.
- 5. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a "Special Flood Hazard Map" as prepared by FEMA (Flood Insurance Risk Management Agency) and located at Map Number 4206040202, dated July 13, 2016.
- 6. There is hereby established an easement area of a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the convenience of site access, including non-structural stormwater easements as may be designated by the approved engineer and/or engineer or final which may be required by the Greene County Regional Planning Commission.
- 7. This survey was completed at the request of Habbers United.
- 8. The location aspects of the boundary and located features shown herein this survey were performed on 7/16/2024. The total area of the tract is 3.71 ± acres. The survey was performed on 7/16/2024. The survey was performed on 7/16/2024. The survey was performed on 7/16/2024.
- 9. Land ownership as shown on the map is the property of the Lester Price Heirs. The survey was performed on 7/16/2024. The survey was performed on 7/16/2024. The survey was performed on 7/16/2024.

DATE: 10/9/24
SIGNATURE: [Signature]
REGISTERED SURVEYOR

DATE: 9-12-24
SIGNATURE: [Signature]
REGISTERED SURVEYOR

DATE: 9-12-24
SIGNATURE: [Signature]
REGISTERED SURVEYOR

DATE: 9-12-24
SIGNATURE: [Signature]
REGISTERED SURVEYOR

DATE: 9-12-24
SIGNATURE: [Signature]
REGISTERED SURVEYOR

Table with 2 columns: MEMBER OF DEEDS and FEE SCHEDULE. Includes fields for 10/16/2024, 10:59:41 AM, SYDNEY BATES, and fee amounts for REG FEE, OP FEE, and TOTAL.

APPROVAL INSTRUCTIONS
Approval is hereby granted for the plat of a subdivision of land as shown on the attached map and that the same complies with the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

LEGISLATION
The Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

LEGISLATION
The Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

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The Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

LEGISLATION
The Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Land Surveyors.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE CONSENTED TO THE DEDICATION OF ANY HIGHWAY, STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____
 OWNER _____ DATE _____

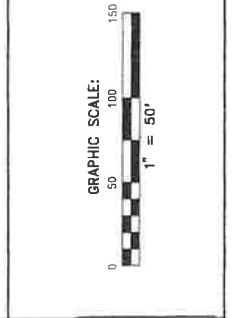
CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM
 I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY OR (2) IS AVAILABLE ACCORDING TO THE TERMS OF AN ACCEPTABLE MANNER AND ACCORDING TO TOWN ORDINANCES; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF _____ DOLLARS HAS 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 THE EXTENSION POLICE ELECTRIC SERVICE TO THE DEVELOPMENT DESCRIBED ON THIS PLAT, NOTE THAT THE DEVELOPMENT DESCRIBED ON THIS PLAT WILL BE EXTENDED TO THIS SITE.
 COMMENTS: _____
 GREENEVILLE ENERGY AUTHORITY _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING
 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 PLAT. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF _____ DOLLARS HAS BEEN POSTED WITH THE COUNTY COMMISSION TO SECURE THE COLLECTION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 SECRETARY REGIONAL PLANNING COMMISSION _____ DATE _____

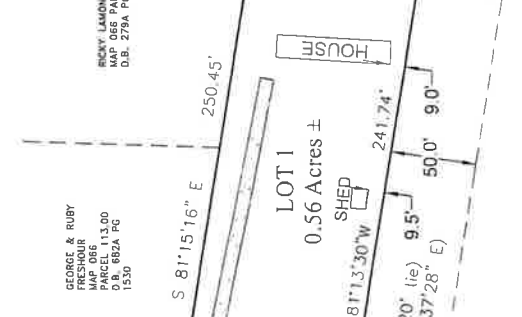
CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:
 I HEREBY CERTIFY (INITIAL)
 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.
 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.
 3) STATE ROUTE _____ GREENE COUNTY IS NOT BEING APPLICABLE TO THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)
 GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE _____ DATE _____



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRESSIONAL ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE SURVEYING PRACTICES. IT IS MY OPINION THAT THE PLAN SHOWN HEREON ACCURATELY DESCRIBES THE PROPERTY SHOWN TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

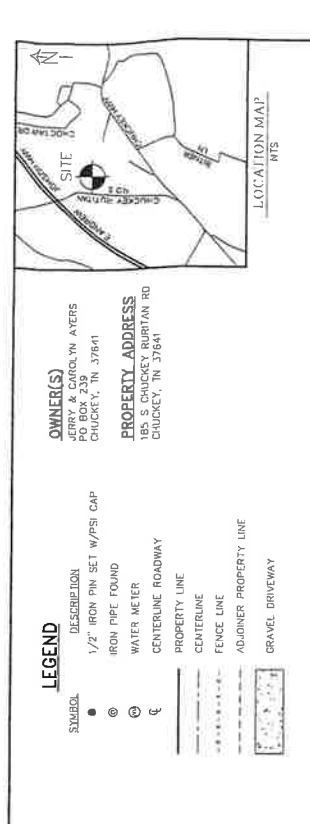
BRYAN TODD SHELTON TN RLS# 1955 DATE _____

REGISTER OF DEEDS



LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
○	IRON PIPE FOUND
⊙	WATER METER
⊕	PROPERTY LINE
—	CENTERLINE ROADWAY
—	FENCE LINE
—	ADJACENT PROPERTY LINE
—	GRAVEL DRIVEWAY



