



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 13, 2023

SUBJECT: October 19, 2023 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, October 19, 2023 at 5:00 pm at the Cumberland County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of September , 2023 minutes.
3. Public Hearing and Consideration of extending Swan Road from 0.37 miles to 0.93 miles on the county road list.
4. Consideration of eighteen (18) foot front setback variance for Dollar General located on Mayland Road and Highway 70N.
5. Staff Report—Camp Nakanwana Division, Otto Division, Cook Combination and Rick Thompson Home Builder, LLC Combination.
6. Discussion regarding the adoption of the 2024 Cumberland County Road List.
7. Election of Officers.
8. Discussion regarding Byrd’s Creek Drive.
9. Other business as necessary.
10. Adjourn.

CTL

*See Agenda Review

Shane Flowers ___Katie Hardt ___Terry Lowe ___Wendall Wilson ___David Gibson ___

Kelli Tipton ___ John Wedgeworth ___ John Stubbs ___ Linda Clark ___ Stanley Hall-Road Superintendent ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 19, 2023

Camp Nakanawa Division—Final

Camp Nakanawa submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located near Jr. Camp Road. The proposed new lot would consist of 0.77 acres and an existing residential structure. The proposed new lot will have access to Jr. Camp Road via a twenty-five (25) foot ingress/egress easement. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Otto Division—Final

Josh Otto submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Plateau Road. The proposed new lot would consist of 3.84 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

Cook Combination—Final

Wendell Cook submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Havenridge Place and Havenridge Circle. The proposed new lot would consist of 1.02 acres and an existing residential structure. The proposed new lot would be served by an existing six (4) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Rick Thompson Home Builder, LLC Combination—Final

Rick Thompson Home Builder, LLC submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Albemarle Circle. The proposed new lot would consist of 0.52 acres and is currently vacant. The proposed new lot would be served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Shane Flowers ___ Katie Hardt ___ Terry Lowe ___ Wendall Wilson ___ David Gibson ___

Kelli Tipton ___ John Wedgeworth ___ John Stubbs ___ Linda Clark ___ Stanley Hall-Road Superintendent ___

**MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 21, 2023**

MEMBERS PRESENT

David Gibson
Terry Lowe
Linda Clark
Wendall Wilson
John Stubbs
Katie Hardt
Kelli Tipton
John Wedgeworth
Shane Flowers

MEMBERS ABSENT

None

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Charles Cobb
Stanley Hall, Road Superintendent
Robert Shepherd
John Looney
Larry Seiber
Roy Meadows
Taylor Dillehay
Donald Brian Beech
Donnie Hall
Darrell Threet

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman Wendall Wilson called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:00 P.M. on September 21, 2023 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF AUGUST 17, 2023 MINUTES

After calling the meeting to order, Chairman Wilson asked for approval of the August 17, 2023 minutes. David Gibson made a motion to dispense with the reading of the minutes and approve the minutes as presented. Kelli Tipton seconded and the motion passed with a vote of all ayes.

ITEM 3: PUBLIC HEARING AND CONSIDERATION OF EXTENDING PARNELL ROAD FROM 0.37 MILES TO 0.93 MILES ON THE COUNTY ROAD LIST

At the July 20, 2023 meeting, Staff Planner presented a request on behalf of Brian Beech, Stephan Frantzen and Luke Gulczynski to extend Parnell Road from 0.37 miles of maintained road to 0.93 miles of maintained road. Staff Planner stated each of the petitioners owns property on Parnell Road that is not maintained by the county. Each of the petitioners stated that they assumed that the county maintained that section of the road when they purchased their property. Road Superintendent Stanley Hall stated that if the road was extended there could be a potential issue with maintaining one section of the right-of-way. Member Terry Lowe stated that the county has maintained that section of Parnell Road for years and is in favor of the extension. After discussion, Vice-Chairman Wilson requested that Staff Planner schedule a public hearing for the aforementioned request on August 17, 2023 at 5 PM. At the September 21, 2023 meeting, Chairman Wilson closed the PC and opened a public hearing to receive comments regarding the aforementioned request. John Looney stated that he is the owner of Cumberland Mountain Farm LLC and is an affected property owner. Looney stated that he is not opposed to the extension. With no further public comment, Chairman Wilson closed the public hearing and reopened the PC meeting. After discussion, Terry Lowe made a motion to recommend to the environmental committee to extend Parnell Road from 0.37 mile to 0.93 miles on the county road list. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 4: PUBLIC HEARING AND CONSIDERATION OF EXTENDING KEATING LOOP FROM 0.26 MILES TO 0.54 MILES ON THE COUNTY ROAD LIST

