

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
AUGUST 2, 2022
6:00 PM**

PRESENT: CHAIRMAN, MICHELLE RUSSELL
RICHARD RODMAN
JANET MILLER-SCHMIDT
ED PROVOST
DORRAINE PARMLEY

ABSENT: MARILYN RODMAN
PETER BEASLEY

APPROVAL OF MINUTES

Ms. Dorraine Parmley made a motion to approve the minutes of July 5, 2022. Mr. Ed Provost seconded the motion and it passed 5/0.

BUILDING INSPECTOR

Mr. Earl Geary reported that the Bear Hollow is being auctioned off in August. There is two tracts of land with 16 homes short term rentals, RV rentals, seven apartments and event space. The apartments were retail shops and have not been inspected and will need to be brought up to code. He sent a letter to the Auction Company.

**MINUTES
PC MEETING
AUGUST 2, 2022**

Ms. Cindy Church was present at the meeting to discuss a building that has been turned into living space. It is a 12X40 building. Mr. Earl Geary stated that the problems are no building permit was gotten and there are two structures on the same lot. As of now this is not allowed.

NEW BUSINESS

Schedule a workshop to review ADU's so Annya can get an ordinance for the council.

Cooley's Rift needed clarification that you cannot have two principal structures on one lot.

Site plans review discussion.

CITIZENS

Dean Lay stated that citizens do not know the process of getting building permits. He submitted a minor subdivision plat and received what needs to be changed. A copy is attached.

Mr. Earl Geary will be retiring in November.

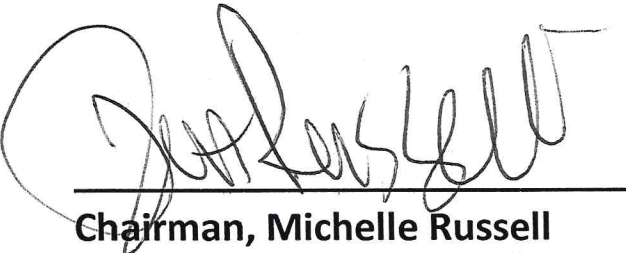
**MINUTES
PC MEETING
AUGUST 2, 2022**

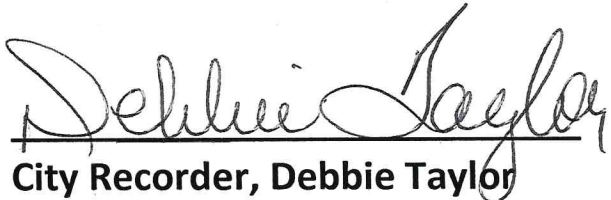
Ms. Mary Beth Best presented the commission with a copy of a letter and photos from stormwater runoff at RBT. She expressed her concern.

Mr. James Waller presented a letter proposing RBT be required to submit a revised site plan. He discussed the water runoff and pollution of Laurel Lake.

There being no other business Mr. Richard Black made a motion to adjourn the meeting. Mr. Ed Provost seconded the motion and it passed 5/0 at 7:13 pm.

Respectfully submitted,


Chairman, Michelle Russell


City Recorder, Debbie Taylor

**Monteagle Regional Planning Commission
Tuesday, August 2nd, 2022, 6:00pm CST**

*Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356*

Agenda

- Iva Michelle Russell, Chairman
- Richard Black, Vice-Chairman
- Janet Miller-Schmidt, Secretary
- Ed Provost Dorraine Parmley
- Peter Beasley Marilyn Rodman, Mayor

- I. Call to Order**
- II. Approval of Previous Meeting Minutes**
 - A. July 5th, 2022
- III. Staff and Community Reports**
- IV. Old Business**
 - A. Joint IDA-IES Model Lighting Ordinance
- V. New Business**
 - A. Discussion about Adopting an ADU Ordinance
- VI. Hearing of Persons Having Business Before the Commission**
- VII. Adjournment**

**Next Regularly Scheduled Meeting: September 6th, 2022
(Staff Planner will be absent.)**

Monteagle Lighting Ordinance Draft
(Working document)

I. Introduction

The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

- a. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.
- b. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.
- c. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
- d. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- e. Conserve energy and resources to the greatest extent possible.

II. Lighting Zones

The Lighting Zone shall determine the limitations for lighting as specified in this ordinance. The Lighting Zones shall be as follows:

LZ0: No ambient lighting

Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.

LZ1: Low ambient lighting

Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

LZ2: Moderate ambient lighting

Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline

LZ3: Moderately high ambient lighting

Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.

LZ4: High ambient lighting

Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

III. General Requirements

A. Conformance with All Applicable Codes

All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

B. Applicability

Except as described below, all outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

Exemptions from III.(B.) The following are not regulated by this Ordinance:

- a. Lighting within public right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement, unless regulated with a streetlighting ordinance.*
- b. Lighting for public monuments and statuary.*
- c. Lighting solely for signs (lighting for signs is regulated by the Sign Ordinance).*
- d. Repairs to existing luminaires not exceeding 25% of total installed luminaires.*
- e. Temporary lighting for theatrical, television, performance areas and construction sites;*
- f. Underwater lighting in swimming pools and other water features*
- g. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.*
- h. Lighting that is only used under emergency conditions.*
- i. In lighting zones 2, 3 and 4, low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public or at a time established by the authority.*

C. Lighting Control Requirements

1. Automatic Switching Requirements

Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

Exceptions to III.(C.) 1. Automatic lighting controls are not required for the following:

- a. Lighting under canopies.*
- b. Lighting for tunnels, parking garages, garage entrances, and similar conditions.*

2. Automatic Lighting Reduction Requirements

The Authority shall establish curfew time(s) after which total outdoor lighting lumens shall be reduced by at least 30% or extinguished.

Exceptions to III.(C.) 2. Lighting reductions are not required for any of the following:

- a. With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.*
- b. When the outdoor lighting consists of only one luminaire.*

- c. Code required lighting for steps, stairs, walkways, and building entrances.
- d. When in the opinion of the Authority, lighting levels must be maintained.
- e. Motion activated lighting.
- f. Lighting governed by special use permit in which times of operation are specifically identified.
- g. Businesses that operate on a 24 hour basis.

