Roane County Regional Planning Commission

Meeting Agenda

Wednesday, October 21, 2026 — 6:00 P.M.

Members

Allen Williams, Chairman	Greg Ferguson, Vice Chairman
Glenda Johnson, Secretary	Randy Scarborough
Michael Parkison	Randall Bibee
Michael Goff	Chip Dunn
Don Coffey	Mike Kittrell

Opening

- Call to Order
- Roll Call
- Approval of Minutes from September 16, 2026

Old Business

1. **Rezone- Sandra Steele**

Property: Dale Dr.

Tax Map 064N Group B Parcel 012.00

Current Zoning: R1

Requested Zoning: A2

New Business

1. **Site Plan Approval — Dockwood Creek, LLC**

Property: 418 Delozier Ln.

Tax Map 055D, Group B, Parcel 016.00

Zoning: C-2

Other Business

Adjournment

Roane County BUILDING AND CODES

Roane County PLANNING COMMISSION

308 N. Third Street
Kingston, TN 37763
865-717-4230
ALL MEETINGS HELD AT THE ROANE COUNTY COURTHOUSE
2ND FLOOR QUALLS ROOM
200 E. Race Street Kingston, TN 37763

☐ **Road Closure** ☐ **ROW Closure** ☐ **Road Name** ☐ **Cell Tower**
☐ **Subdivision: Major/Minor** ☐ **Plat Approval** ☐ **Site Plan** ☑ **Rezone**

PC Date: Sept. 16 Oct. 21	**Time: 7:00 pm**	**Permit #:** REZ2026-008
C.Com Date: Nov. 9	**Public Hearing Time: 6:00 pm**	**C.Com Meeting Time:** 4:00pm

APPLICANT INFORMATION

Name: Sandra Steele	Who Will Attend Meetings:		
Address: PO Box 315			
City: Rockwood	State: TN	ZIP Code: 37854	Fax:
Phone: 865-924-0511	E-mail: 355steele01@gmail.com		
If other than owner, nature of relationship:			

OWNER INFORMATION

Name: Same as above			
Address:			
City:	State:	ZIP Code	
Phone:	E-mail:		

PROPERTY IDENTIFICATION

Address: Dale Dr.	District:	Business Name:	
City: Rockwood	State: TN	ZIP Code: 37854	Acres/Sq. Ft.: Lot 7
Tax Map: 064N	**Group:** B		**Parcel:** 012.00
Flood **Zone:** Zone X	Current **Zone** R1		Requested **Zone:** A2

ACTION REQUESTED

Brief Description: rezone to allow for Tiny Home on property.

☐ Survey Required ☐ Site Map Required ☐ 9 Copies Required

Reason for Request: allow for Tiny Home on property.

Documentation Provided:

APPLICANT CERTIFICATION

I/we certify that the above information is complete and accurate.

Signature: Sandra N. Steele **Date:** 8-18-26

FEES (OFFICIAL USE ONLY) (Fees are non-refundable)

Amount: 51.43 w/ card Credit/Cash/Check No.: Date: 8-18-26 Collected By: Brooke Mayes

ACTIONS (OFFICIAL USE ONLY)

Granted:	Recommendation By:
Conditions:	
Denied:	Reason Denied:

Updated 8-27-24 RC

A-1
05100 000
C-2
064 06600 000
064 06300 000
064 06800 000
064O A 00105 000
EATON LN
A-2
064O A 00101 000
064O A 00100 000
064 06202 000
064 06209 000
064 06201 000
064 06207 000
064 07204 000
064N G 02500 000
064 07301 000
064N G 02800 000
064N G 02900 000
064N G 02400 000
064 07400 000
HOPEWELL RD
CONTACT CITY OF
ZOI
064N A 00400 000
064N A 00200 000
R-1
064N G 02000 000
DALE DR
WOODLANE DR
064N G 01500 000
LILAC LN
064N F 01400 000
064N G 01301 000
064N G 00100 000
064N G 01200 000
064 09901 000
064 10000 000
064 10100 000
MIMOSA AVE
ELM AVE
064N G 00101 000
064O E 00100 000
064O F 00100 000
064N B 00990 000
064N B 00900 000
064N E 00900 000
064N B 01090 000
PINE ST
TOCCA CIR
064N H 00300 000
064O H 00600 000
EAST DR
064N H 00500 000
064N J 01300 000
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064N B 01590 000
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064N C 00600 000
064N J 00500 000
064N J 00800 000
ABELS VALLEY RD
075 04700 00
075 04701 000
064O B 00400 000
064O B 00101 000
064O B 00102 000
064O B 00103 000
064 06001 000
064 06000 000
075 03501 000

Roane County - Parcel: 064N B 012.00

Date: August 18, 2026

County: ROANE
Owner: STEELE TIMOTHY A & SANDRA N N
Address: DALE DR
Parcel ID: 064N B 012.00
Deeded Acreage: 0
Calculated Acreage: 0