At the July 20, 2023 meeting, Road Superintendent Stanley Hall addressed the PC and stated that he would like to request the extension of Keating Loop from 0.26 miles to 0.54 miles on the county road list. Hall stated that he believes that the omission of this section of Keating Loop from the county road list is a clerical error. Hall stated that both sides of this section of Keating Loop are on the county road list. After discussion, Vice-Chairman Wilson requested that Staff Planner schedule a public hearing for the aforementioned request on August 17, 2023 at 5 PM. At the September 21, 2023 meeting, Chairman Wilson closed the PC and opened a public hearing to receive comments regarding the aforementioned request. With no public comment, Chairman Wilson closed the public hearing and reopened the PC meeting. After discussion, David Gibson made a motion to recommend to the environmental committee to extend Keating Loop from 0.26 miles to 0.54 miles on the county road list. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 5: PUBLIC HEARING AND CONSIDERATION OF EXTENDING MAYFAIR DRIVE FROM 0.22 MILES TO 0.25 MILES ON THE COUNTY ROAD LIST

At the August 17, 2023 meeting, Road Superintendent Stanley Hall addressed the PC and requested that Mayfair Drive be extended from 0.22 miles to 0.25 miles on the county road list. After discussion, Chairman Wilson requested that Staff Planner schedule a public hearing for the aforementioned request at the September 21, 2023 meeting. At the September 21, 2023 meeting, Chairman Wilson closed the PC and opened a public hearing to receive comments regarding the aforementioned request. Robert Shepherd stated that he was the only affected property owner and that he was in favor of the request. With no further public comment, Chairman Wilson closed the public hearing and reopened the PC meeting. After discussion, John Stubbs made a motion to recommend to the environmental committee to extend Mayfair Drive from 0.22 miles to 0.25 miles on the county road list. David Gibson seconded and the motion passed with a vote of all ayes.

ITEM 6: STAFF REPORT

Staff Planner presented a report for seven (7) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Delk Division—Final

Jennie Delk submitted a final subdivision plat for the purpose of subdividing 6.21 acres into two (2) proposed new lots located on Highway 68. Lot 1 would consist of 3.40 acres and an existing residential structure. Lot 2 would consist of 2.97 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 would have access to Highway 68 via a twenty-five (25) foot ingress/egress easement. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

Kendrick Division—Final

David Kendrick submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on McCampbell Road. The proposed new lot would consist of 2.17 acres, an existing residential structure and three (3) existing accessory structures. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Norris Division—Final

Jack Norris submitted a final subdivision plat for the purpose of subdividing 4.246 acres into two (2) proposed new lots located on Highway 70E and Highland Lane. Lot 1 would consist of 2.185 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 2.061 acres, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing ten (10) inch water line, an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Sherrill Division—Final

Larry Sherrill submitted a final subdivision plat for the purpose of subdividing 2.12 acres into two (2) proposed new lots located on Hyder Loop. Lot 1 would consist of 1.47 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 0.75 acres and is currently vacant. The proposed new lots would be served by an existing ten (10) inch water line, an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Hyder Combination—Final

Mark Hyder submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bay Colony Terrace. The proposed new lot would consist of 2.021 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Balona Adjustment—Final

Kyle Balona submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Plateau Road. After the adjustment, Lot 1 would consist of 1.59 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing six (6) water line and would comply with all Cumberland County Subdivision Regulations.

Smith Adjustment—Final

Ronald Smith submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Shadow Mountain Drive and Dunbar Road. After the adjustment, Lot 1 would consist of 2.20 acres and an existing residential structure. Lot 2 would consist of 1.30 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

ITEM 7: DISCUSSION REGARDING SWAN ROAD

Staff Planner presented a request on behalf of five (5) property owners that live on Swan Road (a county road). Trey Kerley and Jonathan Presley addressed the PC and stated that they would request the Swan Road be extended from 0.45 miles to 0.93 miles on the county road list. After discussion, it was determined that not all of the affected property owners have signed the petition. Staff Planner stated that all affected property owners should sign the petition before the public hearing. After further discussion, After discussion, Linda Clark made a motion to request that Staff Planner schedule a public hearing for the aforementioned request at the October 19, 2023 meeting. John Wedgeworth seconded and the motion passed with a vote of all ayes.

ITEM 8: OTHER BUSINESS AS NECESSARY

PC member Terry Lowe presented a request on behalf of several citizens to add Byrd's Creek Drive to the county road list. Lowe stated that request would include the entirety of Byrd's Creek Drive which would begin at the Highland Lane intersection and conclude on the other side of an existing bridge at the Larry Seiber property. Seiber and Roy Meadows both stated that they own property on Byrd's Creek Drive and that the road and bridge are nearly impassable. Meadows claimed that the county has maintained the road for years and that

the county built the bridge located at the end of the road. Meadows stated that the bridge would need immediate repair. Staff Planner, Attorney Philip Burnett and Secretary Linda Clark all had concerns regarding the immediate maintenance requirements of the bridge. Burnett stated that the volume of water flow should be tested by an engineer. Lowe requested that Stanley Hall seek a feasibility study to determine the cost of the bridge maintenance. During discussion, the PC requested that Hall attempt to obtain a cost estimate to repair the bridge and to bring the road up to county standards. PC member David Gibson stated that the residents of Byrd's Creek Drive should submit a petition to the County Highway Department to be added to the road list. Also, during other business, Taylor Dillehay presented a subdivision plat on behalf of Glenn Fuselier. The proposed division did not meet the road frontage requirements of the subdivision regulations and was withdrawn by Dillehay from consideration.