IV. Commercial Lighting

For all commercial and non-residential properties, and for multiple residential properties of seven domiciles or more and having common outdoor areas, all outdoor lighting shall comply either with the prescription method.

All new or redeveloped properties in the downtown corridor (C-1 & C-2 Zones) are required to update lights to fall under **LZ2: Moderate ambient lighting** requirements.

All new or redeveloped properties in the highway corridor (C-3 Zones) are required to update lights to fall under **LZ3: Moderately high ambient lighting** requirements.

A. **Prescriptive Method**

An outdoor lighting installation complies with this section if it meets the requirements of subsections 1 and 2, below.

1. Total Site Lumen Limit

The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using either the Parking Space Method (Table A) or the Hardscape Area Method (Table B). Only one method shall be used per permit application, and for sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens. The total installed initial luminaire lumens is calculated as the sum of the initial luminaire lumens for all luminaires.

2. Limits to Off Site Impacts

All luminaires shall be rated and installed according to Table C.

3. Light Shielding for Parking Lot Illumination

All parking lot lighting shall have no light emitted above 90 degrees.

Exception:

- a. *Ornamental parking lighting shall be permitted by special permit only, and shall meet the requirements of Table C-1 for Backlight, Table C-2 for Uplight, and Table C-3 for Glare, without the need for external field-added modifications.*

V. Lighting By Special Permit Only

1. **High Intensity and Special Purpose Lighting**

The following lighting systems are prohibited from being installed or used except by special use permit:

- a. Temporary lighting in which any single luminaire exceeds 20,000 initial luminaire lumens or the total lighting load exceeds 160,000 lumens.
- b. Aerial Lasers.
- c. Searchlights.
- d. Other very intense lighting defined as having a light source exceeding 200,000 initial luminaire lumens or an intensity in any direction of more than 2,000,000 candelas.

2. Complex and Non-Conforming Uses

Upon special permit issued by the Authority, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses or special uses including, but not limited to, the following applications:

1. Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
2. Construction lighting.
3. Lighting for industrial sites having special requirements, such as petrochemical manufacturing or storage, shipping piers, etc.
4. Parking structures.
5. Urban parks
6. Ornamental and architectural lighting of bridges, public monuments, statuary and public buildings.
7. Theme and amusement parks.
8. Correctional facilities.

To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:

- a. Has sustained every reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Such statement shall be accompanied by the calculations required for the Performance Method.
- b. Employs lighting controls to reduce lighting at a Project Specific Curfew (“Curfew”) time to be established in the Permit.
- c. Complies with the Performance Method after Curfew.

The Authority shall review each such application. A permit may be granted if, upon review, the Authority believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

VI. Existing Lighting

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Amortization

On or before [amortization date], all outdoor lighting shall comply with this Code.

B. New Uses or Structures, or Change of Use

Whenever there is a new use of a property (zoning or variance change) or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations

1. Major Additions.

If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

- a. Additions of 25 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.

- b. Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.

2. Minor Modifications, Additions, or New Lighting Fixtures for Non-residential and Multiple Dwellings

For non-residential and multiple dwellings, all additions, modifications, or replacement of more than 25 percent of outdoor lighting fixtures existing as of the effective date of this Ordinance shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.

Any new lighting shall meet the requirements of this Ordinance.

3. Resumption of Use after Abandonment

If a property with non-conforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

VII. Tables

Table A. Allowed Total Initial Luminaire Lumens per Site for Commercial Outdoor Lighting, Per Parking Space Method

May only be applied to properties up to 10 parking spaces (including handicapped accessible spaces).

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
350 lms/space	490 lms/space	630 lms/space	840 lms/space	1,050 lms/space

Table B. Allowed Total Initial Lumens per Site for Commercial Outdoor Lighting, Hardscape Area Method

May be used for any project. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Base Allowance				
0.5 lumens per SF of Hardscape	1.25 lumens per SF of Hardscape	2.5 lumens per SF of Hardscape	5.0 lumens per SF of Hardscape	7.5 lumens per SF of Hardscape

Table B. Lumen Allowances, in Addition to Base Allowance

	LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Additional allowances for sales and service facilities. No more than two additional allowances per site, Use it or Lose it.					
Outdoor Sales Lots. This allowance is lumens per square foot of un-covered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	0	4 lumens per SF	8 lumens per SF	16 lumens per SF	16 lumens per SF
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area	0	0	1,000 per LF	1,500 per LF	2,000 per LF
Drive Up Windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Vehicle Service Station. This allowance is lumens per installed fuel pump.	0	4,000 lumens per pump (based on 5 fc horiz)	8,000 lumens per pump (based on 10 fc horiz)	16,000 lumens per pump (based on 20 fc horiz)	24,000 lumens per pump (based on 20 fc horiz)

Table C. Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

	LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property lines and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2
Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

*For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered 'ideally oriented', the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

Definitions

Architectural Lighting Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

Authority The adopting municipality, agency or other governing body.

Automatic Time Switch An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.

Backlight For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.

BUG. A luminaire classification system that classifies backlight (B), uplight (U) and glare (G).

Canopy. A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)

Common Outdoor Areas. One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.

Curfew. A time defined by the authority when outdoor lighting is reduced or extinguished.

Emergency Conditions. Generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.

Glare. Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Hardscape. Permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is 10 feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.

Hardscape Area. The area measured in square feet of all hardscape. It is used to calculate the Total Site Lumen Limit in both the Prescriptive Method and Performance Methods. Refer to Hardscape definition.

Lamp. A generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube". Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.

Landscape Lighting. Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.

Light pollution. Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light trespass. Light that falls beyond the property it is intended to illuminate.

Lighting. “Electric” or “man-made” or “artificial” lighting. See “lighting equipment”.

Lighting Zone. An overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.

Low Voltage Landscape Lighting. Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.

Lumen. The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from “watt,” a measure of power consumption).

Luminaire. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire Lumens. For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.