1:1,128

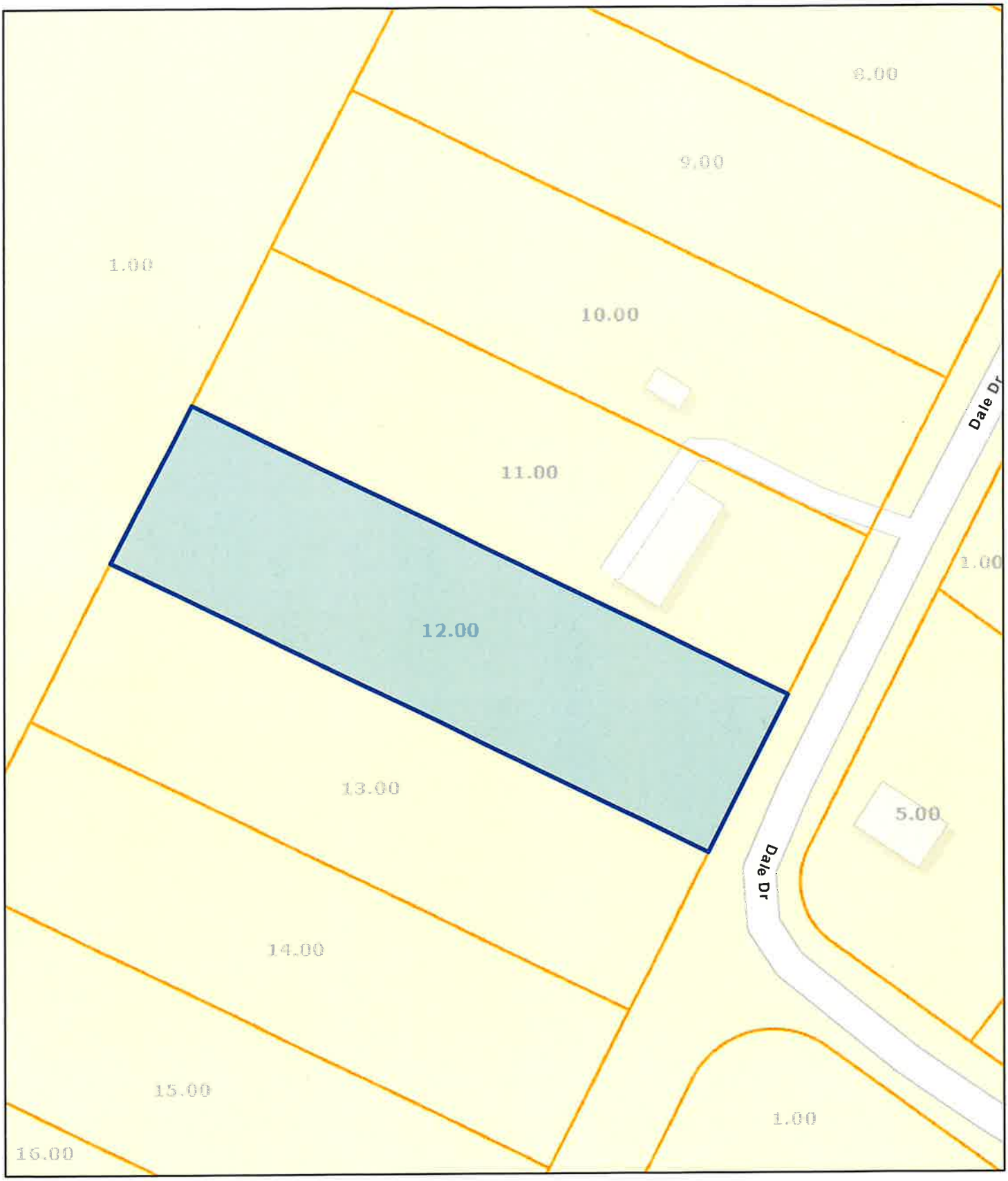
0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

Roane County - Parcel: 064N B 012.00



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The property lines are compiled from information maintained by your local

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

September 1, 2026
Residents who were contacted for a Rezone Request on
Dale Dr, Rockwood
064N-B-012.00

EINHELLIG CAITLIN & SHANE
386 DALE DRIVE
ROCKWOOD TN 37854
064N-B-011.00

P & G PROPERTIES INC
194 HOPEWELL ROAD
ROCKWOOD TN 37854
064O-E-001.00

CAMPBELL AARON THOMAS & HALEY ANN
450 DALE DR
ROCKWOOD TN 37854
064N-B-013.00

CUNY SHASTA
222 TOCCOA CIRCLE
ROCKWOOD TN 37854
064N-D-005.00

MANNING ANNA M
100 PINE STREET
ROCKWOOD TN 37854
064N-D-001.00

POWELL SHARON & RICK
219 TACOA CIRCLE
ROCKWOOD TN 37854
064N-C-001.00

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

September 1, 2026

To all property owners adjacent or adjoining the property of ***Dale Dr., Rockwood TN 37854***

Please be advised that a public hearing before the Roane County Planning Commission is scheduled for ***September 16, 2026 at 7:00 p.m. in the Qualls Room*** on the second floor of the Roane County Courthouse regarding property located at ***Dale Dr., Rockwood TN 37854*** identified as ***Map: 064N Group: B Parcel: 012.00***

This property owner has requested a rezone recommendation from the Roane County Planning Commission to the Roane County Commission from ***(R1) Low Density Residential District*** ***to*** ***(A2) Developing Agricultural District***

As an adjacent or adjoining property owner, you are entitled to be informed of this request. If you have any interest or concerns regarding this ***rezone*** request, you may attend this public hearing and/or call the Roane County Zoning Office at 865-717-4232 and speak to Brooke Mayes. If it is more convenient, you may send an approval either for or against this request to brooke.mayes@roanecountytn.gov

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

October 2, 2026
Residents who were contacted for a Rezone Request on
Dale Dr, Rockwood
064N-B-012.00

EINHELLIG CAITLIN & SHANE
386 DALE DRIVE
ROCKWOOD TN 37854
064N-B-011.00

P & G PROPERTIES INC
194 HOPEWELL ROAD
ROCKWOOD TN 37854
064O-E-001.00

CAMPBELL AARON THOMAS & HALEY ANN
450 DALE DR
ROCKWOOD TN 37854
064N-B-013.00

CUNY SHASTA
222 TOCCOA CIRCLE
ROCKWOOD TN 37854
064N-D-005.00

MANNING ANNA M
100 PINE STREET
ROCKWOOD TN 37854
064N-D-001.00

POWELL SHARON & RICK
219 TACOA CIRCLE
ROCKWOOD TN 37854
064N-C-001.00

Roane County Planning & Zoning
200 E. Race Street
Kingston, TN 37763
865-717-4232

October 2, 2026

To all property owners adjacent or adjoining the property of Dale Dr., Rockwood, TN 37854:

Please be advised that a public hearing before the Roane County Planning Commission is scheduled for **October 21, 2026, at 7:00 p.m.** in the Qualls Room on the second floor of the Roane County Courthouse regarding property located at Dale Dr., Rockwood, TN 37854, identified as **Map: 064N Group: B Parcel: 012.00**.