With no other business, David Gibson made a motion was made by to adjourn. John Stubbs seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for September 21, 2023.

CTL

Chairperson

Date

Secretary

Date

PERONE PROPERTY

NOTES:

THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

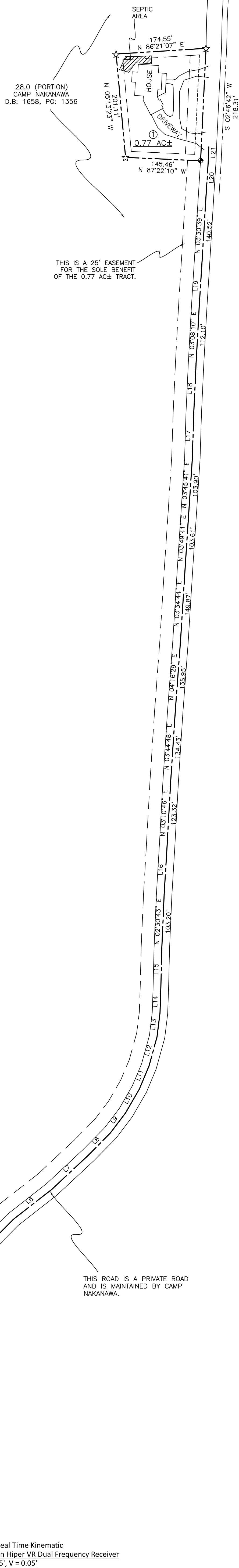
THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

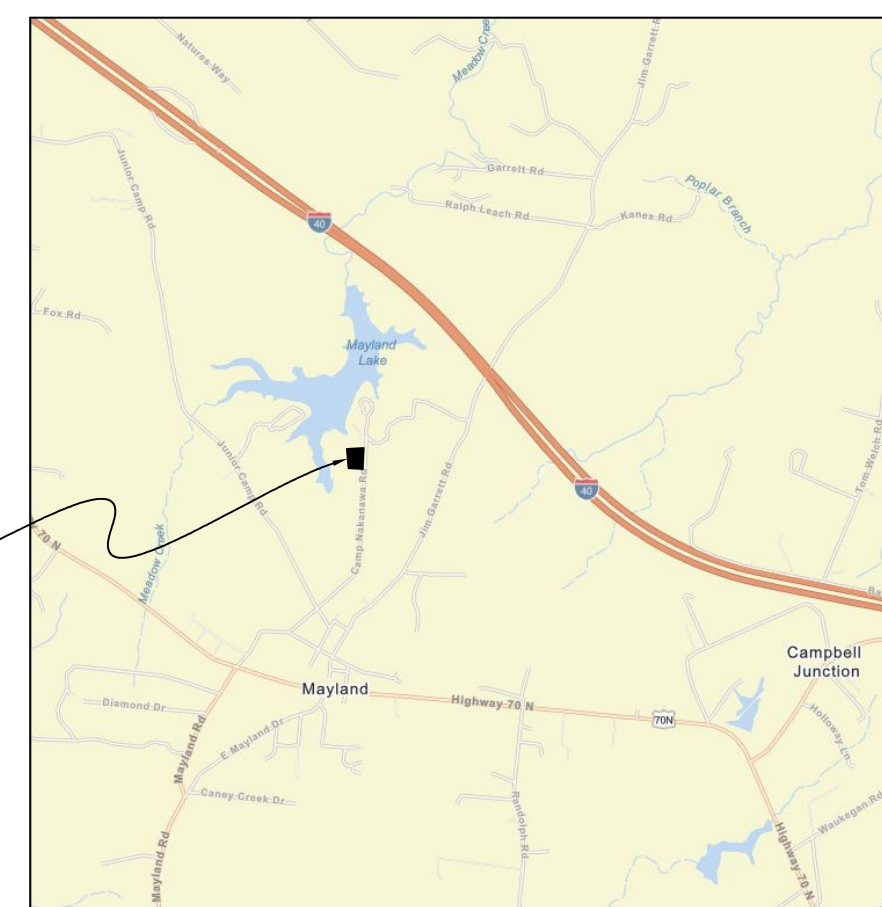
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0150D.

28.0 (PORTION)
CAMP NAKANAWA
D.B. 1658, PG. 1356



THIS IS A 25' EASEMENT FOR THE SOLE BENEFIT OF THE 0.77 AC± TRACT.

