



**AGENDA**  
**UNICOI MUNICIPAL PLANNING COMMISSION**  
**UNICOI CITY HALL**  
April 10, 2017 5:30 PM

**I. Call to Order**

**II. Roll Call**

- |   |  |
|---|--|
| <input type="checkbox"/> Todd Hopson, Chair       | <input type="checkbox"/> Johnny Lynch, Mayor     |
| <input type="checkbox"/> Jerry Ramsey, Vice-Chair | <input type="checkbox"/> Doug Hopson, Vice-Mayor |
| <input type="checkbox"/> Gaye Norman, Secretary   | <input type="checkbox"/> Billy Harkins           |
| <input type="checkbox"/> Bob Sahli                |  |
| <input type="checkbox"/> Lyle Wilcox              |  |

**III. Approval of the March 13, 2017 Regular Meeting Minutes**

**IV. Opportunity for Citizens Not on the Agenda to Address the Planning Commission**

**V. Old Business: None**

**VI. New Business:**

- 1) Discussion and consideration of a subdivision plat entitled “Connie Castle, Robin Penix, & Jama Webb - Grantors...” consisting of two lots and 2.8206 acres located at 844 Marbleton Rd. (Control Map 008, Parcel 108.00).

**VII. Other Business: None**

**VIII. Staff Reports**

**IX. Adjournment**



**MINUTES**  
**UNICOI MUNICIPAL PLANNING COMMISSION**  
**UNICOI TOWN HALL**  
March 13, 2017 5:30 PM

Members Present:

Todd Hopson, Chair  
Jerry Ramsey, Vice-Chair  
Johnny Lynch, Mayor  
Billy Harkins  
Bob Sahli  
Gaye Norman, Secretary  
Lyle Wilcox  
Doug Hopson, Vice-Mayor

Members Absent:

Others Present:

Mike Housewright, Recorder  
Cory Osborne, Planning Staff  
Lois Shults-Davis, Town Attorney  
Property Owners of the Wiseman Plat  
James McClellan  
Doug Treadway

Chairman Hopson called the meeting to order at 5:30pm. A motion was made by Bob Sahli to approve the minutes of the February 13, 2017 meeting, which was seconded by Billy Harkins and passed unanimously.

**Opportunity for Citizens Not on the Agenda to Address the Planning Commission**

No members of the public spoke.

**Old Business:** None

**New Business:**

- 1) Discussion and consideration of a subdivision plat entitled “Replat of Lots (#1 - #4) – J.C. Monk Addition” consisting of two lots and 0.8104 acres located on the corner of Virginia St. and Mountainview Rd. (Tax Map 12E, Group B, Parcel 9.00).**

Staff provided an overview of the plat and noted that approval would require two variances granted by the Board of Zoning Appeals and a waiver from the requirement to dedicate an additional five foot of right-of-way along Mountainview Rd. Chairman Hopson asked if there was a staff recommendation. Staff recommended against approval. Doug Hopson made a motion to approve the plat subject to the Board of Zoning Appeals granting both requested variances and with a waiver to the right-of-way dedication requirement on Mountainview Rd., which was seconded by Gaye Norman. Gaye Norman, Todd Hopson, Jerry Ramsey, Mayor Lynch, Doug Hopson, and Billy Harkins voted in favor of the motion, with Bob Sahli and Lyle Wilcox voting

against. The motion passed.

**2) Discussion and consideration of a subdivision plat entitled “Replat of Lot #1 & Lot #4 of the Wiseman Property Subdivision - Phase III” consisting of two lots and 10.80 acres on Garland Rd. (Tax Map 005, Parcel 035.01).**

Planning staff gave an overview of the plat and recommended approval. Property owners for the plat spoke in support of approval. Following discussion, Doug Hopson made a motion to approve the plat, which was seconded by Bob Sahli and passed unanimously.

**3) Election of Officers**

Chairman Hopson opened the floor for nominations for the office of Chair. Bob Sahli made a motion to nominate Todd Hopson as Chair, which was seconded by Doug Hopson. Jerry Ramsey moved that nominations cease. Todd Hopson was elected Chair by unanimous vote.

Chairman Hopson opened the floor for nominations for the office of Vice-Chair. Doug Hopson nominated Jerry Ramsey, which was seconded by Bob Sahli. Bob Sahli made a motion to cease nominations. Jerry Ramsey was elected Vice-Chair by unanimous vote.

Chairman Hopson opened the floor for nominations for the office of Secretary. Bob Sahli nominated Gaye Norman, which was seconded by Doug Hopson. Gaye Norman was elected Secretary by unanimous vote.

**Other Business:** None

**Staff Reports:**

Mike Housewright spoke about upcoming discussion of the property maintenance code by the Board of Mayor and Aldermen.

**Adjournment**

There being no further business, Doug Hopson made a motion to adjourn, which was seconded by Bob Sahli and passed unanimously. The meeting was adjourned at 5:50pm.