OWNER(S)
 JERRY AYERS
 185 S CHUCKEY RURTAN RD
 CHUCKEY, TN 37641

PROPERTY ADDRESS
 185 S CHUCKEY RURTAN RD
 CHUCKEY, TN 37641

- NOTES:**
- IRON PINS (1/2" PEBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - REFERENCE TAX MAP 077 PARCEL 020.05 REFERENCE DEED: DEED BOOK 438A PAGE 1357
 - THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47095C025D, EFC, DATE: 07-03-2006)
 - TOTAL ACREAGE: 0.56 Ac +/-
 - MINIMUM LOT SIZE: 0.56 Ac +/-
 - NUMBER OF LOTS: 1
 - 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 STORAGE TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
 - THIS SURVEY WAS PERFORMED ON DATES 08-04-2024 THROUGH 08-11-2024, USING A GNSS SYSTEM USING REAL TIME KINEMATIC (RTK) FREQUENCY RECEIVER, REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN POSITIONS WITHIN THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN ONE HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS, THE CONTROLLING DATUM, NAD83, GEOD. GEODID247 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GEOID USING A COMBINED GRID FACTOR OF 1.000953188252
 - ON AUGUST 27TH 2024, THE GREENE COUNTY BOARD OF PLANNING CALLS GRANTED JERRY AYERS A VARIANCE TO THE SUBDIVISION REGULATIONS ON THE SOUTHERLY PROPERTY LINE OF LOT 1.

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT

JERRY & CAROLYN AYERS

14TH CIVIL DISTRICT

GREENE COUNTY, TENNESSEE

DATE: 08-28-2024
 JOB NO: 2024011
 DRAWN BY: JWC
 REVISION: 11/01
 LARRY W. WATSON, P.L.L.C.
 PROFESSIONAL SURVEYING, INC.
 125 PINEHURST RD
 CHUCKEY, TN 37641
 PHONE: (423) 251-9391
 FAX: (423) 251-9392

N

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

COUNTY ROAD DRIVEWAY PERMIT STATEMENT
A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM
THE TOWN OF AFTON PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR
ENTRANCE TO A COUNTY MAINTAINED ROAD.

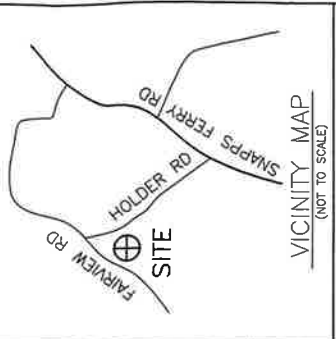
FLOOD CERTIFICATION
SUBJECT PROPERTY IS LOCATED OUTSIDE
THE 500 YEAR FLOOD ZONE (FEMA MAP 47459C 0235 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
1711 FAIRVIEW ROAD
AFTON, TN 37616

GENERAL NOTES:
1.) SETBACKS SHALL CONFORM TO THE
GREENE COUNTY ZONING ORDINANCE.
2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL
IS REQUIRED PRIOR TO CONSTRUCTION OF ANY STRUCTURE
PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement
There is hereby established an easement strip a minimum
width of 7.5' wide along the interior side of all lot lines for the
purpose of installing and maintaining stormwater and utility
infrastructure. This easement shall be subject to all applicable
state and federal laws, rules, regulations, and orders. The
easement shall be in addition to any other easements
shown on this plat. The easement shall be subject to all
requirements of the Greene County Regional Planning Commission.

RESERVED FOR REGISTER OF DEEDS



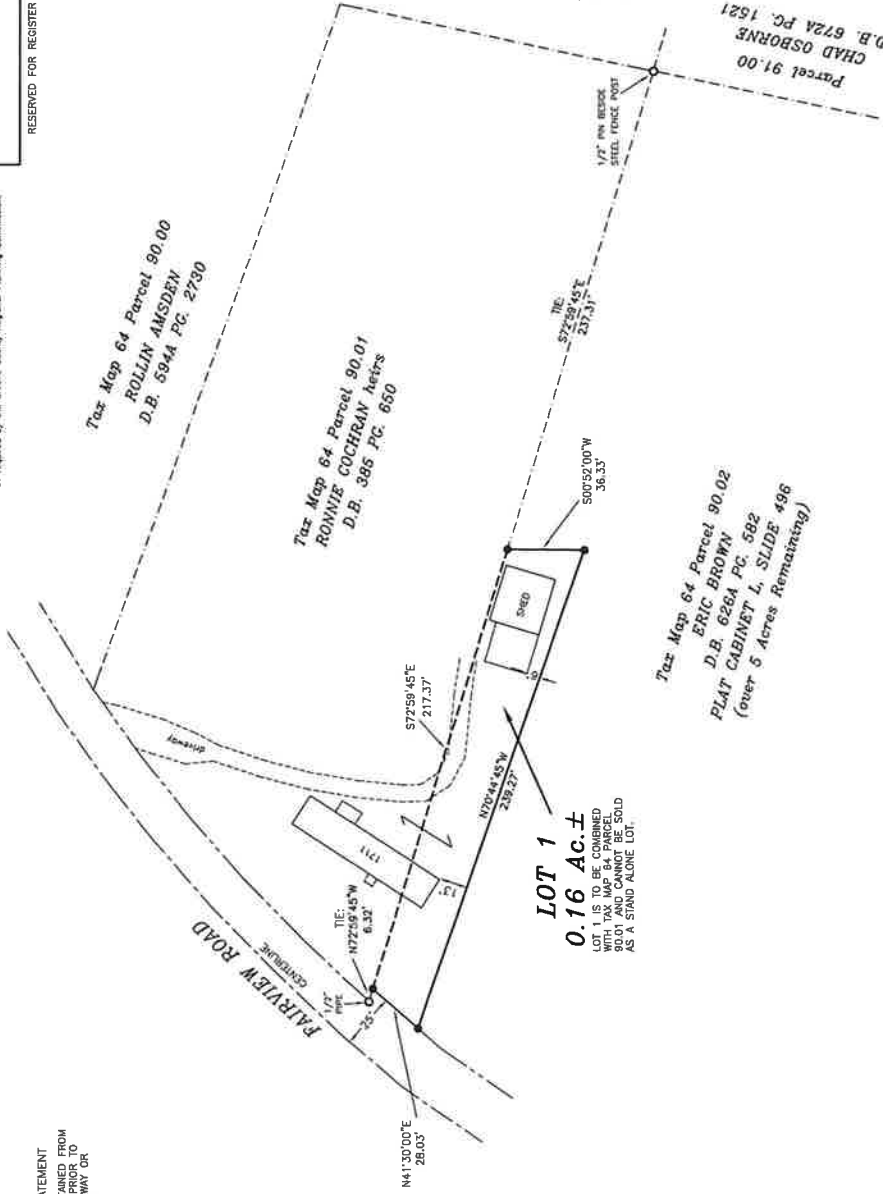
THIS PROPERTY SUBJECT TO ANY AND ALL
EASEMENTS, COVENANTS, OR RESTRICTIONS
EITHER WRITTEN OR UNWRITTEN.
THIS REK GROSS SURVEY WAS PERFORMED USING
CLOSED TRAVERSE TECHNIQUE. THE
GEOID MODEL USED IS GEOID18 BASED ON AN OPUS
SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999.
THE PRECISION OF THE SURVEY IS AS FOLLOWS:
THE PRECISION OF THE MEASUREMENTS DOES
NOT EXCEED 0.06".
I CERTIFY THAT THE INFORMATION FOR AND
ON THIS SURVEY WAS OBTAINED FROM A
FIELD SURVEY PERFORMED TO CATEGORY IV
STANDARDS UNDER MY SUPERVISION AND DIRECTION.