SITE



LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- ⊕ N.P. MAGNETIC NAIL
- PROPERTY LINE
- - - - ADJOINING PROPERTY LINE
- ==== ROAD RIGHT OF WAY

CERTIFICATE 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) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Fugh, Jr., R.L.S. #699
Tennessee Registration
107 Livingston Road
Crossville, TN 38555

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date _____ Signature of Public Works Director
or Water Superintendent _____

CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date _____ Signature of Public Works Director
or County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

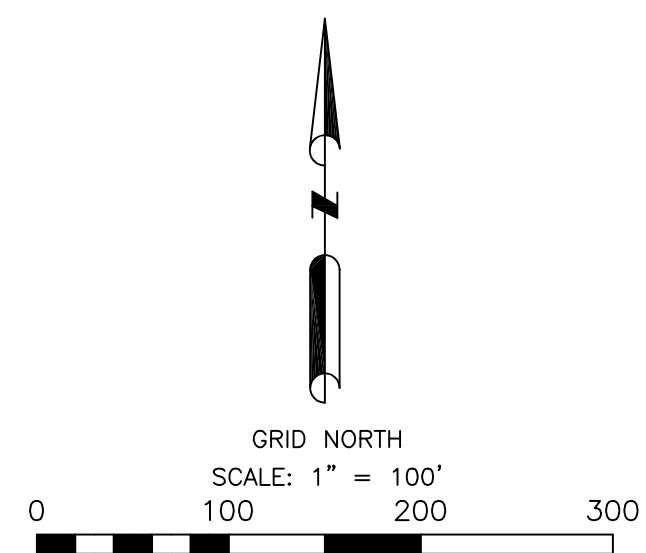
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
Cumberland Regional Planning Commission _____

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: September 12, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMOUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: 0.9998647152

LINE	BEARING	DISTANCE
L1	N 48°59'07" E	38.95'
L2	N 49°06'12" E	77.62'
L3	N 46°59'34" E	98.71'
L4	N 47°44'38" E	96.10'
L5	N 44°41'02" E	99.74'
L6	N 51°58'56" E	95.71'
L7	N 46°55'32" E	96.57'
L8	N 44°38'47" E	60.37'
L9	N 37°10'44" E	48.87'
L10	N 30°00'38" E	52.92'
L11	N 22°42'43" E	48.42'
L12	N 15°23'41" E	58.53'
L13	N 07°02'08" E	47.07'
L14	N 02°00'02" E	44.38'
L15	N 01°25'56" E	81.18'
L16	N 03°24'21" E	96.95'
L17	N 01°48'16" E	86.95'
L18	N 02°39'30" E	96.64'
L19	N 03°36'18" E	75.99'
L20	N 03°40'46" E	64.48'
L21	N 01°48'06" E	27.99'



MID-STATE SURVEYING
P.O. BOX 212 80 WEST AVE.
CROSSVILLE, TENNESSEE

FINAL PLAT
PERONE PROPERTY
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

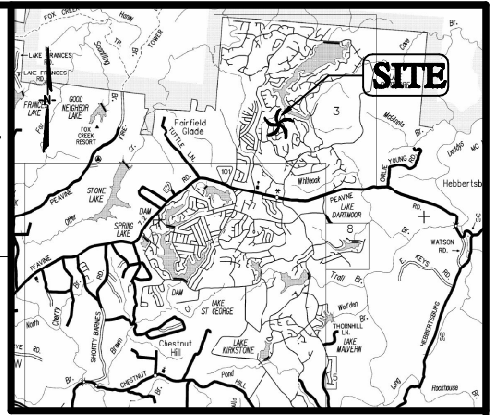
OWNER: CAMP NAKANAWA ADDRESS: 1084 CAMP NAKANAWA RD. CROSSVILLE, TN 38571 TELEPHONE: (931) 260-8244	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	ACREAGE SUBDIVIDED: 0.77 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DEED BOOK: 1658 PAGE: 1356
TAX MAP: 35 PARCEL: 28.0 (PORTION) GROUP: _____	JOB NUMBER: 23195 DRAWING NUMBER: 23195-ROBINREC DRAWN BY: ROBIN POWERS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Cumberland County Regional Planning Commission.



Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____

Date Signed _____ Registered Land Surveyor
 Tennessee Number: 2635

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County
 Planning Commission

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I and IV" survey and the ratio of precision of the unadjusted traverse is greater than 1:10,000.