Mounting height. The height of the photometric center of a luminaire above grade level.

New lighting. Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.

Ornamental Lighting. Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or land-scaping, and installed for aesthetic effect.

Outdoor Lighting. Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.

Photoelectric Switch. A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.

Property line. The edges of the legally-defined extent of privately owned property.

Relative photometry. Photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.

Repair(s). The reconstruction or renewal of any part of an existing luminaire for the purpose of its ongoing operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. “Repair” does not include normal relamping or replacement of components including capacitor, ballast or photocell.

Replacement Lighting. Lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.

Sales area. Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.

Seasonal Lighting. Temporary lighting installed and operated in connection with holidays or traditions.

Sky glow. The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Temporary lighting. Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.

Third party. A party contracted to provide lighting, such as a utility company.

Time switch. An automatic lighting control device that switches lights according to time of day.

Uplight. For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE TO
ADD PROVISIONS FOR ACCESSORY DWELLING UNITS
IN THE TOWN OF JASPER, TENNESSEE**

WHEREAS, the Town of Jasper, Tennessee has adopted a zoning ordinance under authority granted in Tennessee Code Annotated (TCA) Section 13-7-201; and

WHEREAS, TCA Section 13-7-204 enables a municipality with the authority to amend zoning ordinances and maps; and

WHEREAS, pursuant to the requirements of TCA, Section 13-7-204, the planning commission has recommended this amendment to the Jasper Board of Mayor and Aldermen, as described herein; and

WHEREAS, pursuant to the requirements of TCA, Section 13-7-203, the Jasper Board of Mayor and Aldermen conducted a public hearing subject to fifteen (15) days notice prior to the final reading and adoption of this ordinance described herein;

NOW THEREFORE BE IT ORDAINED, by the Board of Mayor and Aldermen of the Town of Jasper, Tennessee; that the Jasper Zoning Ordinance be amended as follows,

Section 1: Chapter 2 General Provisions Related to Zoning, Section 14-202. Definitions of the Jasper Zoning Ordinance is amended with the addition of the terms “Accessory Dwelling Unit, Attached” and “Accessory Dwelling Unit, Detached” to be placed in its proper alphabetical order. The terms shall read as follows:

Accessory Dwelling Unit, Attached. A secondary residential unit attached built as part of the principal structure or customary accessory structure such as a detached garage or workshop. Accessory Dwelling Units are 700 square feet or less.

Accessory Dwelling Unit, Detached. A secondary, stand-alone residential unit built on the same lot as a single-family residence. Accessory Dwelling Units are 700 square feet or less.

Section 2: Chapter 7 Exceptions and Modifications of the Jasper Zoning Ordinance shall be amended by adding **Section 14-710 Standards for Accessory Dwelling Units.**

14-710. Standards for Accessory Dwelling Units

1. Intent, Applicability & General Provisions

The intent of this section is to provide regulations for development of Accessory Dwelling Units (ADUs) in a manner which provides for an efficient use of land and provides small-scale infill on lots with single-family dwellings. The intent is also to provide standards which will foster compatibility with surrounding development and reduce impacts of new ADUs on adjacent properties. ADUs

are intended to provide for a larger range of housing options while maintaining residential character of neighborhoods.

General Provisions for ADUs

Applications for an ADU must meet certain conditions. No variances or amendments to the following conditions shall be granted.

- a. The property owner must reside in either the principal structure or the ADU.
- b. Only one ADU is allowed per lot in conjunction with a single-family house. ADUs are not allowed in conjunction with a duplex, multi-family dwelling units, or single-wide mobile homes.
- c. An instrument shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein.
- d. Only one minor or major home-based business may be conducted as a customary home occupation on a lot that contains an ADU. The business may be located in either the principal structure or the ADU.

2. Zones

Site Built Accessory Dwelling Units shall be permitted in any zone that allows residential uses on any parcel suitable for a single-family dwelling. Manufactured ADUs may be permitted on appeal in the R-2 or A-1 zones. ADUs may be permitted on appeal in commercial zones (C-1, C-2 and C-3) if there is a single-family home already located on property in these commercial districts. ADUs are not allowed in conjunction with duplexes or any other multi-family housing, and can only be located on properties with an existing single-family home. Only one (1) ADU is permitted on a single lot in conjunction with one single-family home. Single-wide trailers, RVs, campers, tents, and travel trailers are not approved ADUs.

3. Height and Area Regulations

- a. Height: Detached ADUs cannot exceed twenty-four feet or two stories maximum. Attached ADUs must meet existing height restrictions by zone.
- b. Location: Attached ADUs must be incorporated into the main principal dwelling unit or an existing accessory use (such as garage or workshop) in the rear or side yard. Detached ADUs are permitted in the rear and side yards only. ADUs must be located on the same lot as the primary single-family structure.
- c. Size
 - i. Attached ADU: The maximum size of an ADU shall not exceed 30% of the Principal Dwelling Unit or 700 square feet, whichever is less.
 - ii. Detached ADU: The maximum size of a detached ADU is 50% of the principal dwelling unit or 700 square feet, whichever is less. Non-enclosed breezeways connecting with the primary residence are considered detached ADUs.