—FOR REVIEW—

TAX REF.: TAX MAP 64, PORTION OF PARCEL 90.02
DEED REF.: D.B. 626A PG. 582

**SURVEY OF A PORTION OF THE
ERIC BROWN PROPERTY**

14TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 639-9191
SCALE: 1"=40' DATE: 08/09/2024
JOB NO. 24SU108 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU108



GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 0.16 ± TOTAL LOTS 1
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER E. BROWN & R. COCHRAN heirs CIVIL DISTRICT 14TH
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN
HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB-
DIVISION OF GROUNDWATER PROTECTION APPROVAL
WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS
ARE NOTED IN THE MINUTES OF THE PLANNING COM-
MISSION MEETING HELD IN THE OFFICE OF THE GREENE COUNTY
PLANNING COMMISSION. IF REQUIRED, A HAS BEEN OBTAINED WITH
THE PLANNING COMMISSION TO ASSURE COMPLETION OF
ALL REQUIRED IMPROVEMENTS IN USE OF DEFAULT.

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION
DATE

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND
HEREON IS A TRUE AND CORRECT COPY OF THE
SURVEY TO THE ACCURACY REQUIRED BY THE
RECORDING ACT. THE PLAN HAS BEEN CHECKED BY
THE REGIONAL PLANNING COMMISSION AND THAT THE
IMPROVEMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO
THE SATISFACTION OF THE SUBMISSION REGISTRAR,
AND THE SPECIFICATIONS OF THE SUBMISSION REGULATIONS.

REGISTERED LAND SURVEYOR
AUGUST 09, 20 24
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, AND I HEREBY CERTIFY THAT I AM THE OWNER AND THE OWNERS
OF THE SUBJECT PROPERTY SHOWN ON THIS PLAN OF SUBDIVISION
AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION
WITH ALL NECESSARY CONSENT, RESERVATIONS, EASEMENTS,
ALLEYS, WALKS, YARDS, AND OTHER OPEN SPACES TO
PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE
OWNER DATE

- LEGEND**
- IRON PIN (found)
 - 1/2" IRON PIN W/AZIMUTH CAP (set this survey)



N
 NORTH RECONCILED TO THE
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM (NAD, 83).

GENERAL NOTES:
 1.) SETBACKS SHALL CONFORM TO THE
 GREENE COUNTY ZONING ORDINANCE.
 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL
 REQUIRED FOR ALL WELLS AND PUMPS
 PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement
 There is hereby established an easement, over a minimum
 of 75' wide along the interior side of all lot lines for the
 purpose of installing and maintaining stormwater and utility
 infrastructure. The easement shall be subject to the
 standard easement area is, in addition to any other structural
 easements that may be required by the Greene County Regional Planning Commission.
 by the licensed surveyor and/or engineer or that which may
 be required by the Greene County Regional Planning Commission.