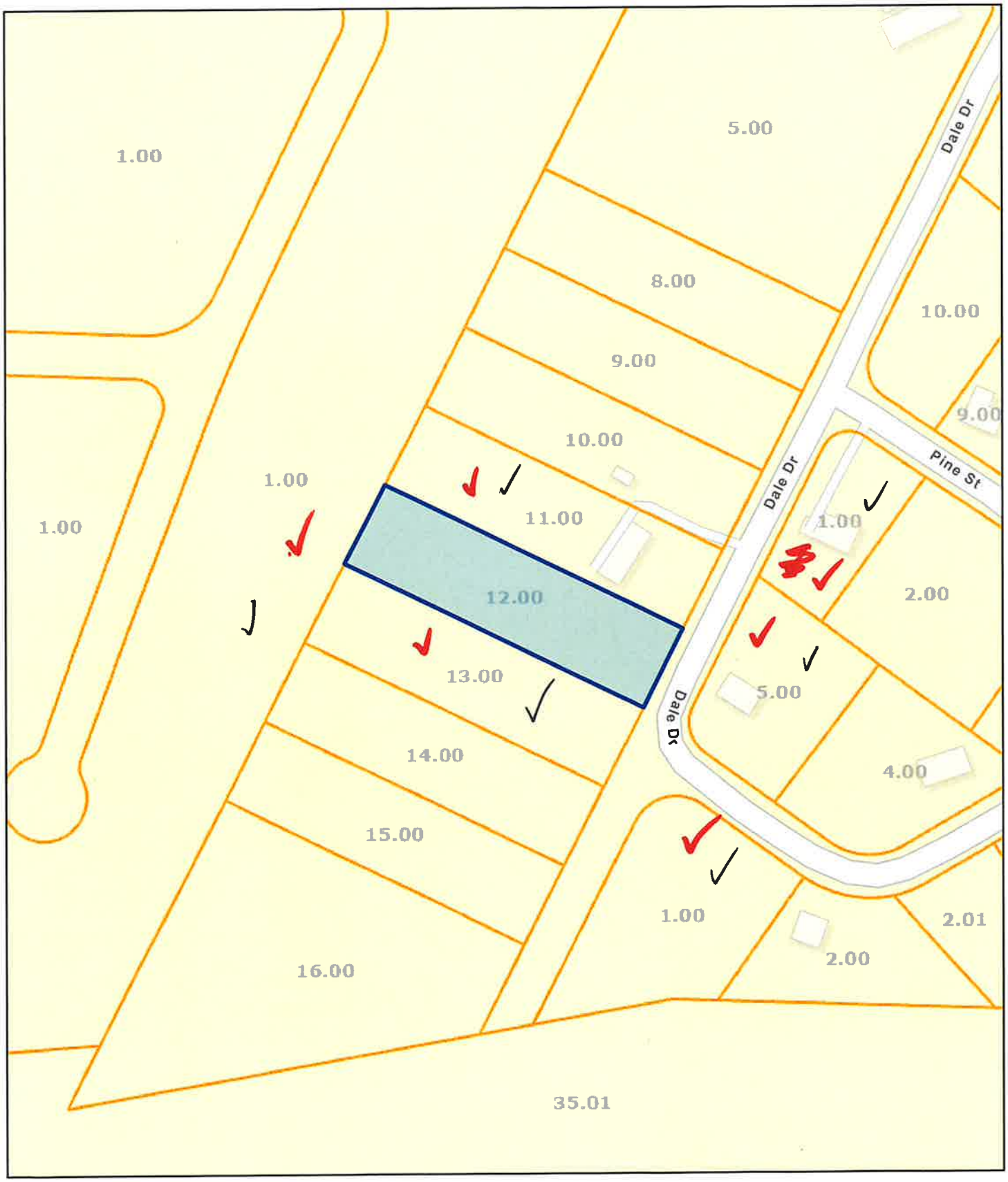
This property owner has requested a rezone recommendation from the Roane County Planning Commission to the Roane County Commission from **(R1) Low Density Residential District** to **(A2) Developing Agricultural District**.

As an adjacent or adjoining property owner, you are entitled to be informed of this request. If you have any interest or concerns regarding this rezone request, you may attend this public hearing and/or call the Roane County Zoning Office at 865-717-4232 and speak to Brooke Mayes. If it is more convenient, you may send a comment either for or against this request to brooke.mayes@roanecountytn.gov.

Sincerely,

Roane County Planning & Zoning

Roane County - Parcel: 064N B 012.00



Date: September 1, 2026

County: ROANE
Owner: STEELE TIMOTHY A & SANDRA N N
Address: DALE DR
Parcel ID: 064N B 012.00
Deeded Acreage: 0
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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The property lines are compiled from information maintained by your local

Roane County Planning Staff Report

Case Number:	**REZ2026-005**
Request:	Rezone property from **R1 (Low Density Residential) to A2 (Developing Agriculture District)**
Applicant:	Sandra Steele
Property Location:	Dale Dr.
Tax Map/Parcel ID:	064N B 012.00 Subdivision Lot 7
Acreage/Size:	.8 acre (Roughly)
Planner/Author:	Cory Haggard-Planning Director
Date of Report:	09/01/2026
Date of Planning Commission Hearing:	September 16, 2026

Executive Summary and Staff Recommendation

Summary of Request: The applicant owns the property off Dale Rd. The current use of the property is vacant land. The owner is requesting the rezone to A2 to place a tiny home with a VIN number, classified by the County as an RV, on the property.

II. Project Background and Description

A. Subject Property Information

Existing Zoning: R1 (Low Density Residential)
Proposed Zoning: A2 (Developing Agriculture)
Existing Use: Vacant land
Proposed Use: long term RV residential
Comprehensive/Future Land Use Plan Designation: Residential
Infrastructure/Utilities: Public Water, Sewer, Electric and Gas available at road

B. Surrounding Zoning and Land Use

Direction	Existing Zoning	Existing Land Use
North	R1	Residential
South	R1	Residential
East	R1	Residential
West	A2	Agriculture

C. Changed Conditions / Mistake in Original Zoning

- **Changed Conditions:** Has there been a substantial change in the area that warrants a change in zoning?
  - Finding: No
- **Mistake in Original Zoning:** Is there evidence that the original zoning was a mistake or error?
  - No
- **Traffic/Roads:** Will the proposed use increase traffic beyond the capacity of existing roads?
  - This will not change traffic in the area.
- **Water/Sewer:** Are adequate public utility services available to serve the proposed density/use?
  - Yes, existing infrastructure in place
- **Schools/Emergency:** Will the proposal strain other public services?
  - No, this use will not strain any other public services.

D. Compatibility with Surrounding Property

- Does the proposed zoning and potential use maintain the general **character of the neighborhood**?
  - No, deed restrictions are in place for this neighborhood and seem to be against this use.
- Will the rezoning **detrimentally affect nearby property** values or use? (Avoid "spot zoning.")
  - There is a potential that this rezone, with the RV use, could negatively affect property value.