- iii. The Board of Zoning Appeals can grant an exception to the above if an existing building or residence is being modified.
 - d. Setbacks:
 - i. Front: Accessory Dwelling Units are not permitted in the front yard between the Principal Dwelling Unit and the front property line.
 - ii. Side and Rear setbacks must follow the setback requirements for accessory uses as required by zone.
 - iii. Detached ADUs must be a minimum of five (5) feet from the principal dwelling.
 - e. Lot Coverage: Total lot coverage for the entire lot including the Principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 30% of the total lot area. The building footprint shall be measured from the outer building wall.
4. Ownership
- a. No more than one Accessory Dwelling Unit shall be permitted on a single lot in conjunction with the Principal Dwelling Unit.
 - b. The Accessory Dwelling unit shall be owned by the same person as the Principal Dwelling Unit and cannot be subdivided or otherwise separated in ownership such that the ADU is located on a different lot than the principal Dwelling Unit. Under no circumstances shall the property be converted into a horizontal ownership regime (timeshare) or a fee simple condominium.
 - c. One of the two dwellings on the property shall be owner occupied. With respect to Accessory Dwelling Units, “owner occupancy” means a property owner, as reflected in real property records, who makes his or her legal residence at the site, as evidenced by voter registration, property deed, or similar means and resides at the site more than six months out of any given year. Owner occupancy may also include a named natural person with an ownership or benefit in a private trust. The Building Inspector may waive this requirement for temporary absences of greater than six months for military service, employment sabbatical, or family medical leave qualified absences.
5. Health and safety requirements.
- a. Site-built and permanently installed ADUs must meet all standards of the Town of Jasper including any applicable building codes. Manufactured homes must meet the Uniform Standards Code for Manufactured Homes and Recreational Vehicles Act, Tennessee Modular Building Act, Tennessee Manufactured Home Installation Act, and National Manufactured Housing Construction and Safety Standards Act of 1974, as may be applicable.
 - b. Plumbing must be connected to an approved subsurface sewage disposal system or public sewer system. Composting toilets, incinerating toilets, and other disposal methods are prohibited. Temporary storage tanks are only allowed in recreational vehicles located within a campground.

- c. Site-installed features such as stairs, decks, handrails, and landings must meet all code requirements of Jasper.
6. Design
 - a. Shipping containers, single-wide trailers, recreational vehicles, campers, and travel trailers shall not be permitted as an Accessory Dwelling Unit upon any lot where an Accessory Dwelling Unit is a permitted use. No structure still on wheels shall be a permitted ADU.
 - b. The Accessory Dwelling Unit shall be of a similar architectural design, style, appearance and character of the Principal Dwelling Unit on the lot including but not limited to, matching façade color and building materials; roof form and pitch; and windows. Manufactured ADUs must also meet these requirements.
7. Parking

A minimum of one parking space per dwelling unit must be provided. Any additional parking space(s) required for an accessory dwelling unit may be provided as tandem parking on an existing driveway. Off-street parking shall be permitted in setback areas consistent with the underlying zoning district requirements
8. Permit Application

Property owners must apply for a permit to build and install an Accessory Dwelling Unit.

 - a. The application shall require architectural drawings and a dimensional floor plan showing cooking, bath and living areas. The drawings must show the inside and outside of the ADU.
 - b. The ADU permit must be issued prior to applying for a building permit.
 - c. A deed restriction shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein.
 - d. Prior to the issuance of a permit, a floor plan and/or architectural renderings must be submitted to the building inspector showing the proposed interior and exterior of the ADU.
 - e. Verification from the state of Tennessee Department of Environment/Division of Ground Water Protection that the individual on-site wastewater treatment or septic system has the capacity to serve the ADU. If served by sewer, the ADU must have approval from the Jasper Sewer Department for connection onto the existing sewer tap serving the primary residence on the property. Also, verification that the ADU can adequately be served by water and electric service providers must be provided.
9. Existing ADUs

Legally created accessory dwellings units established prior to the enactment of these regulations may continue to exist and will be regulated by the conditions under which it was approved.

10. Abandonment of an ADU

A property owner may choose to abandon an ADU by meeting the following criteria:

- a. If attached to the principal residence, then access must be established between the housekeeping units without going outdoors to make the ADU an extension of the existing primary residence.
- b. The kitchen facility must be removed from the ADU so that it is no longer a self-sufficient unit.
- c. Inspections by the Jasper Building Inspector will be required to ensure that all regulations are followed.
- d. An instrument is recorded in the register's office stating that the ADU no longer exists.

Section 3: Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

Section 4: As required by Tennessee Code Annotated (TCA), § 13-7-203, a public hearing subject to fifteen (15) days notice was held, and all of the requirements of TCA, §§ 13-7-201 through 13-7-210 have all been complied with, including the approval of all necessary agencies.

Town of Jasper

4460 Main Street, Jasper, TN 37347
PHONE (423) 942-3180

ACCESSORY DWELLING UNIT (ADU) APPLICATION

Property Owner:

Property Address:		City	State Tennessee	Zip
Mailing Address (if different)		City	State	Zip
Phone Number (day)	Phone Number (mobile)	Fax Number		Email:

NOTE: The development standards that must be met to establish an Accessory Dwelling Unit (ADU) are found in the Town of Jasper Zoning Ordinance (attached). Before completing this application, we recommend that you review these sections and discuss your proposal with the Regional Planner. This Application is intended to be submitted prior to the issuance of a building permit.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

	Tax Map	Group	Parcel	Subdivision Name (if applicable)
1.	Lot Size:	Size of proposed ADU (square feet):		Size of principal residence (excluding garage and utility space):
Are there existing detached accessory structures on the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, please indicate the total square footage of existing detached accessory structures:				

2.	Which method do you plan to use to create the ADU? <input type="checkbox"/> An internal conversion/remodel within an existing, detached single-family dwelling. <input type="checkbox"/> Add new square footage to an existing single-family dwelling. <input type="checkbox"/> Include an ADU within a single-family, detached dwelling at the time of its construction. <input type="checkbox"/> Convert an existing, detached accessory structure. <input type="checkbox"/> Construct a separate, detached ADU on the same lot as the primary dwelling unit.
----	--

3.	Which of the two units will be the designated "owner occupied" unit? <input type="checkbox"/> Principal Dwelling <input type="checkbox"/> Accessory Dwelling Unit
----	---

4.	If the ADU is a new addition or detached building, please provide elevations (drawings) of the ADU with the primary dwelling unit to demonstrate how the ADU matches the design of the existing/principal dwelling with regards to materials, colors, window styles, and roof styles.
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ADDITIONAL REQUIRED INFORMATION:

5.	<input type="checkbox"/> A dimensioned site plan showing the following features must be provided: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <ul style="list-style-type: none"> ▪ Lot lines ▪ Building footprints of all existing and proposed structures ▪ Distances of structures to lot lines ▪ Driveways </td> <td style="width: 50%; border: none;"> <ul style="list-style-type: none"> ▪ Fields line and septic areas ▪ Location of off-street parking in accordance with the Jasper Zoning Ordinance ▪ Proposed ADU entrance locations </td> </tr> </table>	<ul style="list-style-type: none"> ▪ Lot lines ▪ Building footprints of all existing and proposed structures ▪ Distances of structures to lot lines ▪ Driveways 	<ul style="list-style-type: none"> ▪ Fields line and septic areas ▪ Location of off-street parking in accordance with the Jasper Zoning Ordinance ▪ Proposed ADU entrance locations
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	<input type="checkbox"/> A dimensioned floor plan showing cooking, bath and living areas.		