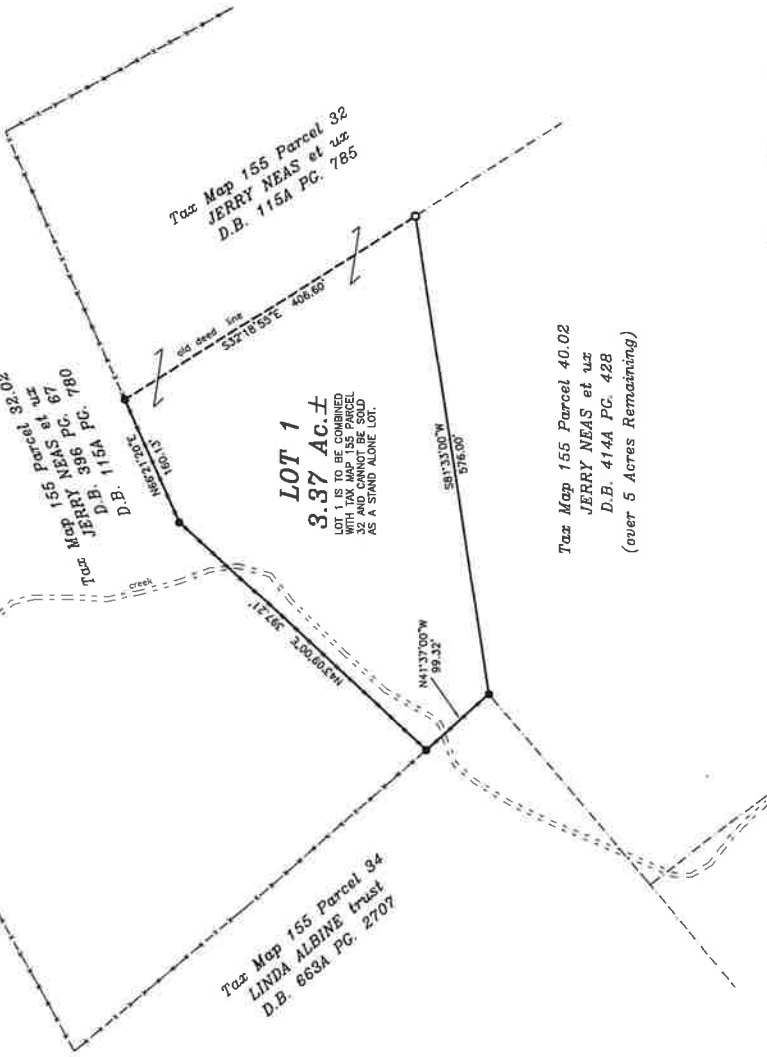
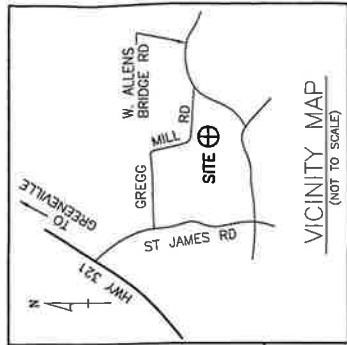
RESERVED FOR REGISTER OF DEEDS

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 BRAY DUAL FREQUENCY RECEIVERS. THE
 GEOD MODEL USED IS GEOD16 BASED ON AN OPUS
 STATION. THE CORRECTION DATA IS 0.999992
 ALL DISTANCES ARE CORRECTED TO GROUND.
 THE PRECISION OF THE MEASUREMENTS DOES
 NOT EXCEED 0.05'.
 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.

—FOR REVIEW—

FLOOD CERTIFICATION
 SUBJECT PROPERTY LOCATED OUTSIDE
 FLOOD PLAIN (FEMA MAP 47053C 0375 D)
 EFFECTIVE DATE: JULY 03, 2008



TAX REF.: TAX MAP 155 PORTION OF PARCEL 40.02
 DEED REF.: D.B. 414A PG. 428

**SURVEY OF A PORTION OF
 THE JERRY & HELEN NEAS
 PROPERTY**

3RD 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: 08/28/2024
 JOB NO. 23SU063 DRAWN BY CAD: ADO
 FILE LOC. NET FILE NAME: 23SU063B

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 3.37 ± TOTAL LOTS 1
 ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER JERRY & HELEN NEAS CIVIL DISTRICT 3RD
 SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
 HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB-
 DIVISION ACT AND THE REQUIREMENTS OF PART 102
 WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS
 SET FORTH IN THE PLAT. THE PLANNING COMMISSION
 HAS REVIEWED THE PLAT AND HAS DETERMINED THAT
 IT HAS BEEN APPROVED FOR RE-
 CORDING IN THE OFFICE OF THE RECORDING CLERK.
 AMOUNT OF \$ _____ REQUIRED. A HAS BEEN POSTED WITH
 THE PLANNING COMMISSION TO ASSURE COMPLETION OF
 ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAT, RECORDS AND
 SURVEY TO THE ACCURACY REQUIRED BY THE
 REGIONAL PLANNING COMMISSION AND THAT THE
 MONUMENTS HAVE BEEN PLACED ACCORDING TO
 THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

REGISTERED LAND SURVEYOR
 DATE AUGUST 28, 2024

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I HAVE AND THE COMMISSION
 THAT I HAVE ADOPTED THIS PLAN OF SUBDIVISION
 BUILDING RESTRICTIONS, LINES, AND RESERVE ALL STREETS,
 ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO
 PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE
 OWNER DATE

LEGEND

- 1/2" IRON PIN (found)
- 1/2" IRON PIN w/AZIMUTH CAP
 (set this survey)

-x-x- FENCE

PART OF THE ADAM AND GLENDA WILLIAMS PROPERTY

17TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE BEEN ADVISED BY THE GREENE COUNTY PLANNING COMMISSION AND THE GREENE COUNTY ENGINEER THAT THIS PLAN OF SUBDIVISION WITH MY (OUR) RESERVATIONS MEETS ALL THE REQUIREMENTS OF THE PLANNING COMMISSION AND THAT THE DIVISION OF GROUNDWATER PROTECTION HAS REVIEWED THIS PLAN AND HAS DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED HEREON.

DATE _____ DATE _____

OWNER(S) _____ DATE _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECT AND THAT THE MEASUREMENTS AND CALCULATIONS WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AS SET FORTH IN THE TENNESSEE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

JOSHUA K BECKETT, PLS TN REG # 3227

DATE _____

CERTIFICATION OF GREENEVILLE ENERGY AUTHORITY

THIS SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO ALL APPLICABLE REGULATIONS, POLICIES, ELECTRIC SERVICE AGREEMENTS AND OTHER AGREEMENTS, GREENEVILLE ENERGY SERVICES WILL BE AVAILABLE TO THIS SITE. THAT THE GREENEVILLE ENERGY SERVICES WILL BE AVAILABLE TO THIS SITE.

AUTHORIZED REPRESENTATIVE _____ DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THAT THE GREENEVILLE ENERGY AUTHORITY HAS REVIEWED THIS PLAN AND HAS DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED HEREON.