IV. Public Noticing and Comments

A. Public Noticing Requirements (Per TCA & Local Ordinance)

Requirement	Status (Met/Not Met)	Details
Newspaper Publication (**TCA requirement of 15 days minimum**)	Met	Notice published in the Roane County News on September 2, 2026
Property Posting (Sign)	Met	Sign posted on the property on September 2,

		2026,
Adjoining Property Owner Mailings	Met	Notices mailed to owners adjacent and adjoining the property on September 2, 2026

B. Summary of Public Comments Received

- **Support:** No response has been received.
- **Opposition:** No response has been received.

Prepared By: Planning Director, Cory Haggard

Roane County BUILDING AND CODES

Roane County PLANNING COMMISSION

308 N. Third Street
Kingston, TN 37763
865-717-4230
ALL MEETINGS HELD AT THE ROANE COUNTY COURTHOUSE
2ND FLOOR QUALLS ROOM
200 E. Race Street Kingston, TN 37763

☐ **Road Closure** ☐ **ROW Closure** ☐ **Road Name** ☐ **Cell Tower**
☐ **Subdivision: Major/Minor** ☐ **Plat Approval** ☑ **Site Plan** ☐ **Rezone**

PC Date: October 21, 2026	**Time: 7:00 pm**	**Permit #:** SPA2026-024
C.Com Date: Not Required	**Public Hearing Time: 6:00 pm**	**C.Com Meeting Time: 6:30 pm**

APPLICANT INFORMATION

Name: Dockwood Creek LLC	Who Will Attend Meetings: Jeremiah Mendoza		
Address: 1824 Roane State Hwy, Suite 234			
City: Harriman	State: TN	ZIP Code: 37748	Fax:
Phone: 865-407-0734	E-mail: jeremiah@mendozaprops.com		
If other than owner, nature of relationship:			

OWNER INFORMATION

Name: Dockwood Creek LLC			
Address: 1824 Roane State Hwy, Suite 234			
City: Harriman	State: TN	ZIP Code 37748	
Phone: 865-407-0734	E-mail: jeremiah@mendozaprops.com		

PROPERTY IDENTIFICATION

Address: 418 Delozier Ln	District: 05	Business Name:	
City: Rockwood	State: TN	ZIP Code: 37854	Acres/Sq. Ft.: 1.63
Tax Map: 055D	**Group:** B		**Parcel:** 016.00
Flood **Zone:** None	Current **Zone** C2		Requested **Zone:** ——

ACTION REQUESTED

Brief Description: Seeking approval to add 13 RV spots

☐ Survey Required	☐ Site Map Required	☐ 9 Copies Required

Reason for Request:

Documentation Provided:

Site Plan

APPLICANT CERTIFICATION

I/we certify that the above information is complete and accurate.
Signature: Dockwood Creek LLC by Jose J Mendoza **Date:** 9/11/2026

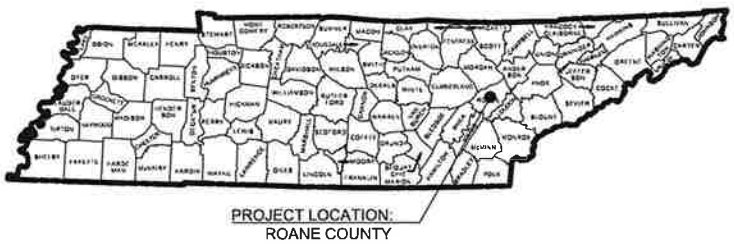
FEES (OFFICIAL USE ONLY) (Fees are non-refundable)

Amount: ϕ Credit/Cash/Check No.: Date: 9/11/2026 Collected By: Brooke Mayes

ACTIONS (OFFICIAL USE ONLY)

Granted:	Recommendation By:
Conditions:	
Denied:	Reason Denied:

Updated 8-27-24 RC



RV PARK DEVELOPMENT
418 DELOZIER LANE
LOCATED AT
ROCKWOOD, TN

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

1 C0 PROJECT LOCATION
SCALE: 1"=1000'

PROJECT DESCRIPTION
PROPOSED RV PARK

CLIENT INFORMATION
JEREMIAH MENDOZA
1824 ROANE STATE HIGHWAY #234
HARRIMAN, TN 37748
JEREMIAH@MENDOZAPROPS.COM

SITE DETAILS
ADDRESS:	418 DELOZIER LANE ROCKWOOD, TN
JURISDICTION:	ROANE COUNTY
LAND USE:	COMMERCIAL (C2)
CLASS:	08 - COMMERICAL
PARCEL ID:	055D B 016.00
SUBDIVISION:	COLLEGE GROVE ESTATES
NEIGHBORHOOD:	RI01
SITE AREA:	67,949 SF (1.56 AC)

FEMA FIRM INFORMATION
THIS TRACT LIES IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM PANEL NUMBER 47145C0069F WITH EFFECTIVE DATE 9/28/2007.

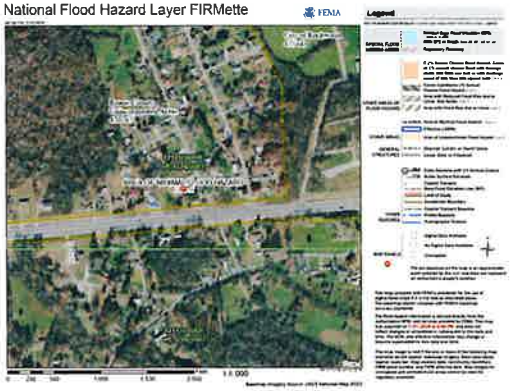
ENGINEER INFORMATION
RYAN MCJILTON, P.E.
GRUNT ENGINEERING, PLLC
TN FIRM NO. 11592
431 VISION DRIVE, SUITE F201
CUMMING, GA 30040
618-506-0053
RYAN@GRUNTENGINEERING.COM

APPLICABLE CODES
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ CITY OF ROCKWOOD AMENDMENTS
2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF ROCKWOOD AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE (IPC) W/ CITY OF ROCKWOOD AMENDMENTS
ROCKWOOD WATER, SEWER & GAS STANDARD SEWER SPECIFICATIONS, DATED 1/16/2023

SHEET INDEX	
SHEET NO.	SHEET TITLE
C0	COVER SHEET
C01	GENERAL NOTES
C10	EXISTING BOUNDARY SURVEY
C20	SITE PLAN
C30	SIGNAGE DETAILS - I
C31	SIGNAGE DETAILS - II

2 C0 VICINITY MAP
SCALE: 1"=5000'

National Flood Hazard Layer FIRMette



3 C0 NATIONAL FLOOD HAZARD LAYER FIRMETTE
SACLE: AS SHOWN

Tennessee 811

No	Description	Date
	Perspective	

RYAN JOSEPH MCJILTON — 9/10/2026 — STATE OF TENNESSEE

Grunt Engineering, PLLC
TN Design Firm No. 11592
431 Vision Drive
Suite F201
Cumming, GA 30040
618-506-0053
www.GruntEngineering.com