\_\_\_\_\_  
Todd Hopson, Chairman

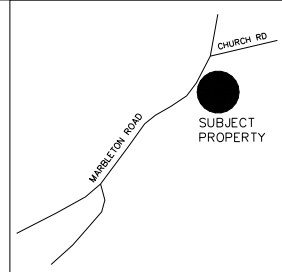
\_\_\_\_\_  
Date

\_\_\_\_\_  
Gaye Norman, Secretary

\_\_\_\_\_  
Date

**NOTES**

- PROPERTY INCLUDES A PORTION OF CONNIE CASTLE, ROBIN PENIX, & JAMA WEBB AS DESCRIBED IN (DB #164 - PG #301). TRACT #2B MUST BE COMBINED WITH THE EXISTING PROPERTY OF BRIAN A. & P. TINKER ROVIRA TRUSTEES OF ROVIRA FAMILY TRUST OF 1993, AND SHALL NOT BE CONSIDERED AS A STAND ALONE LOT.
- A 15' WIDE DRAINAGE AND UTILITY EASEMENT SHALL EXIST ALONG ALL INTERIOR LOT LINES UNLESS OTHERWISE NOTED. (7.5' EACH SIDE OF PROPERTY LINE).
- ANY ENCROACHMENTS EVIDENT ARE SHOWN HEREON.
- I HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP #47171C-0079C. (EFFECTIVE DATE 9/3/2008)
- THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON DEEDS OR OTHER DOCUMENTS FURNISHED TO THIS OFFICE, OR DEEDS, PLATS AND/OR CHARTS LOCATED IN THE REGISTER'S OFFICE. THIS SURVEY DOES NOT MAKE WARRANTIES OR GUARANTEES AS TO THE OWNERSHIP OF THE LAND SHOWN HEREON. THIS BEING A LEGAL QUESTION WHICH WOULD REQUIRE A TITLE EXAMINATION.
- PROPERTIES SUBJECT TO ANY SUBDIVISION RESTRICTIONS AND LOCAL ZONING CODES. PROPERTY IS CURRENTLY ZONED: (A-1). CURRENT SET-BACK DISTANCES ARE AS FOLLOWS: (FRONT = 30.0') - (REAR = 30.0') - (SIDE = 15.0').
- PROPERTY SUBJECT TO ANY EXISTING WATER RIGHTS EITHER WRITTEN OR UNWRITTEN.
- PROPERTY SUBJECT TO ANY SUBDIVISION RESTRICTIONS AND LOCAL ZONING CODES.
- NO UTILITY LOCATION WAS REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY PRIOR TO BUILDING OR EXCAVATING ON THE SUBJECT PROPERTIES. AN ACCURATE LOCATION SHALL BE PERFORMED BY THE APPROPRIATE LOCATING AGENCIES.
- LOT #1 HAS AN EXISTING SEPTIC DISPOSAL SYSTEM CURRENTLY SERVING THE RESIDENCE SHOWN HEREON. LOT #2 IS NOT REQUIRED TO BE APPROVED BY TDEC AS LONG AS THE PROPERTY IS COMBINED WITH THE EXISTING PROPERTY OF ROVIRA FAMILY TRUST.
- NO DRAINAGE DESIGN WAS INCLUDED AS A PORTION OF THIS SUBDIVISION. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR ALL TOWN AND TDEC REQUIRED GRADING PERMITS.
- THIS SURVEY DOES NOT CERTIFY THE LOCATION OF ANY UNDERGROUND FEATURES, SUCH AS UTILITIES, STRUCTURES, CEMETERIES, DRAINAGE, SINKHOLES OR ANY OTHER UNDERGROUND FEATURES NOT APPARENTLY EVIDENT.