LOCAL PUBLIC UTILITY PROVIDER _____ DATE _____

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS SHOWN IN THIS PLAN AND ACCORDING TO THE SUBDIVISION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, THE EXISTING PUBLIC ROAD SHALL SHUNT TRAFFIC LOTS AS SHOWN ON THIS PLAN.

ENGINEER OR COUNTY ROAD COMMISSIONER _____ DATE _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE LOCAL UTILITY DISTRICT AND ANY OTHER APPLICABLE LAWS.

LOCAL PUBLIC UTILITY PROVIDER _____ DATE _____

THERE IS HEREBY ESTABLISHED AN EASEMENT BENEFITING THE REMAINDER OF THE ADAM AND GLENDA WILLIAMS PROPERTY FOR THE CONTINUED USE OF THE EXISTING DRIVEWAYS FOR ACCESS TO THE EXISTING FARM ROADS.

LINE	BEARING	LENGTH	REMARKS
1	N 89°43'37" E	324.54	1/2" IRON PIN FOUND
2	S 22°21'07" E	182.24	
3	N 89°43'37" E	324.54	1/2" IRON PIN FOUND
4	S 22°21'07" E	182.24	
5	N 89°43'37" E	324.54	1/2" IRON PIN FOUND
6	S 22°21'07" E	182.24	

IMPROVEMENTS LOCATED WITH PHOTOGRAMMETRIC DATA COLLECTED WITH AN S.U.A.S.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47059C0050D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

SURVEY COMPLETED: 05-06-2024

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47059C0050D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'

REMAINING LANDS OF ADAM AND GLENDA WILLIAMS (EXCEEDS 5 ACRES)

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' 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 IN ADDITION TO ANY 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 PLANNING COMMISSION

JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
jbeckett@beckettsurveys.com

DEED REFERENCE:
DB: 531A PG: 108

TAX MAP: 008 PARCEL: 035.00

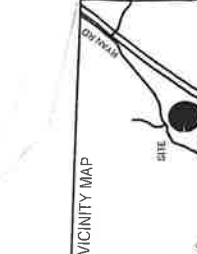
TOTAL LOTS: 2

TOTAL AREA: 4.52

SCALE: 1"=100'

ZONING CLASS: A-1

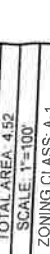
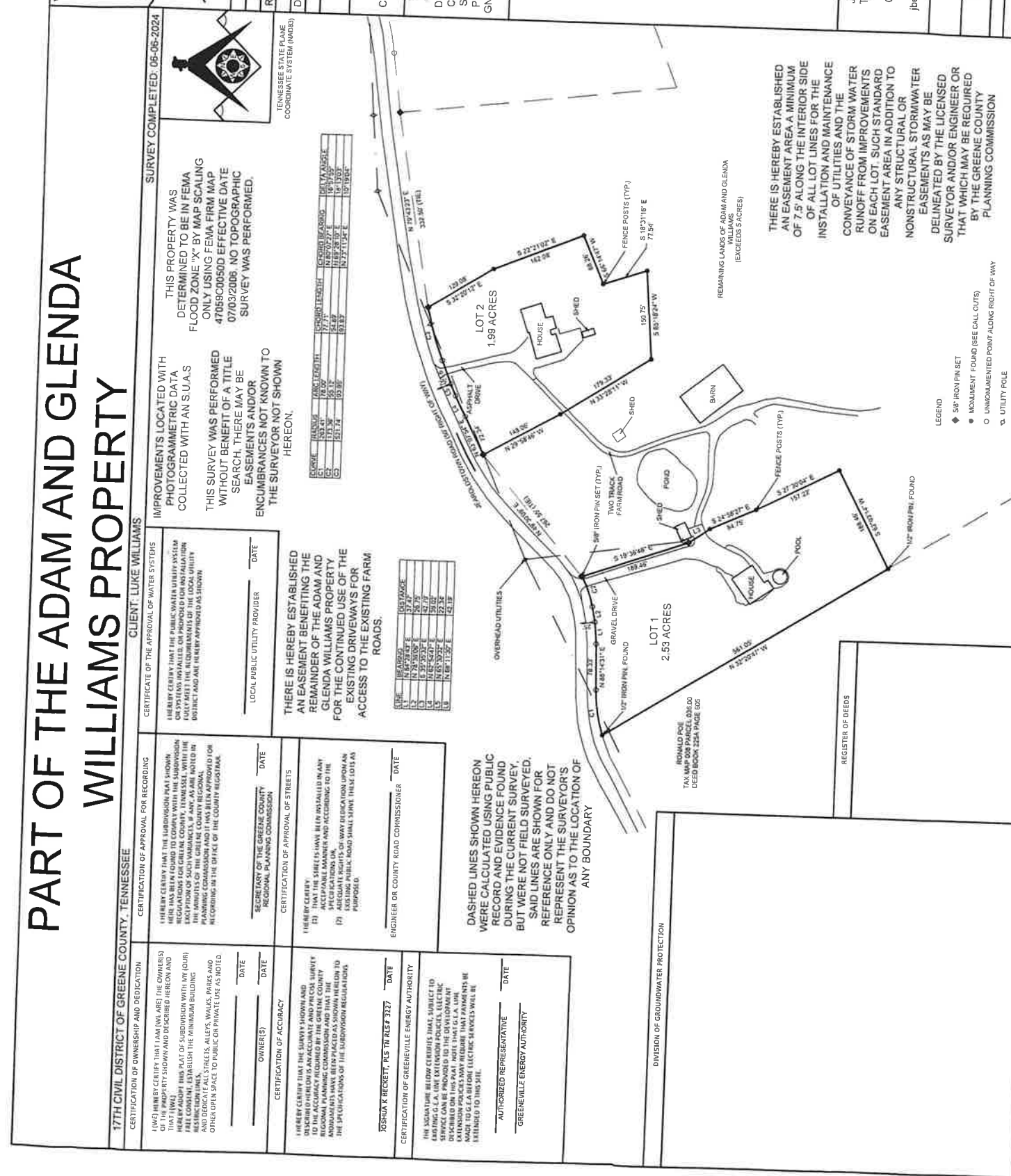
COPYRIGHT