GRUNT ENGINEERING

RV PARK
418 DELOZIER LANE
ROCKWOOD, TN
ROANE COUNTY

COVER SHEET

Project: 418 DELOZIER RV PARK
Date: 9/10/2026
Scale: As Noted
Sheet: C0

GENERAL DEVELOPMENT CONSTRUCTION NOTES

1. APPROVED PLANS AND ANY SUBSEQUENT REVISIONS MUST BE PRESENT ON SITE AT ALL TIMES.
2. ANY WALLS SHALL BE DESIGNED AND PERMITTED SEPARATELY AND BY OTHERS.
3. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. DEVELOPER SHALL FURNISH, INSTALL, AND MAINTAIN ALL NECESSARY TRAFFIC BARRICADES AND WARNING SIGNAGE TO THE SATISFACTION OF THE ROAD DEPARTMENT WHILE ROAD FRONTAGE IMPROVEMENTS ARE BEING MADE.
5. ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY TRINITY COUNTY OR THE TRA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, STATE WATERS, AREAS OF THREATENED AND/OR ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVALS.
6. BEFORE COMMENCEMENT OF ANY WORK REGARDING THE WATER SYSTEMS, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE WATER DEPARTMENT WITH THE OWNER/DEVELOPER, WATER CONTRACTOR, AND STORM DRAINAGE AND GRADING CONTRACTORS.
7. ACCEPTANCE OF THESE PLANS AND ISSUANCE OF A LAND DISTURBANCE PERMIT BY THE GOVERNING AUTHORITY DOES NOT RELINQUISH THE PERMIT HOLDER FROM MEETING ALL REQUIREMENTS OF THE MUNICIPALITY'S DEVELOPMENT REGULATIONS; ZONING ORDINANCE; FLOOD DAMAGE PREVENTION ORDINANCE; SOIL, EROSION, AND SEDIMENTATION CONTROL ORDINANCE; HEALTH DEPARTMENT REGULATIONS; WATER & SEWER DEPARTMENT REGULATIONS; ROAD DEPARTMENT; TEXAS DEPARTMENT OF TRANSPORTATION (txDOT); THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE); AND ANY OTHER LOCAL, STATE, OR FEDERAL LAW AGENCY AS IT RELATES TO THE DEVELOPMENT OF THIS PROJECT.
8. THE OWNER/DEVELOPER AGREES THAT BY IMPLEMENTING THESE PLANS, THAT ALL LAND CLEARING, CONSTRUCTION, DEVELOPMENT AND DRAINAGE ACTIVITIES WILL BE DONE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. THE OWNER/DEVELOPER ACKNOWLEDGES THAT ACCEPTANCE OF THESE PLANS BY THE GOVERNING AUTHORITY IN NO WAY RELIEVES THE OWNER OF RESPONSIBILITY TO NOT ADVERSELY IMPACT ANY DOWNSTREAM PROPERTIES BEFORE AND AFTER LAND DISTURBING ACTIVITIES TAKE PLACE. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE ACCEPTANCE OF THESE PLANS AND THE ISSUANCE OF A LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER LEGAL REQUIREMENTS FOR APPROPRIATE OPERATIONS FOR THIS CONSTRUCTION ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING OR APPROVALS AS DEEMED NECESSARY BY THE GOVERNING AUTHORITY. PLAN ACCEPTANCE AND PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
9. ANY AND ALL LAND DISTURBING PERMITS MAY BE REVOKED AT ANY TIME IF THE CONSTRUCTION OF THE PROJECT IS NOT IN STRICT ACCORDANCE WITH THE APPROVED PLANS.
10. IF EXISTING SITE CONDITIONS VARY FROM THE APPROVED PLANS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INFORM THE PROJECT ENGINEER AND LOCAL ISSUING AUTHORITY FOR ASSESSMENT OF CONDITION. PROJECT CONSTRUCTION MAY BE DELAYED DURING THE ASSESSMENT PERIOD.
11. BURYING OF CONSTRUCTION DEBRIS, CLEARED TREES AND SHRUBS, OR ANY SIMILAR BY-PRODUCTS OF DEVELOPMENT IS STRICTLY PROHIBITED. ALL SOLID WASTE, DEMOLITION, AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION MUST BE APPROPRIATELY DISPOSED OF AT THE NEAREST LANDFILL.
12. LAND DISTURBING ACTIVITIES UNDER AN ISSUED PERMIT MUST BEGIN WITHIN 120 DAYS OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT.
13. ANY STORM WATER FACILITIES SHALL REMAIN IN PLACE AS APPROVED AND AS-BUILT CERTIFIED IN PERPETUITY AND SHALL NOT BE ENCROACHED UPON FOR ANY REASON. ANY MODIFICATIONS TO EXISTING STORM WATER FACILITIES MUST FIRST BE APPROVED BY THE GOVERNING AUTHORITY BEFORE ANY ACTIVITY OCCURS.
14. DETENTION FACILITIES SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS BY THE OWNER/DEVELOPER. ANY ACCUMULATED TRASH, SEDIMENT, OR DEBRIS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
15. ANY STORM WATER DRAINAGE SYSTEMS, INCLUDING DETENTION FACILITIES, HAVE BEEN VERIFIED USING THE 100-YEAR STORM EVENT (DEVELOPED CONDITION) FOR EVALUATION OF LOCAL FLOODING AND POTENTIAL FLOOD HAZARDS TO ADJACENT STRUCTURES AND/OR PROPERTIES. THE EFFECT OF THE PROPOSED DEVELOPMENT, WHEN CONSIDERED WITH ALL OTHER EXISTING AND POTENTIAL FUTURE DEVELOPMENTS, WILL NOT INCREASE THE WATER SURFACE ELEVATION OF THE BASE FLOOD MORE THAN ONE FOOT AT ANY POINT WITHIN THE COMMUNITY.