Rusty Norrod
 Rusty Norrod, R.L.S. #2635, Date 10-5-2023
 Clinton Surveying, LLC
 380 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

Norman Sanford
 (Map 65K "H" 11.00)
 (RB 1034, Page 717)

"Trent"
 (PB 8, Page 267)
 Block 3, Lot 107

Robert & Joyce Ann Lee
 (Map 65K "H" 10.00)
 (RB 1075, Page 572)

"Trent"
 (PB 8, Page 267)
 Block 3, Lot 106

Maria Ferrer
 (Map 65K "H" 31.00)
 (RB 1640, Page 1953)

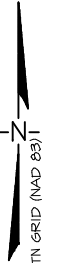
"Trent"
 (PB 8, Page 267)
 Block 3, Lot 127

Lloyd Smith
 (Map 65K "H" 13.00)
 (RB 1513, Page 1168)

"Trent"
 (PB 8, Page 267)
 Block 3, Lot 109

Lloyd Smith &
 Karla Stith
 (Map 65K "H" 29.00)
 (RB 1513, Page 1166)

"Trent"
 (PB 8, Page 267)
 Block 3, Lot 125



Legend

- 1/2" Rebar (O)
- ▲ 1/2" Rebar (N)
- ⊙ Utility Pole
- E— Electric Line
- S— Sewer Line
- W— Water Line
- MBSL = Minimum Building Setback Lines

NOTES:

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Tax Map 065K Group H
 Parcel 12.00 : RB 1540, Page 1342
 Parcel 30.00 : RB 1680, Page 268
4. Any future construction must fall within the current setback restrictions.
5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
6. No areas of the subject property depicted on this plat are in a Special Flood Hazard Area according to the FEMA FIRM # 47035C0195D, Dated 11/16/07.

BOUNDARY LINE/CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	57.24'	S88°48'16"E	276.91'	11°50'38"	57.14'	28.72'
L1	47.89'	N83°08'21"W				
C2	93.99'	S75°01'05"W	194.89'	27°37'52"	93.08'	47.93'
L2	23.95'	N49°57'07"E				

Project #23-119

**FINAL PLAT OF
 COOK COMBINATION**
 "Trent"
 Block 3 Lots 108 & 126 Combination"
 (Plat Book 8, Page 267)
 PRESENTED TO
 CUMBERLAND COUNTY PLANNING COMMISSION
 2nd Civil District, Cumberland County, Tennessee

OWNER: Wendell & Adria Cook ADDRESS: 132 Havenridge Circle Cookeville, TN 38558 TELEPHONE: 931-202-5253	SURVEYOR: Clinton Surveying LLC ADDRESS: 380 S. Lowe Ave, Suite 6 Cookeville, TN 38501 TELEPHONE: 931-372-0146
ENGINEER: NA ADDRESS: NA TELEPHONE: NA	ACREAGE SUBDIVIDED: 1.02 Acres NUMBER OF LOTS: 01 SCALE: 1" = 50' DATE: 10-04-23 TAX MAP REFERENCE: MAP 65K "H" Parcels 12 & 30

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Cumberland County Regional Planning Commission.

Date Signed _____ Registered Land Surveyor _____
 Tennessee Number: 2635

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the for recording in the Office of the Register of Deeds of Cumberland County Planning Commission, and that said plat has been approved County, Tennessee.

Date Signed _____ Secretary, Cumberland County _____
 Planning Commission

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed _____ Signature of Cumberland County _____
 Road Superintendent

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) field survey: July 25th, 2023
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) Combined Scale Factor (Used): 1.0000000

GRAPHIC SCALE 1" = 100'