DATE	TIME	WEATHER	TEMPERATURE	WIND DIRECTION	WIND VELOCITY	RELATIVE HUMIDITY	BAROMETRIC PRESSURE	REFRACTION	STATION
05-06-2024	07:15	Partly Cloudy	77°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	08:15	Partly Cloudy	78°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	09:15	Partly Cloudy	79°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	10:15	Partly Cloudy	80°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	11:15	Partly Cloudy	81°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	12:15	Partly Cloudy	82°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	13:15	Partly Cloudy	83°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	14:15	Partly Cloudy	84°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	15:15	Partly Cloudy	85°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	16:15	Partly Cloudy	86°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	17:15	Partly Cloudy	87°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	18:15	Partly Cloudy	88°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	19:15	Partly Cloudy	89°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	20:15	Partly Cloudy	90°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	21:15	Partly Cloudy	91°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	22:15	Partly Cloudy	92°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50
05-06-2024	23:15	Partly Cloudy	93°F	N 89°43'37" E	1.5	65%	30.12	0.00	107.50

GNSS SURVEY STYLE: RTK
GNSS CORRECTIONS: ONSITE BASE
GNSS BASE: CARLSON BRX7
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
DATUM ADJUSTMENT FACTOR: N/A

RECORDING INFORMATION
TAX MAP: 008 PARCEL: 035.00
DEED BOOK: 3254 PAGE 502



LEGEND
 ◆ 5/8" IRON PIN SET
 ● MONUMENT FOUND (SEE CALL OUTS)
 ○ UNMONUMENTED POINT ALONG RIGHT-OF-WAY
 ⊥ UTILITY POLE

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE PLAN OF SUBDIVISION WITH MY OWN CONSENT, ESTABLISHES THE MAIN AND 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 PLAN, IS AVAILABLE TO THE PROPERTY IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO THE SATISFACTION 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 OEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED THAT OEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO OEA BEFORE ELECTRIC SERVICE WILL BE MADE 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 ACT AND ALL APPLICABLE REGULATIONS, AND THAT THE MINUTES OF THE PLANNING COMMISSION AND THAT IT IS THE POLICY OF THE PLANNING COMMISSION OF THE GREENE COUNTY REGISTER, IF REQUIRED, THE SURVEY AND 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 THE STREETS/ROADS

I HEREBY CERTIFY (INITIAL):

- 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SMALL SERVICE WISE LOTS AS PROPOSED.
- 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.
- 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT TO THE GREENEVILLE ENERGY AUTHORITY REGULATIONS. CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE _____

DATE _____

COUNTY ROAD, DRIVEWAY PERMIT STATEMENT
 A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY OR ENTRANCE TO A COUNTY-MAINTAINED ROAD.



- NOTES:**
- 1) IRON PINS (1/2" BEARD) 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: 111 PARCEL 01400
 - 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0243D, EFF. DATE: 07-03-2006)
 - 6) TOTAL ACREAGE: 3.99 Ac +/-
 - 7) MINIMUM LOT SIZE: 0.71 Ac +/-
 - 8) NUMBER OF LOTS: 2
 - 9) THERE IS HEREIN ESTABLISHED AN EASEMENT AREA SUBJUNCTIVE TO THE PROPERTY, TOGETHER WITH THE MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER AND SHALL BE SUBJECT TO THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
 - 10) THIS SURVEY WAS PERFORMED ON DATES 08-14-2024 THROUGH 08-16-2024, USING A COMBINATION OF GNSS AND ORIGINAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKA GRS-C-3 DUAL FREQUENCY GNSS SYSTEM. THE SURVEY WAS PERFORMED USING STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY, THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 METERS. THE CONTROLLING DATUM, NORTH AMERICAN DATUM OF 1983 (NAD83) (NO TRANS) AND STATE PLANE COORDINATE SYSTEM (SPCS) (TN4100) ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.0000290325850.

OWNER(S)
 DUSSIE PETERS, et ux
 GREENEVILLE, TN 37743

PROPERTY ADDRESS
 JIM FOX RD
 GREENEVILLE, TN 37743

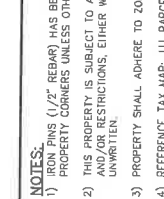
DUSSIE PETERS, et ux
 MAP 111 PARCEL 015.00
 D.B. 116A PG 788
 D.B. 191 PG 415

JOSHUA BARNER
 JENNIFER R BANNER
 MAP 111 PARCEL 013.17
 P.C. K PAGE 668
 D.B. 560A PG 14.34

KENNY D. RICKER, et ux
 MAP 111 PARCEL 013.01
 P.C. K PAGE 668
 P.C. K PAGE 484
 D.B. 648A PG 2539

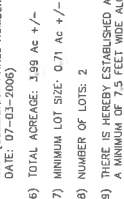
CLYDE FRYE, et ux
 MAP 111 PARCEL 016.04
 P.C. A PAGE 46
 D.B. 357 PG 251