NOTE: Compliance with all applicable requirements must be accomplished and maintained in order to construct/establish and occupy an accessory dwelling unit. By pursuing the authorization for an accessory dwelling unit, you are committing to do such.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature	Applicant's Name (Printed)	Date
-----------------------	----------------------------	------

STAFF USE ONLY

Approved By:	Date:
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Town of Jasper
4460 Main Street, Jasper, TN 37347
PHONE (423) 942-3180

ACCESSORY DWELLING UNITS (ADUs)

INFORMATION AND APPLICATION

Accessory Dwelling Units are habitable living units added to, created within, or detached from a single-family dwelling. These units contain facilities for living, sleeping, eating, cooking and sanitation.

Jasper allows ADUs in its residential zones as long as they meet the criteria of the Jasper Zoning Ordinance. A copy of these regulations are attached. Please refer carefully to the Jasper ADU criteria and permitting requirements when planning your project.

If the proposed ADU fails to meet the criteria outlined in the Zoning Ordinance, the proposed ADU cannot be established unless approved by the Board of Zoning Appeals.

APPLICATION PROCESS

ADU application is attached. We require that the applicant provide certain information to prove that the proposed ADU meets Jasper's standards. This will include a notarized and recorded affidavit by which the property owner agrees to adhere to the ADU standards established in the Town of Jasper Zoning Ordinance, including the requirement that one dwelling unit be owner occupied. The property owner must submit the signed and recorded *Declaration of Covenant for Accessory Dwelling Unit* to Town Hall prior to making application for a Building Permit for the ADU from the Building Inspector. Proof of the recorded Declaration of Covenant must be provided to the Town before the building inspector can issue a certificate of occupancy.

BUILDING PERMIT

Once the ADU permit is approved, the applicant may then apply for a Building Permit. (For more information on the Building Permit process and fees please contact the the Building Inspector.

After Recording, Please Return To:

Town of Jasper Town Hall
4460 Main Street
Jasper, TN 37347

DECLARATION OF COVENANT FOR ACCESSORY DWELLING UNIT

We, the undersigned, hereby certify that we are the owners of real property located in Jasper, Tennessee, legally described as follows:

{INSERT LEGAL DESCRIPTION OF PROPERTY }

This existing residence on said property is identified by the following address:

{INSERT PROPERTY ADDRESS}

WHEREAS, the Owner(s) desire to construct and maintain an Accessory Dwelling Unit (ADU) on the subject property and the Town desires to ensure that the Accessory Dwelling Unit is built and maintained in accordance with the requirements of the Jasper Zoning Ordinance;

WHEREAS, the Owner(s), have read and agree to abide by the Accessory Dwelling Unit standards and criteria set forth in the Jasper Zoning Ordinance;

NOW, THEREFORE, the Owner(s) agree as follows:

In consideration of the issuance by the Town of Jasper of an Accessory Dwelling Unit (ADU) permit for the creation or construction of one ADU, we, the Owner(s) do covenant and agree to and with Jasper, pursuant to the Jasper Zoning Ordinance requirements for ADUs that:

- 1) One of the two dwelling units (either the principal dwelling or ADU) shall be occupied by the owner of the property, as the property owner's principal and permanent residence, for at least six (6) months out of the year;
- 2) and, The accessory dwelling unit (ADU) shall maintain its architectural compatibility with the primary residence.

The Owner(s) further covenant and agree that in the event there is a violation of any of the above conditions, or the standards contained in the Jasper Zoning Ordinance, the ADU approval shall be revoked, occupancy of the ADU shall immediately cease, and the Owner(s) shall provide for the removal or legal reuse of all improvements added to create the ADU.

In the event that the ownership of this property is to be transferred, the Owner(s) further agree to inform any prospective purchasers of the existence of this agreement and of the need to maintain compliance with the Town of Jasper's ADU requirements.

This covenant and agreement shall run with the land and shall be binding upon the Owner(s), their successors, and assignees in interest, and shall continue in effect so long as said Accessory Dwelling Unit shall remain, unless otherwise released or revoked by authority of the Jasper Municipal Planning Commission.

Dated this _____ day of _____, 20__.

Owner

Owner(s) Signature

Witness my hand and official seal at _____, Tennessee, this ____ day of _____, 20__.

My Commission Expires: _____

Notary Public

THEREFORE, BE IT FURTHER ORDAINED, that this ordinance shall become effective upon final reading and passage by the Jasper Board of Mayor and Aldermen, **THE PUBLIC WELFARE REQUIRING IT.**

FIRST READING: _____ **Ayes** _____ **Nays** _____

FINAL READING: _____ **Ayes** _____ **Nays** _____

Mayor

Approved as to Form

ATTEST _____

City Recorder

Town Attorney

Date of Public Hearing: _____

A signed copy of this ordinance shall be returned to the Southeast Tennessee Development District to be incorporated in the official Zoning Ordinance for the Town of Jasper.

Monteagle Regional Planning Commission
Tuesday, July 5th, 2022, 6:00 P.M. CDT – Minutes

Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356

Agenda

I. Call to Order

Ms. Iva Michelle Russell called the meeting to order at 6:01 P.M., July 5th, 2022.