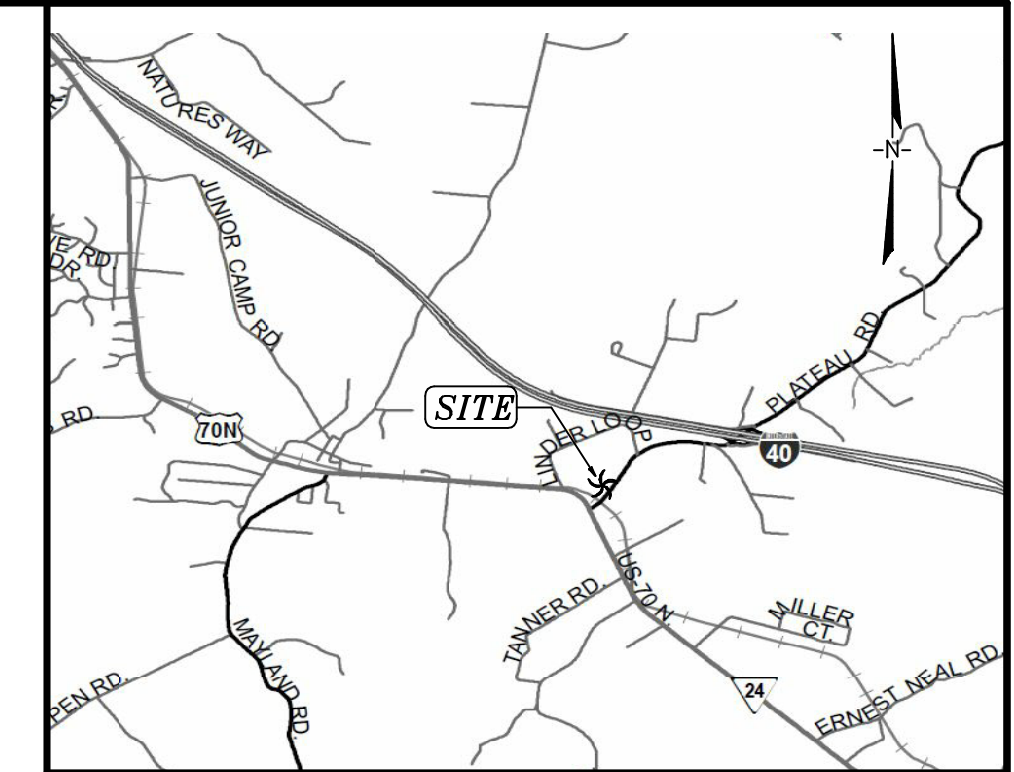
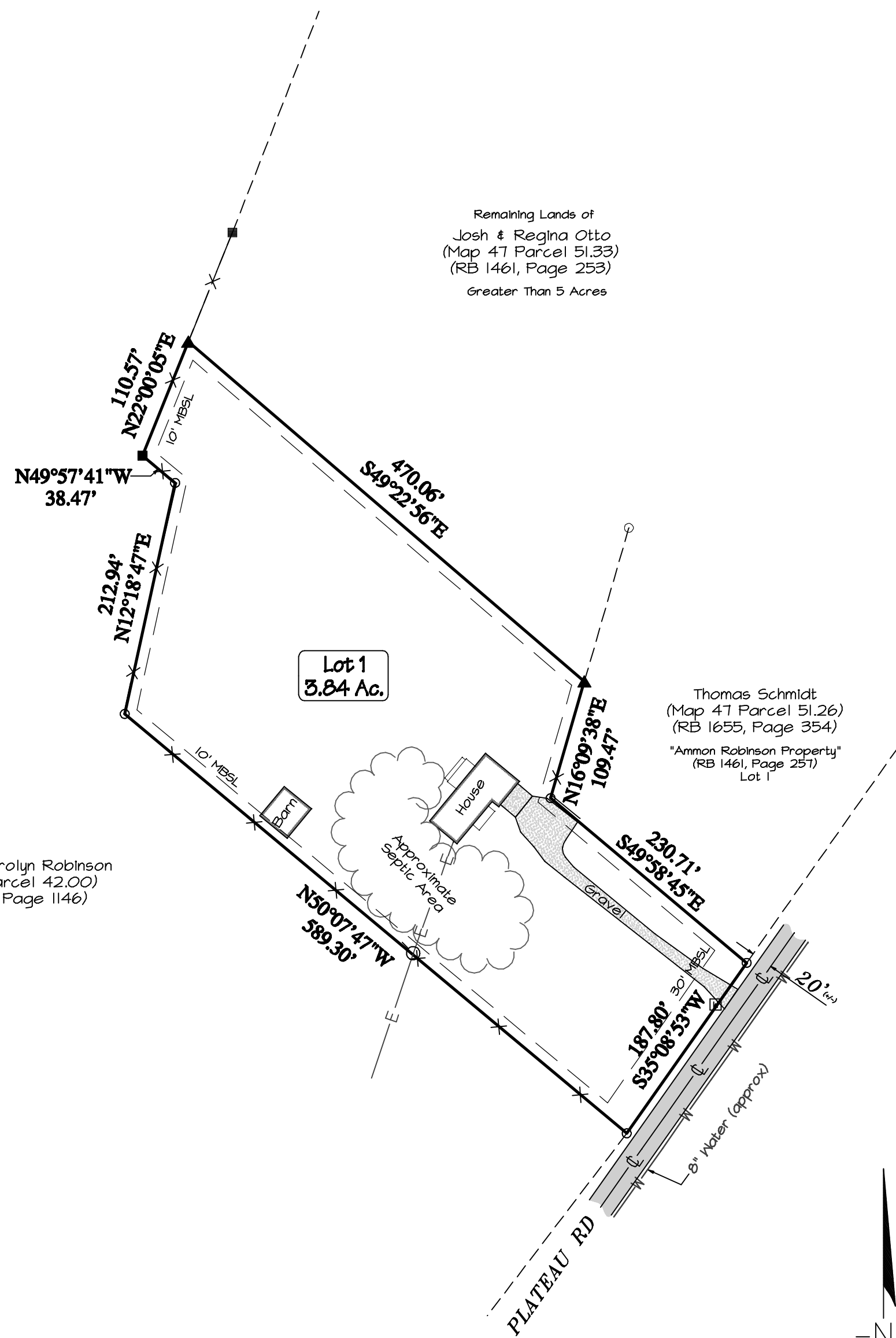
- NOTES: 1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
 2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 3. All corners are 1/2" rebar set unless otherwise noted.
 4. Source of Title:
 All of (Record Book 1318 Page 2244)
 A portion of (Record Book 1461 Page 253)
 5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
 6. Tax Map Reference: Map 47 A Portion of Parcel 51.33

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47035C0150, Dated: 11/16/07.
 Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place and are operated and maintained by the City of Crossville to serve the property herein subdivided.