LOCATION MAP
 NIS

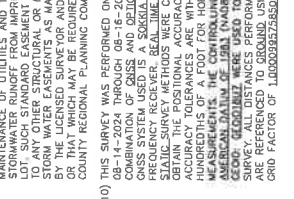


LINE	BEARING	DISTANCE	DESCRIPTION
L1	N 67°57'00" E	57.71	IRON PIN
L2	N 89°52'00" E	100.74	IRON PIN
L3	N 49°52'00" E	100.74	IRON PIN
L4	N 34°33'00" W	59.67	IRON PIN
L5	N 67°57'00" W	101.67	IRON PIN

CURVE	BEARING	ARC LENGTH	CHORD	LENGTH	CHORD BEARING
C1	447.98	76.91	76.91	85.83	N 34°33'00" E
C2	447.98	76.91	76.91	85.83	N 49°52'00" E



LEGEND



REGISTER OF DEEDS

DIVISION OF GROUND WATER

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT

DUSSIE PETERS PROPERTY

CHARLES PETERS

24TH CIVIL DISTRICT

GREENE COUNTY, TENNESSEE

DATE: 08-29-2024

JOB NO: 2024R1

DRAWN BY: JWO

REVISION: 1 OF 1

PROFESSIONAL: PLANNING, INC.

PHONE: (423) 577-3911

LAND SURVEYING • SURVEYING • PLANNING

SHEET 1 OF 1

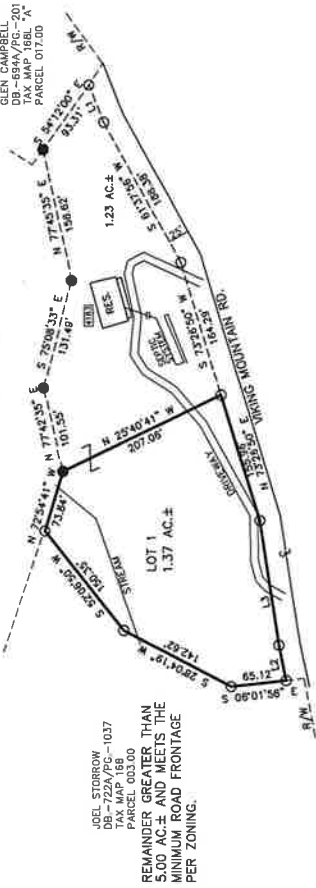
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) 37604-915-1136 of the Flood Insurance Rate Map/Community Panel No. 07-03-2408 and is not in a Special Flood Hazard Area.



LOCAL PARCEL	LOCAL TAX MAP	LOCAL PARCEL
1	184	00400
2	184	00400
3	184	00400

REGISTER OF DEEDS

LOCATION MAP
NOT TO SCALE



- LEGEND**
- 1/2" IRON PIN SET (TPSI CAP)
 - 1/2" IRON PIN FOUND
 - × POINT ON RIGHT-OF-WAY

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 AROUND THE BUILDING AND DRIVEWAY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER FROM THE PROPERTY TO THE STORMWATER EASEMENT AREA. IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE GREENE COUNTY SURVEYING AND PLANNING COMMISSION, WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

LOT 1 DOES NOT MEET THE REQUIREMENTS FOR A STANDARD LOT FOR GREENE COUNTY, SAID LOT IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF PARCEL 003.03. LOT 1 CAN NOT BE SOLD AS A STAND ALONE LOT.

LOT 1 HAS NOT BEEN EVALUATED BY TDEC, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PUBLIC UTILITY SYSTEM LOCATED ON TAX MAP 184, PARCEL 003.03.



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE UNADJUSTED SURVEY DATA AS PROVIDED TO ME BY THE CLIENT AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE.

SURVEY BY: CHARLES T. JOHNSON JR.
NUMBER: 2405
PROJECT: 24221
DATE: 08-27-2024

PROPERTY REFERENCE:
MICHAEL STAMEY DB-141A/PG-184
TAX MAP 188 PARCEL 005.03
JOEL STORROW DB-722A/PG-1037
TAX MAP 188 PARCEL 003.00

CERTIFICATION OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that I own (see and the amount) of the property shown and described herein and that I (we) hereby dedicate to the public use of the State of Tennessee the easements, building restrictions, and other public use or private use as noted.	I hereby certify that the plan shown and described herein is a true and correct survey of the land shown and described herein and that the measurements have been placed as shown herein.	I hereby certify that the subdivision plat shown herein has been prepared in accordance with the standards of practice set forth in the rules of the Tennessee Board of Standards and Practices for Professional Surveyors, and that the plat is in accordance with the rules of the Tennessee Board of Standards and Practices for Professional Surveyors. If required, a survey plat in the amount of 1/4" shall be submitted to the County Registrar for recording in order of default.
Date: _____ 20__	Date: _____ 20__	Date: _____ 20__
Surveyor	Tennessee Registered Land Surveyor	Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION	
STAMEY / STORROW 1.37 AC.± PROPERTY PARTITION	TOTAL LOTS 1
AGRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY GREENE	CIVIL DISTRICT 18th
SURVEYOR CHARLES T. JOHNSON JR.	CLOSURE ERROR 1=1000.0
SCALE 1" = 100'	

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

Planning Commission

Monthly Report

September 2024

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

**GREENE COUNTY
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025
Account # 41520

<i>Month</i>	<i>Deposit Totals 23-24</i>	<i>Deposit Totals 24-25</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	\$ 33,318.00	\$ 33,983.00	\$ 665.00	2.00%
<i>August</i>	\$ 27,937.00	\$ 47,053.00	\$ 19,116.00	68.43%
<i>September</i>	\$ 30,156.00	\$ 31,012.00	\$ 856.00	2.84%
<i>October</i>	\$ 62,106.00			
<i>November</i>	\$ 22,598.00			
<i>December</i>	\$ 53,339.00			
<i>January</i>	\$ 29,149.00			
<i>February</i>	\$ 27,488.00			
<i>March</i>	\$ 30,012.00			
<i>April</i>	\$ 60,067.00			
<i>May</i>	\$ 27,963.00			
<i>June</i>	\$ 28,127.00			
YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$432,260.00	\$112,048.00		