LEGEND

EXISTING		PROPOSED	
150	EXISTING MAJOR 10' CONTOUR LINES	150	PROPOSED 5' CONTOUR LINES
148	EXISTING MINOR 2' CONTOUR LINES	148	PROPOSED 1' CONTOUR LINES
OE	EXISTING OVERHEAD ELECTRIC	ELE	PROPOSED UNDERGROUND ELECTRIC
	EXISTING PROPERTY LINE	X	PROPOSED FENCE
	EXISTING BIN WATER MAIN		PROPOSED WATER SERVICE LINE
	EXISTING FENCE		LIMITS OF GROUND DISTURBANCE
	EXISTING PAVEMENT/CONCRETE		PROPOSED DOMESTIC WATER GATE VALE
S	EXISTING SANITARY SEWER MANHOLE		PROPOSED DOMESTIC WATER TEE
	EXISTING STREET SIGN		
C	EXISTING COMMUNICATIONS BOX		
	EXISTING STORM SEWER INLET		
	EXISTING CURB INLET		
	EXISTING FIRE HYDRANT		
W	EXISTING WATER VALVE		
	EXISTING POWER POLE		

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

No	Revision	Date

RYAN JOSEPH MOULTON — STATE OF TENNESSEE — 9/10/2026

Grunt Engineering, PLLC
TN Design Firm No. 11592
431 Vision Drive
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RV PARK
418 DELOZIER LANE
ROCKWOOD, TN
ROANE COUNTY

GENERAL NOTES

Project	DELOZIER RV
Date	9/10/2026
Scale	As Noted
Sheet	C01

GENERAL NOTES

1. INFORMATION SHOWN IS PRELIMINARY ONLY. EXISTING TOPOGRAPHY AND PROPERTY BOUNDARY INFORMATION OBTAINED FROM PUBLICLY AVAILABLE GIS AND LIDAR DATA. THIS PLAN IS SUBJECT TO REVISION FOR FINAL DESIGN PENDING THE RECEIPT OF COMPREHENSIVE SURVEY DATA.

KEY NOTES

1. PERMANENT TDOT DRAINAGE EASEMENT
2. EXISTING 40' X 111' BRICK BUILDING (TO REMAIN). PROPOSED USE OF EXISTING BUILDING TO 2-UNITS, MIXED USE RESIDENTIAL/COMMERICAL.
3. BUILDING SETBACK LINE
4. EXISTING CONCRETE DRIVEWAY AND SIDEWALK TO REMAIN
5. EXISTING GRAVEL PARKING/DRIVE AREA TO BE REMOVED
6. GRAVEL PICNIC TABLE AND FIRE PIT AREA
7. GRAVEL CAMPSITE SPUR
8. DUMPSTER ENCLOSURE
9. STOP SIGN (1/C30) (1/C31)
10. 4" SANITARY SEWER LATERAL
11. 6" SANITARY SEWER LINE
12. SANITARY SEWER CLEANOUT
13. EXISTING 6" SANITARY SEWER STUB UP
14. EXISTING POWER POLE TO BE RELOCATED

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

1/C20 SITE PLAN
SCALE: 1" = 30'

No.	Revision/Issue	Date

RYAN JOSEPH MCHENRY — REGISTERED ENGINEER — STATE OF TENNESSEE — 9/19/2026

Grunt Engineering, PLLC
TN Design Firm No. 11592
431 Vision Drive
Suite F201
Cumming, GA 30040
618-506-0053
www.GruntEngineering.com
GRUNT ENGINEERING

RV PARK
418 DELOZIER LANE
ROCKWOOD, TN
ROANE COUNTY

SITE PLAN

Project: DELOZIER RV
Date: 8/29/2026
Scale: As Noted
Sheet: C20

GENERAL NOTES

(A) SIGN FACE, SUPPORT, INSTALLATION, AND HARDWARE INCLUDED IN ITEM NOS. 713-1620 THROUGH 713-16.29 SIGNS (DESCRIPTION) PER EACH.

(B) 6'-0" DESIRABLE FROM EDGE OF SHOULDER, OR IF NONE, 12'-0" DESIRABLE FROM EDGE OF TRAVELED WAY (SEE CURRENT EDITION MUTCD SECTIONS 2A.18 THROUGH 2A.19). 4'-0" DESIRABLE FROM FACE OF GUARDRAIL.

(C) LETTERS, BORDERS, AND ALPHABET ACCESSORIES SHALL BE APPLIED BY SILK SCREENING PROCESS. SEE SECTIONS 2A.04 THROUGH 2A.11 OF THE MUTCD FOR ADDITIONAL INFORMATION.

(D) IN RURAL AREAS, THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE PAVEMENT, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD SHALL BE 5 FEET. IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS WHERE PARKING, SIDEWALKS, OR BICYCLE FACILITIES EXIST, OR WHERE PEDESTRIANS OR BICYCLES ARE EXPECTED TO BE ACCOMMODATED, THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF SIGNS INSTALLED AT THE SIDE OF THE ROAD SHALL BE 7 FEET (SEE FIGURE 2A-2 AND SECTION 2A.15 OF THE MUTCD FOR ADDITIONAL INFORMATION).

(E) FOR MULTI-LANE CONVENTIONAL ROADS USE 48"X48"X48" YIELD SIGN AND USE 36"X36"X36" W1 SIGN. FOR ADDITIONAL INFORMATION FOR STOP AND YIELD SIGN SIZES, SEE TABLE 2B-1 AND TABLE 2C-1 OF THE MUTCD.

C30 1 — STOP SIGN DETAILS
SCALE: NTS

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

RV PARK
418 DELOZIER LANE
ROCKWOOD, TN
ROANE COUNTY

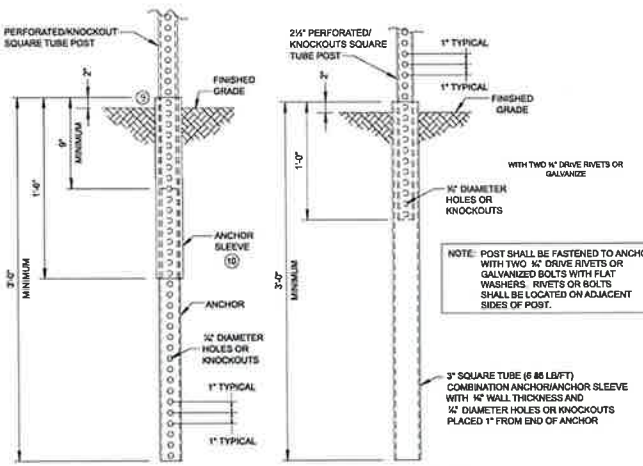
SIGNAGE DETAILS - I

GRUNT ENGINEERING
Grunt Engineering, PLLC
TN Design Firm No. 11592
431 Vision Drive
Suite F201
Cumming, GA 30040
618-506-0053
www.GruntEngineering.com