Date Signed _____ Signature of Water or Other Utility _____
 District Representative



Vicinity (N.T.S.)

LEGEND

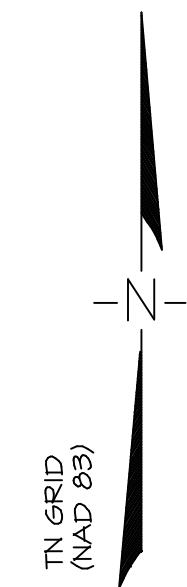
- ▲ 1/2" Rebar (New)
 - 1/2" Rebar (Old)
 - 1" Iron Pipe Found
 - Water Meter
 - Utility Pole
 - Center of Paved Road
 - X- Fence Line
 - E- Overhead Utility Line
- MBSL = Minimum Building Setback Line

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty Norrod R.L.S. #2635, Date _____
 Clinton Surveying, LLC
 380 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

23-073

FINAL PLAT OF			
OTTO - PLATEAU RD DIVISION			
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION 2nd Civil District, Cumberland County, Tennessee			
OWNER:	Josh & Regina Otto	SURVEYOR:	Clinton Surveying LLC
ADDRESS:	7668 Plateau Road Crossville, TN 38571	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931.277.5117	TELEPHONE:	931-372-0146
ENGINEER:		ACREAGE SUBDIVIDED:	3.84 Acres
ADDRESS:		NUMBER OF LOTS:	01
TELEPHONE:		SCALE:	AS SHOWN DATE: 09-13-23
		TAX MAP REFERENCE:	MAP 047 P/O PARCEL 51.33



CERTIFICATE 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) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

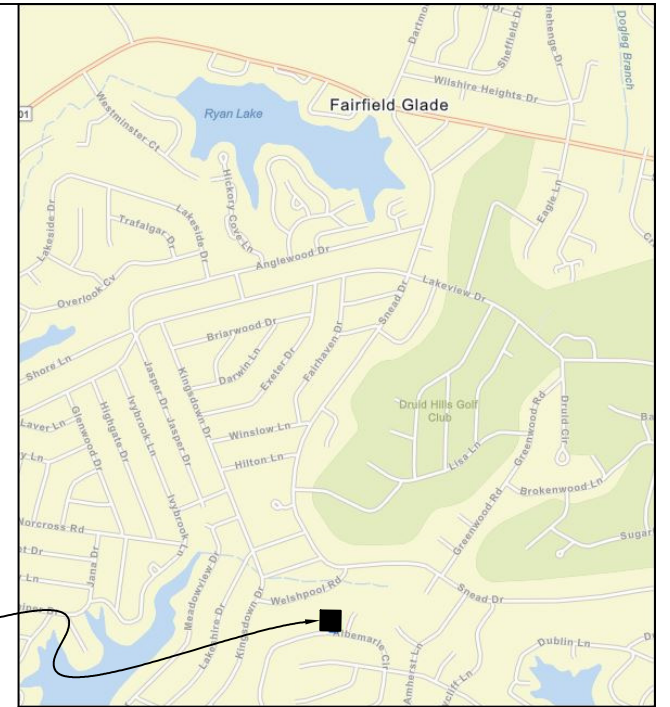
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

_____	_____	_____	_____	_____
Date	Owner's Signature	Date	Signature of the Secretary of Cumberland County Planning Commission	Date
_____	_____	_____	_____	_____
Date	Owner's Signature			O.D. Pugh, Jr., R.L.S. #699 Tennessee Registration 107 Livingston Road Crossville, TN 38555