**GREENE COUNTY
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

<i>Month</i>	<i>Permit Totals 23-24</i>	<i>Permit Totals 24-25</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	72	82	10	13.89%
<i>August</i>	60	84	24	40.00%
<i>September</i>	75	70	-5	-6.67%
<i>October</i>	75			
<i>November</i>	54			
<i>December</i>	42			
<i>January</i>	59			
<i>February</i>	68			
<i>March</i>	87			
<i>April</i>	90			
<i>May</i>	84			
<i>June</i>	76			
YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	842	236		

PERMIT BREAKDOWN SEPTEMBER 2024

Code	Description	August	September
210	Single Family Residence*	24	15
213	Residential Add-On	5	2
212	Off/On Frame Modular*	3	1
231	Double Wide Manufactured	14	11
220	Single Wide Manufactured	7	8
240	Attached Residential Garage	0	0
243	Detached Residential Garage	8	7
243	Detached Accessory Building	2	3
241	Porch	0	2
242	Deck	1	2
241	Carport	10	4
260	Rezoning	0	0
265	Variance	0	1
200	Other**	8	9
244	Apartment	0	0
245	Commercial***	2	5
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		84	70

*also includes any garages, porches & decks

**roof, zoning letter, remodel, deck roof and foundation repair

***cell tower plan review and equipment upgrades, renovation and addition

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 43320

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 890.00	\$ 1,630.00	\$ 740.00	83.15%
August	\$ 710.00	\$ 860.00	\$ 150.00	21.13%
September	\$ 1,150.00	\$ 820.00	\$ (330.00)	-28.70%
October	\$ 850.00			
November	\$ 1,330.00			
December	\$ 790.00			
January	\$ 790.00			
February	\$ 910.00			
March	\$ 1,205.00			
April	\$ 1,410.00			
May	\$ 730.00			
June	\$ 1,080.00			

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$11,845.00	\$3,310.00		

GREENE COUNTY

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025

Account # 43320

<i>Month</i>	<i>Plat Approvals</i>	<i>Plat Approvals</i>	<i>Difference</i>	<i>%</i>
	23-24	24-25		
<i>July</i>	7	22	15	214.29%
<i>August</i>	10	14	4	40.00%
<i>September</i>	14	11	-3	-21.43%
<i>October</i>	9			
<i>November</i>	17			
<i>December</i>	12			
<i>January</i>	9			
<i>February</i>	8			
<i>March</i>	14			
<i>April</i>	17			
<i>May</i>	10			
<i>June</i>	13			
YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	140	47		

Planning Commission

Monthly Report

October 2024

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

**GREENE COUNTY
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 33,318.00	\$ 33,983.00	\$ 665.00	2.00%
August	\$ 27,937.00	\$ 47,053.00	\$ 19,116.00	68.43%
September	\$ 30,156.00	\$ 31,012.00	\$ 856.00	2.84%
October	\$ 62,106.00	\$ 23,331.00	\$ (38,775.00)	-62.43%
November	\$ 22,598.00			
December	\$ 53,339.00			
January	\$ 29,149.00			
February	\$ 27,488.00			
March	\$ 30,012.00			
April	\$ 60,067.00			
May	\$ 27,963.00			
June	\$ 28,127.00			

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$432,260.00	\$135,379.00		

**GREENE COUNTY
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

Month	Permit Totals 23-24	Permit Totals 24-25	Difference	%
July	72	82	10	13.89%
August	60	84	24	40.00%
September	75	70	-5	-6.67%
October	75	69	-6	-8.00%
November	54			
December	42			
January	59			
February	68			
March	87			
April	90			
May	84			
June	76			
YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	842	305		

PERMIT BREAKDOWN OCTOBER 2024

Code	Description	September	October
210	Single Family Residence*	15	9
213	Residential Add-on	2	1
212	Off/On Frame Modular*	1	2
231	Double Wide Manufactured	11	10
220	Single Wide Manufactured	8	10
240	Attached Residential Garage	0	0
243	Detached Residential Garage	7	6
243	Detached Accessory Building	3	4
241	Porch	2	1
242	Deck	2	2
241	Carpport	4	5
260	Rezoning	0	0
265	Variance	1	0
200	Other**	9	11
244	Apartment	0	0
245	Commercial***	5	8
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		70	69

*also includes any garages, porches & decks

**roof, zoning letter, remodel, deck roof, garage addition and finishing basement

***cell tower plan review and equipment upgrades, building, addition and finish church interior

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 43320

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 890.00	\$ 1,630.00	\$ 740.00	83.15%
August	\$ 710.00	\$ 860.00	\$ 150.00	21.13%
September	\$ 1,150.00	\$ 820.00	\$ (330.00)	-28.70%
October	\$ 850.00	\$ 560.00	\$ (290.00)	-34.12%
November	\$ 1,330.00			
December	\$ 790.00			
January	\$ 790.00			
February	\$ 910.00			
March	\$ 1,205.00			
April	\$ 1,410.00			
May	\$ 730.00			
June	\$ 1,080.00			

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$11,845.00	\$3,870.00		

**GREENE COUNTY
PLANNING DEPARTMENT**

PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025

Account # 43320

Month	Plat Approvals 23-24	Plat Approvals 24-25	Difference	%
July	7	22	15	214.29%
August	10	14	4	40.00%
September	14	11	-3	-21.43%
October	9	9	0	0.00%
November	17			
December	12			
January	9			
February	8			
March	14			
April	17			
May	10			
June	13			
YTD Comparatives				
Totals	YTD 23-24 140	YTD 24-25 56	Difference	Percentage