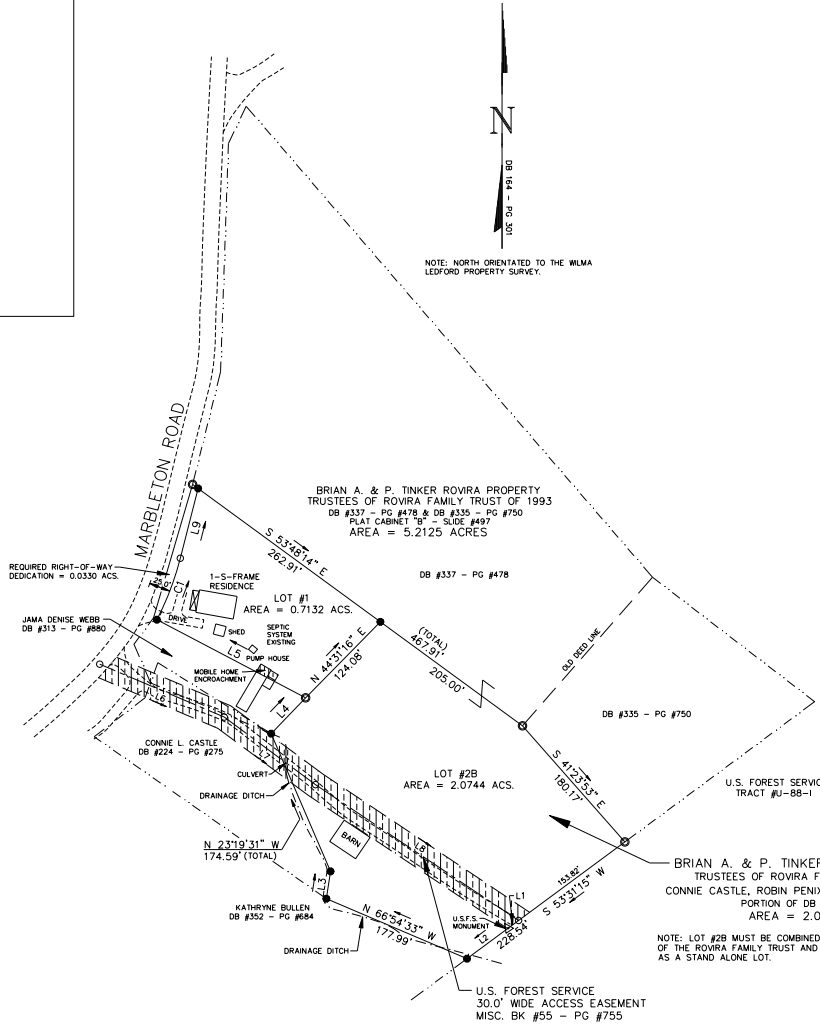
VICINITY MAP  
NOT TO SCALE

**LEGEND**

- (1/2") IRON ROD NEW (1/2" REBAR)
- (1/2") IRON ROD OLD
- CALCULATED POINT
- WOODEN FENCE POST
- △ U.S.F.S. MONUMENT
- PROPERTY LINES
- EDGE EXISTING ROAD
- EDGE OF DRIVEWAY
- ADJOINING PROPERTY OWNERS
- CL OF ACCESS EASEMENT
- EASEMENT LIMITS
- DRAINAGE DITCH



NOTE: NORTH ORIENTATED TO THE WILMA LEDFORD PROPERTY SURVEY.



RESERVED FOR T.D.E.C. NOTES

RESERVED FOR REGISTER OF DEEDS

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	S 53°31'15" W
L2	59.72	S 53°31'15" W
L3	32.15	N 08°45'37" E
L4	57.89	N 43°53'42" E
L5	195.58	N 62°16'54" W
L6	157.51	S 66°59'14" E
L7	132.18	S 53°28'34" E
L8	284.41	S 56°13'23" E
L9	83.85	N 14°18'12" E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	335.00	76.70	N 20°51'45" E	76.53



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000, AS SHOWN HEREON, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DOUGLAS H. TREADWAY  
TENN. REG. NO. 1668

**CONNIE CASTLE, ROBIN PENIX, & JAMA WEBB - GRANTORS**  
BRIAN A. & P. TINKER ROVIRA TRUSTEES OF ROVIRA FAMILY TRUST OF 1993 - GRANTEES  
PORTION OF DB #164 - PG #301  
TAX MAP #8 - PARCEL #108.00

CIVIL DIST. : 5TH  
COUNTY: UNICOI  
STATE: TENNESSEE

SCALE: 1" = 100'  
DRAWN BY: DHT  
JOB #: 2017119

DATE : MAR. 25, 2017  
SHEET # 1 OF 1

**TREADWAY LAND SURVEYING CO.**  
P.O. BOX 327 UNICOI, TN. 37692  
PHONE (423) 747-3833 REG. # 1668

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE: 2017 OWNERS	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TOWN OF UNICOI TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 2017 REGISTERED SURVEYOR	<b>CERTIFICATION OF APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT ADEQUATE RIGHT-OF-WAY DEDICATIONS TO AND FROM AN EXISTING PUBLIC ROAD SERVE THESE LOTS AS PROPOSED, (2) THAT STREETS AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO THE SPECIFICATIONS. DATE: 2017 TOWN RECORDER	<b>CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEMS: (1) IS AVAILABLE TO THE PROPERTY; (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN OF UNICOI SPECIFICATIONS. DATE: 2017 UTILITIES AUTHORIZED REPRESENTATIVE	<b>CERTIFICATION OF THE APPROVAL OF ELECTRIC SERVICE</b> THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAN. NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PERMITS BE MADE TO PUBLIC UTILITIES BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE. DATE: 2017 UTILITIES AUTHORIZED REPRESENTATIVE	<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE STREET NAMES, AS NOTED ON THIS PLAT, IS (ARE) APPROVED AS ASSIGNED. DATE: 2017 UNICOI COUNTY 911 ADDRESSING DEPT.	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE TOWN OF UNICOI TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE UNICOI COUNTY REGISTER OF DEEDS. DATE: 2017 SECRETARY, TOWN OF UNICOI PLANNING COMMISSION
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**TOWN OF UNICOI PLANNING COMMISSION**

TOTAL ACREAGE = 2.8206 AC. TOTAL LOTS = 2  
ACRES OF NEW ROAD = 0 AC. MILES OF NEW ROAD = 0

OWNER(S): CASTLE ET. AL. CIVIL DISTRICT 5TH.  
SURVEYOR: DOUG TREADWAY CLOSURE ERROR = 1: 10,000

SCALE: 100' 100' 100' 200'