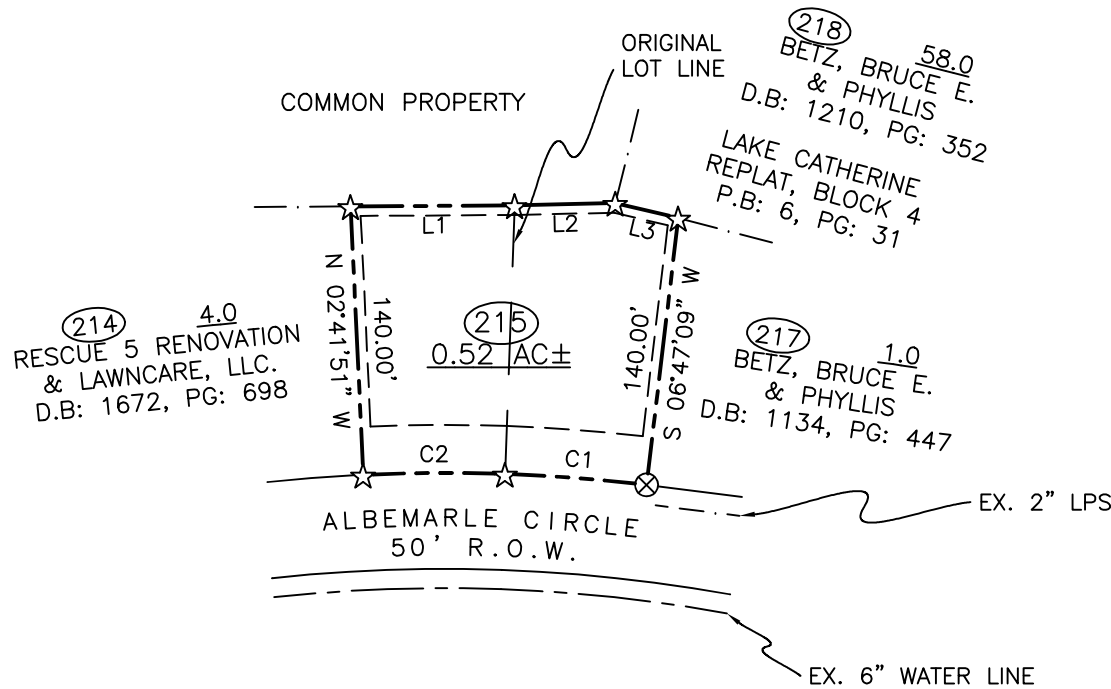


VICINITY MAP
CUMBERLAND COUNTY, TN

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- ⊗ NEW "X" MARK ON ROCK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



(214) 4.0
RESCUE 5 RENOVATION
& LAWN CARE, LLC.
D.B: 1672, PG: 698

(215) 0.52 AC±

(217) 1.0
BETZ, BRUCE E.
& PHYLLIS
D.B: 1134, PG: 447

(218) 58.0
BETZ, BRUCE E.
& PHYLLIS
D.B: 1210, PG: 352

ALBEMARLE CIRCLE
50' R.O.W.

EX. 2" LPS

EX. 6" WATER LINE

GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: October 5, 2023
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMUS
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

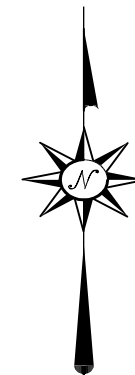
----- THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

----- THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAPS, COMMUNITY PANEL #47035C0335D.

LINE	BEARING	DISTANCE
L1	N 89°40'08" E	85.50'
L2	N 88°40'09" E	52.40'
L3	S 76°39'46" E	33.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	893.97'	73.90'	73.88'	N 85°35'54" W	4°44'11"
C2	893.97'	73.90'	73.88'	S 89°39'51" W	4°44'11"



THE NORTH MERIDIAN WAS CALCULATED USING GRID NORTH AS A BASIS FOR ROTATION.



MID-STATE SURVEYING
P.O. BOX 212 80 WEST AVE.
CROSSVILLE, TENNESSEE

FINAL PLAT FOR COMBINATION OF LOT #'S 215 & 216, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 4, PAGE: 3

PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: RICK THOMPSON HOME BUILDER, LLC. ADDRESS: 114 LAUREL RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 265-3199	SURVEYOR: MID-STATE SURVEYING ADDRESS: 107 LIVINGSTON RD CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK: -2.0: 1672 PAGE: 2435 DEED BOOK -3.0: 1672 PAGE: 2427 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.52 ACRES± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 2.0 & 3.0 GROUP: "A"	SCALE: 1"=100' DATE: 10-5-23 DRAWN BY: ROBIN POWERS JOB NO.: 23235

Residents of Byrds Creek Drive

Crossville, TN 38555

September 2023

Cumberland County Commissioners

Crossville, TN 38555

Dear Cumberland County Commissioners,

We the residents of Byrds Creek Drive, located in the 3rd civil district of Cumberland County, do hereby formally request that our road be added to the county road list.

Previously, the county helped to maintain part of Byrds Creek Drive. For about the last 20 to 25 years, the citizens of Byrds Creek Dr. have shouldered the burden and responsibility of maintenance of the road and bridge. However, due to the increased age of our citizens and the dilapidated condition of the bridge, we are no longer able to attend to the maintenance. The bridge has gotten in such bad shape that it has become unsafe for our residents and our first responders who have from time to time been called to this location for fire and medical emergencies.

The small bridge that is present at this location has become so unstable that it is at risk of total collapse thus cutting these families off from basic human services. Therefore, we humbly ask that the county consider our request.

Sincerely,

Rick Smith
Rick Smith, 97 Byrds Creek Dr

Roy and Wanda Meadows
Roy and Wanda Meadows, 142 Byrds Creek Dr

Vicky Smith
Vicky Smith, 115 Byrds Creek Dr

Selina Mo
Selina Mo, 292 Byrds Creek Dr

Chip Meadows "Chip"
Chip Meadows, 142 Byrds Creek Dr

Larry and Serica Seiber
Larry and Serica Seiber, 422 Byrds Creek Dr



Sworn to and subscribed before me this 10 day of September, 2023.

Notary Public.

My commission expires: 11-5-2024

Sharon Wanamaker
Sharon Wanamaker