Roane County Regional Planning Commission

Meeting Agenda

Wednesday, November 18, 2026 — 7:00 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 October 21, 2026

Public Comment

Old Business

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

Property: 418 Delozier Ln.

Tax Map 055D, Group B, Parcel 016.00

Zoning: C-2

New Business

1. **Site Plan Approval — Joseph A Houck Construction Company**

Property: 2271 Buttermilk Rd. W, Lenoir City

Tax Map 051, Parcel 011.23

Zoning: C-2

2. **Rezone- Industrial Development Board of the County of Roane, TN**

Property: 135 Blackburn Ln, Lenoir City and 0 Buttermilk Rd, Lenoir City

Tax Map: 050, Parcels: 020.00 and 021.00

Current Zone: A2 (Developing Agricultural District and C2 (Highway Commercial District)

Requested Zone: I3 (Heavy Industrial District)

3. **Zoning Resolution Amendment**

Discussion on Zoning Resolution Amendment to establish data center regulations

Other Business

Adjournment

ROANE COUNTY PLANNING COMMISSION

Minutes of Regular Meeting

Wednesday, October 21, 2026 7:00 pm

A regular meeting of the Roane County Planning Commission was held on Wednesday, October 21, 2026, and was called to order at 7:00 pm by Chairman, Allen Williams. A quorum was present.

Members Present

- Allen Williams
- Glenda Johnson
- Michael Parkison
- Michael Goff
- Don Coffey
- Randy Scarborough
- Randall Bibbee
- Chip Dunn

Members Absent

- Greg Ferguson
- Mike Kittrell

Staff Present

- Cory Haggard, Planning Director
- Brooke Mayes, Assistant Planner
- Greg Leffew, County Attorney

Others Present

- Jeremiah Mendoza, Dockwood Creek LLC

Approval of Minutes

The Commission considered the minutes of its September 16, 2026 meeting. No corrections were offered.

Mr. Bibee moved, seconded by Ms. Johnson, to approve the minutes.

Vote: Williams–Yes; Johnson–Yes; Parkison–Yes; Goff–Yes; Coffey–Yes; Scarborough–Yes; Bibbee–Yes; Dunn–Yes.

MOTION CARRIED, 8–0. The minutes were approved.

Public Comment

No one came forward to address the Commission at this point in the meeting.

Old Business

A. Rezoning Request — Sandra Steele, Property Off Dale Drive (Tax Map 064N, Group B, Parcel 012.00), R-1 to R-2

Ms. Steele requested that her property off Dale Drive be rezoned from R-1 to A2. The Chairman asked whether anyone wished to speak for or against the request. No one was present to speak. The Planning Director reported that, because no additional information had been provided, staff recommended denial. In response to members' questions, staff stated that the structure involved is a tiny house on wheels, which is technically a recreational vehicle, and that the information needed from the applicant had not been received. Staff advised that the Commission should act on the request that evening.

Findings of Fact

- The property is located off Dale Drive (Tax Map 064N, Group B, Parcel 012.00) and is currently zoned R-1. The request is to rezone it to A2.
- No applicant, representative, or other person appeared to speak for or against the request.
- The applicant did not provide the additional information requested by staff.
- The proposed use involves a tiny house on wheels, which is classified as a recreational vehicle.
- Planning staff recommended denial.

Ms. Johnson moved, seconded by Mr. Parkison, to deny the rezoning request, in accordance with the staff recommendation and the findings of fact above.

Vote (a yes vote was a vote to deny): Williams–Yes; Johnson–Yes; Parkison–Yes; Goff–Yes; Coffey–Yes; Scarborough–Yes; Bobby–Yes; Dunn–Yes

MOTION CARRIED, 8–0. The rezoning request was denied.

The recommendation will be forwarded to the County Commission.