Present: Richard Black, Vice Chair; Janet Miller-Schmidt, Secretary; Dorraine Parmley; Peter Beasley; Ed Provost; and Mayor Marilyn Rodman

II. Approval of the minutes of the previous meeting

A. June 7th, 2022

1. Mr. Beasley made a motion, seconded by Mr. Black to approve the minutes distributed. The motion passed.

III. Staff and Community Reports

A. Building Inspector, Earl Geary – No report

B. Southeast Tennessee Regional Planning Commission, Regional Planner, Anya Shalun – No Report

IV. Old Business

A. Joint IDA-IES Model Lighting Ordinance

Mr. Nate Wilson and Ms. Shalun are in discussion about an approved lighting list. Then this list would be added to the approved sight plan requirements. There will be a separate workshop regarding the lighting in the commercial/business area of Monteagle.

B. Discussion on Permitting Apartments in C-2

Ms. Shalun advises not to add Apartments to C-2, but suggests if Apartments are added to C-2, that the amended ordinance for C-2 would be “permitted” use only. Then the request for Apartments would be reviewed by the BZA (Board of Zoning Appeals). The minutes of the BZA and the Planning Commission would have to be very explicit and the effect on the neighbors would be considered and important. All of the Commissioners agree there is a need for apartments in the Town of Monteagle. The site plan would have to be explicit; Zoning Ordinances are as follows: C-1 - Residential, C-2 – No Residential and R-3 – apartments.

Ms. Miller-Schmidt made a motion, seconded by Mr. Beasley, to recommend to the Town Council to consider amending ordinance 501 Section ??????, by adding “Special Exception Use on Individual Review”. Ms. Russell called a voice vote: Black, Nay; Beasley, Yes, Miller-Schmidt, Yes; Parmley, Yes; Provost, Yes; Russell, Yes. The motion passed.

C. 740 W. Main Street – Site Plan

No one present from this Project which requires landscaping site plan approved by TDOT because it is situated on State Hwy 41. Mr. Provost made a motion, seconded by Mr. Black, to turn down the 740 W. Main Street plan. It is presumed there will be a resubmitted site plan with the corrections including the landscaping and the TDOT approval.

V. New Business

A. Discussion on lowering acreage in agricultural land use C-2 (Iva Michelle Russell)

Ms. Russell stated Mr. Dale Layne would like to have animals on his 36 acres on Hwy 41.

During discussion, Mr. Geary mentioned that only 18 acres are in the Town of Monteagle limits. The ordinances require 50 acres for animals to be allowed. Ms. Miller-Schmidt, Mr. Black, Mr. Beasley and Mr. Provost each expressed their opinion that the current 50 acres should stand with no exception.

B. Discussing Urban Growth Boundary (Iva Michelle Russell)

Urban Growth Boundary is completely out of the Town of Monteagle Regional Planning Commission realm. Mr. Geary told the commissioners a Special Board of County Mayors have authority over subdivision zoning restrictions.

C. Pilot Expansion Site Plan (Geoff Johnson)

Mr. Johnson distributed large pages of the proposed site plan with alternative landscaping. Ms. Shalun explained that the alternative landscaping met landscaping requirements. Mr. Provost made a motion, seconded by Mr. Beasley, to approve the site-plan as present by Mr. Johnson. Prior to the vote, Mayor Rodman recused herself from the vote because her spouse, Ron Rodman, is employed by Pilot. The motion passed.

D. Preliminary Plat for Wren's Nest Hideaway (Tom Kale)

Mr. Kale was not present.

VI. Hearing of Persons Having Business Before the Commission

Mr. Dean Lay came before the Commission to discuss his understanding of the Regulations and ordinances regarding distilleries in Monteagle. Mr. Lay feels there are discrepancies regarding distilleries. Questions: MTAS says distilleries cannot stand alone. Can distilleries be allowed in C-1, C-2 or C-3. In C-3 is a stand-alone distillery allowed or does it have to have 50% food sales. Page 32, ordinance 510 and page 36 were cited by Mr. Lay as misleading. Can C-1 or C-2 have a distillery. Mayor Rodman requested Mr. Lay to explain what street was Mr. Lay trying to get an answer. He said he has a client interested in building a distillery on Monteagle Square Street near the Sonic and he did not want to advise the client incorrectly about the property's ability to be used for a distillery. Mr. Lay would like to have an answer regarding the ability to have or not have a distillery on that property. Further research is required and deferred to Ms. Shalun.

Mr. Geary brought up a request by Mr. Lay for a business to have a fenced Conex Container storage facility. Mr. Lay responded, explaining the property is zoned C-3 there would be no office on the property, only fences. He plans to rent and sell the containers. He will be receiving 10 containers on July 15. Mr. Lay and Mr. Geary agreed that no site plan is required if there is not permanent building on the land. Ms. Miller-Schmidt asked where this site is in relation to the interstate. Mr. Lay explained the property is on the far side of the I-24 exit 135. There are 6 acres in two tracts of land. Further discussion regarding this cite required.

VII. Adjournment

Mr. Black made a motion, seconded by Mr. Provost, to adjourn the meeting. The meeting was adjourned at 6:52 p.m. Next Regularly Scheduled Meeting: August 2nd, 2022

Iva Michelle Russell, Chairman

Janet Miller-Schmidt, Secretary

DEAN LAY/Dixie Lee Avenue S/D

A Minor Division

THIS IS A BOUNDARY LINE SURVEY. There is absolutely no certification made as to the existence or non-existence of any other survey or subdivision of the same or adjacent lands. The surveyor is not responsible for the accuracy of the deed or other documents which would affect the land shown hereon, unless the same are clearly shown and labeled as such hereon. Buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon, shall not constitute a warranty or implied warranty of their location, area, or other features that could be detected topographic.

EVERY PARTMENT of record reviewed and method as a file combination, nor results of this search were furnished to me. There may exist other documents which would affect this parcel. The word "verify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or implied warranty of their location, area, or other features that could be detected topographic.

Certification of Ownership and Definition

It is hereby certified that the owner of the property shown and described herein and that he hereby designates the plan of subdivision as his or her consent, contain the name and address of the person or persons who are to be the grantee or grantees, and that the subdivision is in accordance with the provisions of the laws of the State of Tennessee.