RYAN JOSEPH MULLIKIN — STATE OF TENNESSEE

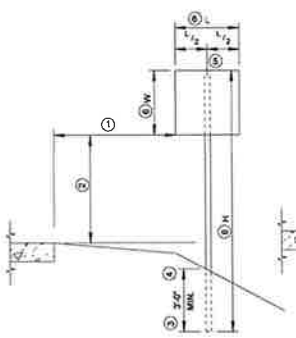
No.	Revision/Issue	Date

Project: DELOZIER RV PARK
Date: 9/10/2026
Scale: As Noted
Sheet: C30

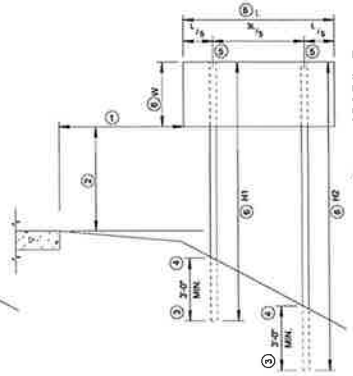


POST SLEEVE INSTALLATION DETAIL
FOR 1½", 1¾" AND 2" SUPPORT POSTS
(SEE TABLE FOR SIZE OF ANCHOR/ANCHOR SLEEVE)

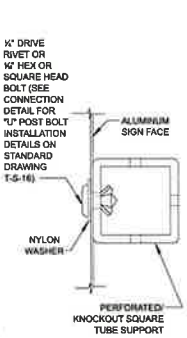
POST SLEEVE INSTALLATION DETAIL
FOR 2½" SUPPORT POST (3.141 LB/FT)
(SEE TABLE FOR SIZE OF COMBINATION ANCHOR/ANCHOR SLEEVE)



SHOULDER INSTALLATION FOR ONE PERFORATED/KNOCKOUT SQUARE TUBE SUPPORT



SHOULDER INSTALLATION FOR TWO PERFORATED/KNOCKOUT SQUARE TUBE SUPPORTS

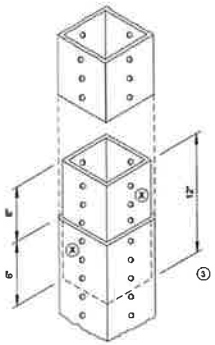


CONNECTION DETAIL FOR PERFORATED/KNOCKOUT SQUARE TUBE POST

POST (SIZE AND WEIGHT)	ANCHOR (SIZE AND WEIGHT)	ANCHOR SLEEVE (SIZE AND WEIGHT)
1¼" SQUARE (1.702 LB/FT) 12 GAGE	1¼" SQUARE (2.060 LB/FT) 12 GAGE	2" SQUARE (2.418 LB/FT) 12 GAGE
1¼" SQUARE (2.060 LB/FT) 12 GAGE	2" SQUARE (2.418 LB/FT) 12 GAGE	2¼" SQUARE (2.773 LB/FT) 12 GAGE
1¾" SQUARE (1.852 LB/FT) 14 GAGE	2" SQUARE (2.418 LB/FT) 12 GAGE	
2" SQUARE (2.418 LB/FT) 12 GAGE	2¼" SQUARE (2.773 LB/FT) 12 GAGE	2½" SQUARE (3.141 LB/FT) 12 GAGE
2" SQUARE (2.1539 LB/FT) 14 GAGE	2¼" SQUARE (2.773 LB/FT) 12 GAGE	

NOTE: ALL POSTS SHOWN IN ABOVE TABLE SHALL BE FABRICATED FROM 12 GAGE (OR WHERE DESIGNATED USS 14 GAGE) MATERIAL (50,000 POUNDS PER SQUARE INCH MINIMUM YIELD STRENGTH). ANCHORS AND ANCHOR SLEEVES (IF REQUIRED) SHALL BE FABRICATED FROM 12 GAGE MATERIAL OR GREATER. THE WEIGHT PER FOOT SHOWN IN THE TABLE ABOVE SHALL BE THE MINIMUM ACCEPTABLE.

LEGEND
W-HEIGHT OF SIGN FACE
L-LENGTH OF SIGN FACE
H-HEIGHT OF SIGN SUPPORT



PERMISSABLE FIELD SPLICE

NOTE: A MAXIMUM OF ONE SPLICE IS ALLOWED PER POST. CONNECTION SHALL BE MADE WITH TWO ¼" DRIVE RIVETS WITH FLAT WASHERS. DRIVE RIVETS TO BE LOCATED ON ADJACENT SIDES OF POST AS INDICATED BY (X) IN ORDER TO PROVIDE A TIGHT CONNECTION.

FOOTNOTES

1. FOR STANDARDIZATION OF LOCATION AND LATERAL CLEARANCE SEE SUBSECTIONS 2A.13 AND 2A.16 AND FIGURE 2A-2 OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
2. FOR HEIGHT SEE SUBSECTION 2A.15 AND FIGURE 2A-2 OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. WHEN TYPE 4 FOOTING IS REQUIRED AS SHOWN ON SIGN SCHEDULE, THE MINIMUM DEPTH OF SUPPORT POST WILL BE 2'-0". SEE T-S-12 FOR DETAILS.
4. IF ROCK IS ENCOUNTERED DURING THE INSTALLATION OF SUPPORT POSTS, THE HOLES FOR THE SUPPORTS SHALL BE DRILLED TO PROVIDE THE MINIMUM 3'-0" DEPTH IN GROUND.
5. THE SUPPORT POST SHALL BE EITHER FLUSH OR HALF-INCH DOWN FROM THE TOP OF THE SIGN FACE.
6. SEE SIGN SCHEDULE SHEET IN THE PLANS FOR DIMENSIONS L, H, H1, H2, AND W
7. A 3" SQUARE TUBE COMBINATION ANCHOR/ANCHOR SLEEVE SHALL BE REQUIRED WHEN A 2 ½" SUPPORT POST IS USED
8. THE SUPPORT POST MUST BE PLACED 12" IN LIEU OF 8" INSIDE THE COMBINATION ANCHOR/ANCHOR SLEEVE WHEN 2 ½" SUPPORT POST IS USED
9. THE POST IS TO BE FASTENED TO THE ANCHOR/ANCHOR SLEEVE WITH ONE CORNER BOLT LOCATED IN THE CORNER AWAY FROM THE DIRECTION OF TRAFFIC
10. THE ANCHOR SLEEVE IS NOT REQUIRED WHEN USING A 14 GAGE POST. THE ANCHOR WILL SERVE AS A COMBINATION ANCHOR/ANCHOR SLEEVE.