New Business

A. Site Plan Review — Dockwood Creek LLC, 418 Delozier Lane (Tax Map 055D, Group B, Parcel 016.00), Zoned C-2

Jeremiah Mendoza of Dockwood Creek LLC presented the site plan. The property contains a mixed-use building (residential apartment and warehouse space), and the applicant proposes to add 13 recreational vehicle (RV) campsites on the remainder of the lot: eight along the north side and five along the south side. The property is on public sewer, and the site plan was submitted with engineering and drainage calculations.

The Planning Director reported that the plan meets the site plan regulations except for the drainage calculations, which are off by 0.01; pre- and post-development runoff must be equal. Staff noted that the County has few regulations for campgrounds, that a campground is a use by right in the C-2 zone, and that the site plan regulations allow approval to be made contingent on the drainage calculations. Staff initially recommended approval contingent on corrected calculations. Members asked about screening, access, lighting, fire pits and grills, water service, length of stay and fire protection. After the discussion, staff revised its recommendation to deferral, stating that too many items were outstanding to approve with conditions.

Findings of Fact

- The submitted drainage calculations are off by 0.01. The site plan regulations require pre- and post-development runoff to be equal or less.
- Vehicle access is from Delozier Lane, which a member described as narrow. The property has frontage on Highway 70, but a TDOT drainage easement prevents access from the highway.
- The surrounding area is predominantly residential, including homes across Delozier Lane, to the north, and a residence on Highway 70 near the south side of the site.
- The submitted plan includes no privacy fence, vegetative buffer, or other screening. The County's regulations require either a vegetative buffer or a privacy fence.
- No lighting plan has been submitted. The site plan regulations require a lighting plan showing the location of all proposed exterior lighting.
- The site plan regulations (page 50, item I) allow the Commission to require other environmental factors. Staff and the County Attorney advised that a buffer requirement and a lighting plan requirement fall within that provision; the County Attorney noted that the regulations do not define "environmental."
- No permanent grills are proposed. The applicant stated that the engineer may have shown a single central fire pit on the northwest side of the site.
- Staff advised that the County has no length-of-stay restriction for campgrounds; a 29-day state-law limit was also mentioned.
- The applicant did not know the location of the nearest fire hydrant, and fire suppression was not addressed in the plan.
- A member noted that the general construction notes on the plan appear to refer to a different county.

Requirements Identified by the Commission

- Revised drainage calculations showing that pre- and post-development runoff are equal or less.
- A screening plan — a privacy fence, a vegetative buffer, or a combination — along boundaries that abut residential property, including the Delozier Lane frontage and the north and south sides. Members discussed a privacy-style fence of at least five feet; the applicant stated he is willing to provide a combination of fencing and landscaping.
- A lighting plan showing the location of all proposed exterior lighting, with fixtures directed downward and no light spilling beyond the property lines.

The applicant acknowledged these three items as required. Staff and the County Attorney advised that the Commission could not realistically require a gate or a restriction on charcoal grills, and the Commission did not require either. Members also asked the applicant to proofread the plan for errors, to provide information on fire protection, and to consider asking the County Highway Superintendent to review the entrance and exit on Delozier Lane. These were suggestions and not conditions.

Action

Mr. Bibee moved, seconded by Ms. Johnson, to table the site plan. On the advice of the County Attorney, the motion was restated as a motion to defer action on the site plan until the Commission's next regular meeting on November 18, 2026. The County Attorney advised that no additional second was required for the restated motion.

Roll call vote: Williams–Yes; Johnson–Yes; Parkison–Yes; Goff–Yes; Coffey–Yes; Scarborough–Yes; Bibee–Yes; Dunn–Yes.

MOTION CARRIED, 8–0. Action on the site plan, was deferred to the meeting of November 18, 2026.

The applicant agreed to submit revised materials in time to be included in the November agenda packet.

Other Business

A. Subdivision Regulations — First Draft and Workshop

Staff distributed the first rough draft of the updated subdivision regulations and asked members to review and mark it up. Staff proposed a workshop, or a series of workshops, to review the draft. The County Attorney advised that a workshop requires published notice and that no action may be taken at a workshop; staff stated that at least three weeks' notice is needed. Ms. Mayes advised that notice of a November workshop could be posted with the Planning Commission notice. Staff will email members to determine the dates that work best. The County Attorney advised that public comment should be allowed at the workshop. Staff noted that the draft is available to the public by email or in print and that it will also be heard at an open meeting, with further opportunity for public comment.