DATE

DATE: 09/27/2022

Certification of Approval of State Disposal Agency

It is hereby certified that the plan of subdivision is in accordance with the provisions of the laws of the State of Tennessee.

DATE

DATE: 09/27/2022

Certification of Approval of Electric Power Utility

It is hereby certified that the plan of subdivision is in accordance with the provisions of the laws of the State of Tennessee.

DATE

DATE: 09/27/2022

Certification of Approval of Streets and Drainage System

It is hereby certified that the plan of subdivision is in accordance with the provisions of the laws of the State of Tennessee.

DATE

DATE: 09/27/2022

Certification by Planning Commission of Approval for Rezoning
All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of Knoxville, Tennessee, this final plan was given final approval by the Knoxville Regional Planning Commission.

DATE

DATE: 09/27/2022

Certification of E-911 Approval
It is hereby certified that the subdivision plan including road names and final that it conforms to the county's E-911 Requirements.

DATE

DATE: 09/27/2022

NOTE:

1. OWNER: DEAN & JACQUELYN PO BOX 9 MONTICELLO, TN 37356

2. Prior and Last Deed References Lot 1 & Lot 2: DATED 10/08/83 PAGE 781

3. Lot 1 & Lot 2 have existing septic systems and the locations are unknown to this Surveyor.

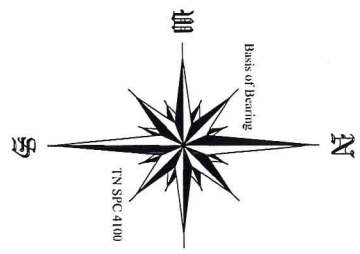
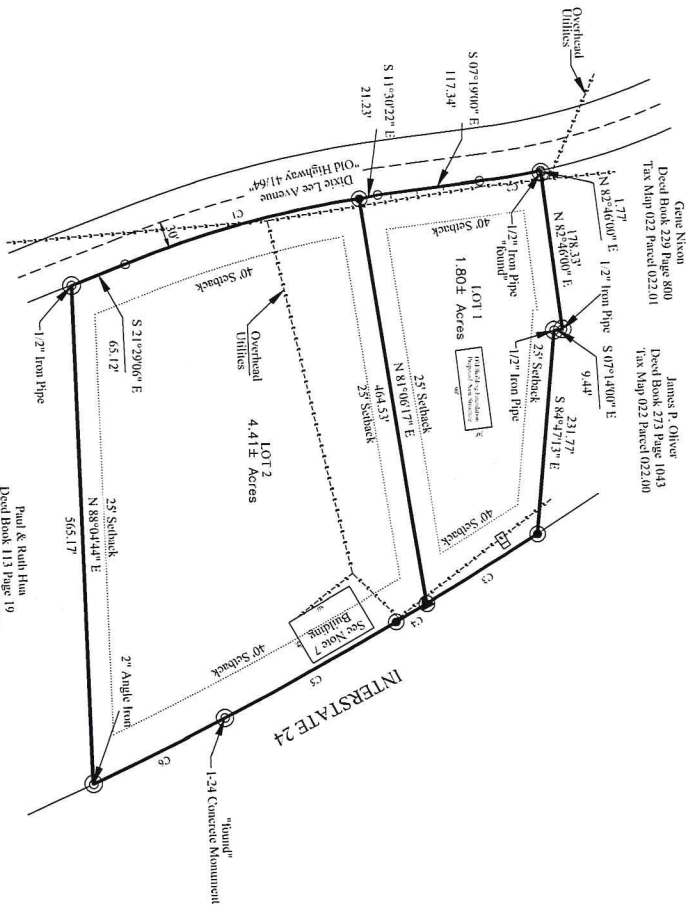
4. Structures shown hereon are existing as noted.

5. Zone C-3 Interchange Commercial District

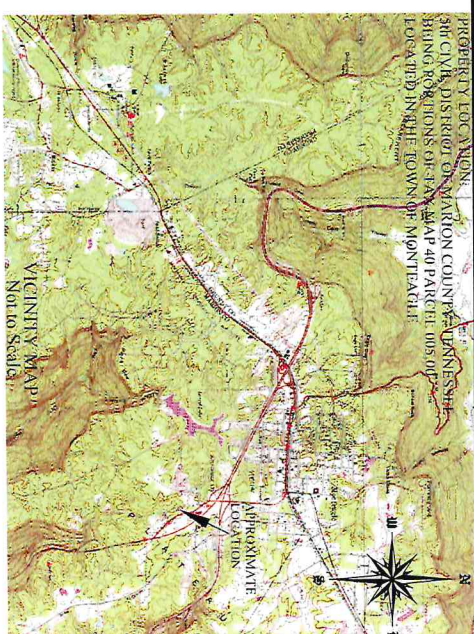
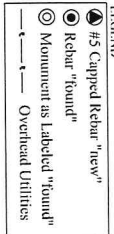
6. John Cochran with Knoxville Utilities reported to me that the 6" water line and 6" sewer lines runs in front of Lot 1 & 2 along Dixie Lee Ave.

7. A wettable septic system will need to be granted from the Monticello Planning Commission for the existing building on Lot 2.

8. Interstate 24 data taken from State of Tennessee D.O.T. Bureau of Highways plans dated 1984 having a project number of "24-21".



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1132.72	277.64	376.65	N 15°08'28\"/>	



THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTANTIONS AND OWNERS AND IS INVALID WITHOUT THE SIGNATURE OF THE SURVEYOR.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CERTIFIED PROFESSIONAL SURVEYOR. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

STATE: CONGRESS DISTRICT 045 (Congressional District 045)
 COUNTY: DEKALB
 POSITIONAL ACCURACY: NORMALIZED RMS: 0.574
 Type of GPS field procedure: Static & Real Time Kinematic
 Date of survey: 7-19-2022
 Datum Epoch: TN SPC (4100)
 REF FRAME: NAD 83 (2011) EPOCH 11.2010 (0000)
 Published/Processed name: OPUS
 Ground Model: g201807
 Combined grid factor: 0.99991749



It is certified that this plan is true and correct and was prepared from an actual survey of the property by me or under my supervision, all measurements shown herein actually exist or are marked as 'found', and their locations, size, type and material are correct. I possess all engineering requirements of the State of Tennessee, and I am duly licensed as a Professional Land Surveyor. The survey was completed with the following surveying devices with a precision greater than 1/10,000.