GENERAL NOTES

(A) PERFORATED/KNOCKOUT POSTS SHALL BE SQUARE TUBE FORMED FROM USS GAGE (12 GAGE) ASTM A-446 COLD ROLLED CARBON STEEL OR A-1011 HOT ROLLED CARBON SHEET STEEL. THE MINIMUM YIELD (Fy) IS TO BE 80,000 POUNDS PER SQUARE INCH OR USS 14 GAGE HAVING A MINIMUM YIELD STRENGTH OF 80,000 POUNDS PER INCH THE SQUARE TUBES SHALL BE WELDED DIRECTLY IN THE CORNERS BY HIGH FREQUENCY RESISTANCE WELDING OR EQUAL. THE SUPPORT POSTS ARE TO BE EXTERNALLY SCARFED TO AGREE WITH STANDARD CORNER RADII OF ½" ± ⅛".

(B) PERFORATED/KNOCKOUT POSTS SHALL BE GALVANIZED TO CONFORM TO ASTM-525, DESIGNATION C-90 OR ITS CORROSION-RESISTANCE EQUIVALENT, WHEN TESTED IN ACCORDANCE WITH ASTM B 117 STANDARDS.

(C) BOLTS SHALL CONFORM TO ASTM A307, NUTS SHALL CONFORM TO ASTM A563. WASHERS SHALL CONFORM TO ASTM F436.

(D) ALL HARDWARE SHALL BE GALVANIZED TO CONFORM TO THE REQUIREMENTS OF FEDERAL SPECIFICATION QQ-Z-325, TYPE I, CLASS 3 OR CADMIUM PLATED TO CONFORM TO THE REQUIREMENTS OF FEDERAL SPECIFICATION QQ-P-416, TYPE III, CLASS 3.

(E) THE WEIGHT IN POUNDS OF THE POST, ANCHOR, ANCHOR SLEEVE AND COMBINATION ANCHOR/SLEEVE SHALL BE COMPUTED FOR PAYMENT UNDER ITEM NO. 713-11.02, PERFORATED/KNOCKOUT SQUARE TUBE POSTS. NO MEASUREMENT FOR PAYMENT WILL BE MADE FOR HARDWARE USED IN SIGN CONSTRUCTION. COST OF NECESSARY HARDWARE WILL BE INCLUDED IN THE PRICE BID FOR ITEM NO. 713-11.02.

(F) THE SIGN FACE IS TO BE CONNECTED TO THE SUPPORT WITH ¼" DRIVE RIVETS AND NYLON WASHER (SEE CONNECTION DETAIL FOR PERFORATED/KNOCKOUT SQUARE TUBE POST ON THIS SHEET). ALTERNATE CONNECTION WILL BE WITH ¼" HEX OR SQUARE HEAD BOLT WITH NYLON WASHER, FLAT WASHER AND HEX OR SQUARE TAMPER-PROOF NUT (SEE CONNECTION DETAIL FOR "U" POST ON STANDARD DRAWING T-S-16).

(G) THE ANCHOR SHALL BE DRIVEN BEFORE THE ANCHOR SLEEVE OR THE ANCHOR/ANCHOR SLEEVE SHALL BE DRIVEN TOGETHER.

REV. 6-12-74: CHANGED TYPE OF STEEL FOR PERFORATED POSTS FROM ASTM A-366 TO ASTM A-446

REV. 7-9-74: POST INSTALLATION DETAIL AND CONNECTION DETAIL ADDED. CORNER BOLT SIZE CHANGED.

REV. 8-19-74: NOTE ADDED REGARDING POST INSTALLATION. FOOTING DETAILS ADDED.

REV. 1-1-76: CHANGED DRAWING NO. FROM RD-S-17 TO T-S-17.

REV. 7-26-76: HARDWARE FINISH, FIELD SPLICE AND MISCELLANEOUS.

REV. 7-12-81: CHANGED ITEM NO. TO AGREE WITH NEW SPECIFICATION BOOK.

REV. 3-1-88: KNOCKOUT ALTERNATE ADDED.

REV. 11-22-92: REDREW AND REORGANIZED SHEET. ELIMINATED W=SHOULDER INSTALLATION USING THREE SUPPORTS.

REV. 12-7-93: CHANGED CONNECTION DETAIL FOR PERFORATED/KNOCKOUT SQUARE TUBE POST AND GENERAL NOTE (F).

REV. 7-29-97: CHANGED POST, ANCHOR AND ANCHOR SLEEVE TABLE. ADDED 2 FOOTNOTE (10). CHANGED GENERAL NOTE (A).

REV. 1-19-82: CHANGED POST, ANCHOR AND ANCHOR SLEEVE TABLE. MODIFIED VARIOUS NOTES ON DRAWING INCLUDING GENERAL NOTE (A).

REV. 10-26-93: CHANGED WORDING OF GENERAL NOTE (E).

REV. 3-14-94: CHANGED WORDING OF GENERAL NOTE (A).

REV. 10-28-94: CHANGED PAY ITEM NO. IN GENERAL NOTE (H).

REV. 7-19-13: REMOVED 2", 10 AND 12 GAUGE POST FY FOR 12GAUGE CHANGED TO 80 KSI. REMOVED TYPE 4 FOOTING.

REV. 7-2-15: REVISED FOOTNOTES (3) ADDED GENERAL NOTES (L)

REV. 7-11-17: ADDED (3.141 LB/FT) AND (6.85 LB/FT) TO POST SLEEVE INSTALLATION DETAIL.

REV. 8-11-17: REMOVED GENERAL NOTE (L).

REV. 7-30-2025: UPDATED TO CONFORM TO MUTCD 11TH EDITION

☐ MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD GROUND MOUNTED SIGN USING PERFORATED/ KNOCKOUT SQUARE TUBE

5-14-74 T-S-17

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

NOT TO SCALE

1 / C31 GROUND MOUNTED SIGN DETAILS
SCALE: NTS

No.	Revision/Issue	Date

BRYAN JOSEPH MCCLINTOCK — 9/10/2026 — STATE OF TENNESSEE

Grunt Engineering, PLLC
TN Design Firm No. 11592
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Suite F201
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SIGNAGE DETAILS - II

Project: DELOZIER RV PARK
Date: 9/10/2026
Scale: As Noted
Sheet: C31