B. Kickoff Meeting

Staff announced the initial kickoff meeting for the Land Use Plan on Wednesday, October 28, 2026, at 5:00 p.m. at the Kingston Community Center, Room D. All members are invited, though attendance is not required. The engineering firm contracted for the project will present the general scope of the work.

C. Data Center Regulations

A member asked about regulations for data centers and battery storage. Staff reported that a draft of data center regulations is ready to submit for the November meeting and that those regulations will be placed in the zoning regulations rather than the subdivision regulations.

D. Comments from the Public

Mark Patterson addressed the Commission regarding the publication of notices for the County Commission meeting, in which one of eleven resolutions, a proposed temporary moratorium, was not taken up, and asked whether the moratorium period would be 90 or 120 days. The speaker also gave an update on a pending lot combination awaiting a survey and commented on the use of conditions on site plan approvals. The Planning Director stated that the Planning office is not responsible for County Commission postings. The County Attorney stated that the notice was submitted to the proper office with ample time, and that the resolution could not be taken up because it had not been published. A member noted that the moratorium forwarded by the Planning Commission specified a 90-day period.

Adjournment

Mr. Goff] moved, seconded by Mr. Bibee, to adjourn.

MOTION CARRIED by voice vote; no opposition. The meeting adjourned at 7:45 pm

Minutes submitted by:

Brooke Mayes, Assistant Planner

_____

Allen Williams, Chairman Date

Roane County NEWS
Call (865) 376-3481 ext. 5696
www.roanecounty.com
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0900 LEGALS

NOTICE OF PUBLIC HEARING
October 28th, 2026
NOTICE IS HEREBY GIVEN; the Division of Water Resources will hold a public hearing pursuant to Rule 0400-40-05-.06 (8) on the issuance of the discharge permit for TN0082507.
Date: December 10th, 2026
Time: 5:00 PM EST, Informal Q&A Session 6:00 PM EST, Formal Public Hearing
Meeting Location:
Kingston Community Center
201 Patton Ferry Rd
Kingston, TN 37763
Ways to Participate:
In person (see above for the meeting location)
Log in online (see login info below)
Call in by phone (see call-in info below)
Virtual Login Info:
To access the meeting or join anytime during Informal Q&A Session and Formal
Public Hearing, click on the link or copy the URL to your web browser.
Join link:
https://tn.webex.com/tn/j.php?MTID=m558fcea3194ef34a369f7cda9b2ea73f
Webinar number:
2316 134 3517
Webinar password:
6CShcc2PXn4 (62742227 when dialing from a phone or video system)
Agenda:
TVA Kingston Combined Cycle/Aeroderivative Plant (KIG) - Proposed New NPDES Discharge Permit
Public Hearing - 6:00pm to 7:00pm EDT
Location: Kingston Community Center - 201 Patton Ferry Rd. Kingston TN, 37763
Join by video system
Dial 23161343517@tn.webex.com
You can also dial 173.243.2.68 and enter your webinar number.
Join by phone
+1 615-747-4911 Webex Call-In
+1-415-655-0001 US Toll
Access code: 2316 134 3517
TDEC will receive public comments concerning the proposed permit action described below:
Permittee Name: Tennessee Valley Authority (TVA)
Address: 714 Swan Pond Road, Harriman, TN 37748
Project Name: TVA Kingston Combined Cycle/Aeroderivative Plant (KIG)
Permit Number: TN0082507
Permit Writer: Timothy Hun-