SCALE: 1" = 100'

1 inch = 100 Feet

LAND SURVEYING & FORESTRY

LAND SURVEYING & FORESTRY
 3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
 (931) 598-0314

DATE: July 27, 2022

SCALE: 1" = 100'

SURVEYED BY: MAB, JMB

DRAWN BY: JMB

SURVEY FOR: DEAN LAY

FILED: 7-19-2022 Dec TOWN 5-18-15

DEAN LAY/Dixie Lee Avenue S/D

A Minor Division

This is a final plan and needs to be filed as one

EVERY ELEMENT of record reviewed and considered as a part of the survey. The surveyor is responsible for the accuracy of the information made as to the existence or nonexistence of the following: easements, encumbrances or rights of way, unless otherwise indicated on the plan. The surveyor is not responsible for the accuracy of the information made as to the existence or nonexistence of such easements, encumbrances or rights of way, unless otherwise indicated on the plan. The surveyor is not responsible for the accuracy of the information made as to the existence or nonexistence of such easements, encumbrances or rights of way, unless otherwise indicated on the plan. The surveyor is not responsible for the accuracy of the information made as to the existence or nonexistence of such easements, encumbrances or rights of way, unless otherwise indicated on the plan.

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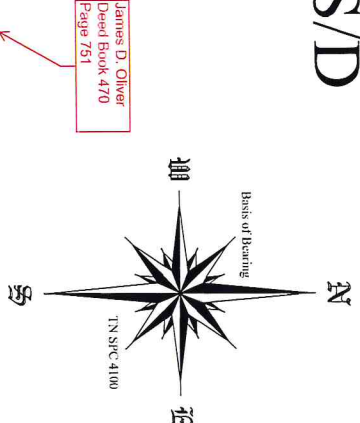
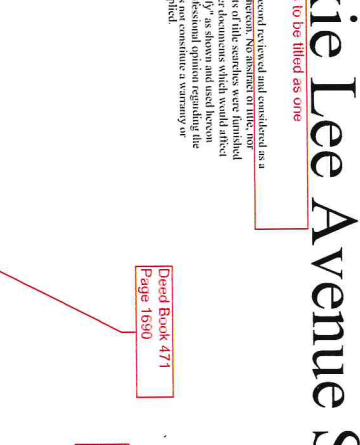
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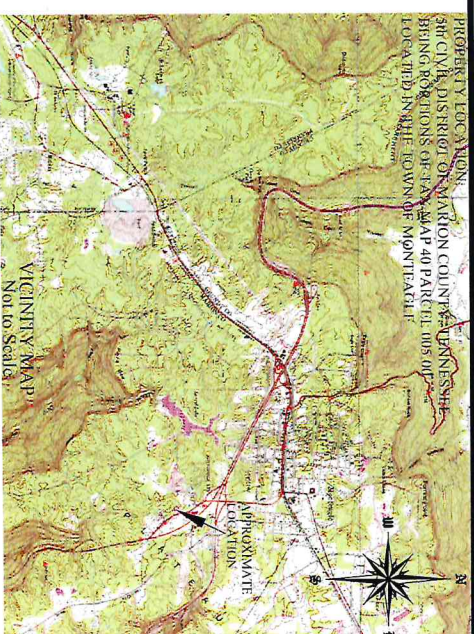
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REVIEWED
By Anya Shaolin at 11:47 am, Aug 02, 2022



STATUTE CONTROL POINT (45' Capred Rebar)
N 99143.99(10) E 0.19(22) 100.00 ± 0.00 ± 0.00
Pointed Accuracy: ± 10.00 ± 0.00 ± 0.00
Type of GPS: Real Time Kinematic
Date of Survey: 7-19-2022
Datum Epoch: TN SFC(4100)
REF FRAME: NAD 83(2011) EPOCH(1) 2010(1000)
Published/Fixed-control use: OPCS
Ground Model: g201807
Combined grid function (s): 0.99991749



It is certified that this plan is true and correct and was prepared from an actual survey of the property by me or under my supervision. All monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown, all engineering requirements of the Subdivision Regulations of Montague, Tennessee have been fully complied with, and the boundary survey closes with a precision greater than 1:10,000.

- 1. Lot 1 & Lot 2 have existing septic systems and the locations are unknown to this surveyor.
- 2. Structures shown hereon are existing as noted.
- 3. Zone: C-3 Interchange Commercial District
- 4. Substacks are: 40' Front & Rear, 25' Side
- 5. John Conner with Montague Utilities reported to 15155 from of Lot 1 & 2 along Dixie Lee Ave.
- 6. A septic system will need to be installed from building on lot 2.
- 7. A septic planning commission for the existing building on lot 2.
- 8. Intersect 24 data taken from State of Tennessee D.O.T. Bureau of Highway plans dated 1984 having a project number of "1-24-2".

CHANCE	REMARKS	APPROXIMATE	GENERAL DIRECTION	GENERAL DIRECTION	DELTA ANGLE
C1	751.47'	70.21'	S 70.21°	N 15.08° 58' W	14.6232°
C2	448.66'	40.17'	S 40.17°	N 15.08° 58' W	5.2113°
C3	448.66'	40.17'	S 40.17°	S 70.21°	1.8423°
C4	448.66'	40.17'	S 40.17°	S 30.27°	0.7052°
C5	448.66'	224.16'	S 224.16'	S 28.825°	2.5152°
C6	448.66'	106.76'	S 106.76'	S 28.100°	2.0731°

LAND SURVEYING & FORESTRY
DATE: July 27, 2022
SCALE: 1" = 100'
SURVEYED BY: MAB, JMB
DRAWN BY: JMB
3001 JUMBOFF MOUNTAIN ROAD / SEWANEE, TN 37375
SURVEY FOR: DEAN LAY
FILER: TTOWN 5-18-15