0900 LEGALS

NOTICE
Roane County Planning Commission will meet on November 18, 2026, at 7:00 pm to hear a rezone request from A2 to I3 at 135 Blackburn Ln, Lenoir City Map: 050 Parcel: 020.00, a rezone request from A2 to I3 off Buttermilk Rd, Lenoir City Map: 050 Parcel: 021.00, a site plan approval at 418 Delozier Ln, Rockwood Map 055D Group B Parcel 016.00, a site plan approval at 2271 Buttermilk Rd, Lenoir City Map: 051 Parcel: 011.23, and a Discussion on Data Center Regulations
Roane County Planning Commission will hold a public workshop on December 1, 2026 at 6:00pm and December 2, 2026 at 6:00 pm in the Qualls Room of the Roane County Courthouse to discuss amendments to the subdivision regulations.
Roane County Commission will be at 6:00 pm on December 14, 2026. All meetings will be held in the Qualls room on the second floor of the Roane County Courthouse.
All meetings are open to the public.

NOTICE
The following vehicles will be up for Auction November 21st, 2026 at 614 Clinch Ave, Clinton, TN. 37716
- 2026 Kenworth Construct: 1XKYDP9X1TJ215664
- 2017 Chrysler 200: 1C3CCCAB4HN511798

NOTICE
This is a notice that Chris Peterson is applying to title a 2021 Quality Cargo 6x12SA enclosed trailer, VIN 50ZBE1215MN022102. Any parties holding an interest in this trailer are requested to contact Chris via certified mail with return receipt within 10 days of the publish date of this notification at: 814 Cemetery Rd. Oliver Springs, TN 37840.

NOTICE TO CREDITORS
Estate of **CECIL STEVEN MURR** Notice is hereby given that on the 19TH day of OCTOBER 2026, Letters Testamentary in respect to the estate of: **CECIL STEVEN MURR** who died SEPTEMBER 29TH, 2026 were issued to the undersigned by the Probate Court of Roane County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same in triplicate with the clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise

0900 LEGALS

signed by the Probat
Roane County, Tenn
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above named Court
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their claims will be
barred:
(1)(A) Four (4) months
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notice to creditors at l
(60) days before the d
four (4) months from t
the first publication (or
or
(1)(B) Sixty (60) days
date the creditor rec
actual copy of the
creditors if the cre
ceived the copy of t
less than sixty(60) d
the the date that is
months from the dat
publication (or posting
scribed is (1)(A); or
(2) Twelve(12) months
cedent's date of death.
This the 19TH day o
BER, 2026
CHERRI HOLLOWAY
Executor
GREG LEFFEW
Attorney
Estate of HELEN JUA BROWN
Pam Bales
Deputy Clerk

NOTICE TO CREDITORS
Estate of **JOHN LAMA DRESS** Notice is herel
that on the 22ND day o
BER 2026, Letters Te
ary in respect to the e
JOHN LAMAR CHIL
who died SEPTEMBER
were issued to the
signed by the Probate
Roane County, Tennes
persons, resident and n
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(1)(A) Four (4) months
date of the first publica
posting, as the case ma
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notice to creditors at le
(60) days before the dat
four (4) months from the
the first publication (or F
or

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

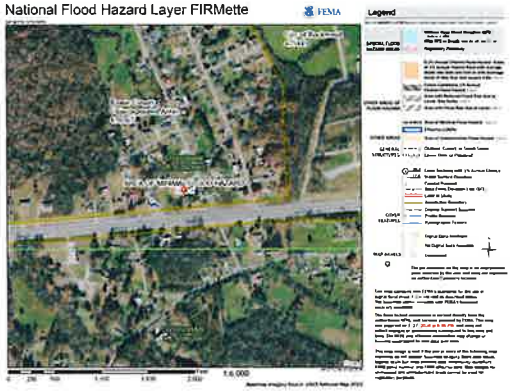
APPLICABLE CODES
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ CITY OF ROCKWOOD AMENDMENTS
2018 INTERNATIONAL BUILDING CODE (IRC) W/ CITY OF ROCKWOOD AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE (IPC) W/ CITY OF ROCKWOOD AMENDMENTS
ROCKWOOD WATER, SEWER & GAS STANDARD SEWER SPECIFICATIONS, DATED 1/16/2023

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

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: 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/Issue	Date



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

GENERAL NOTES

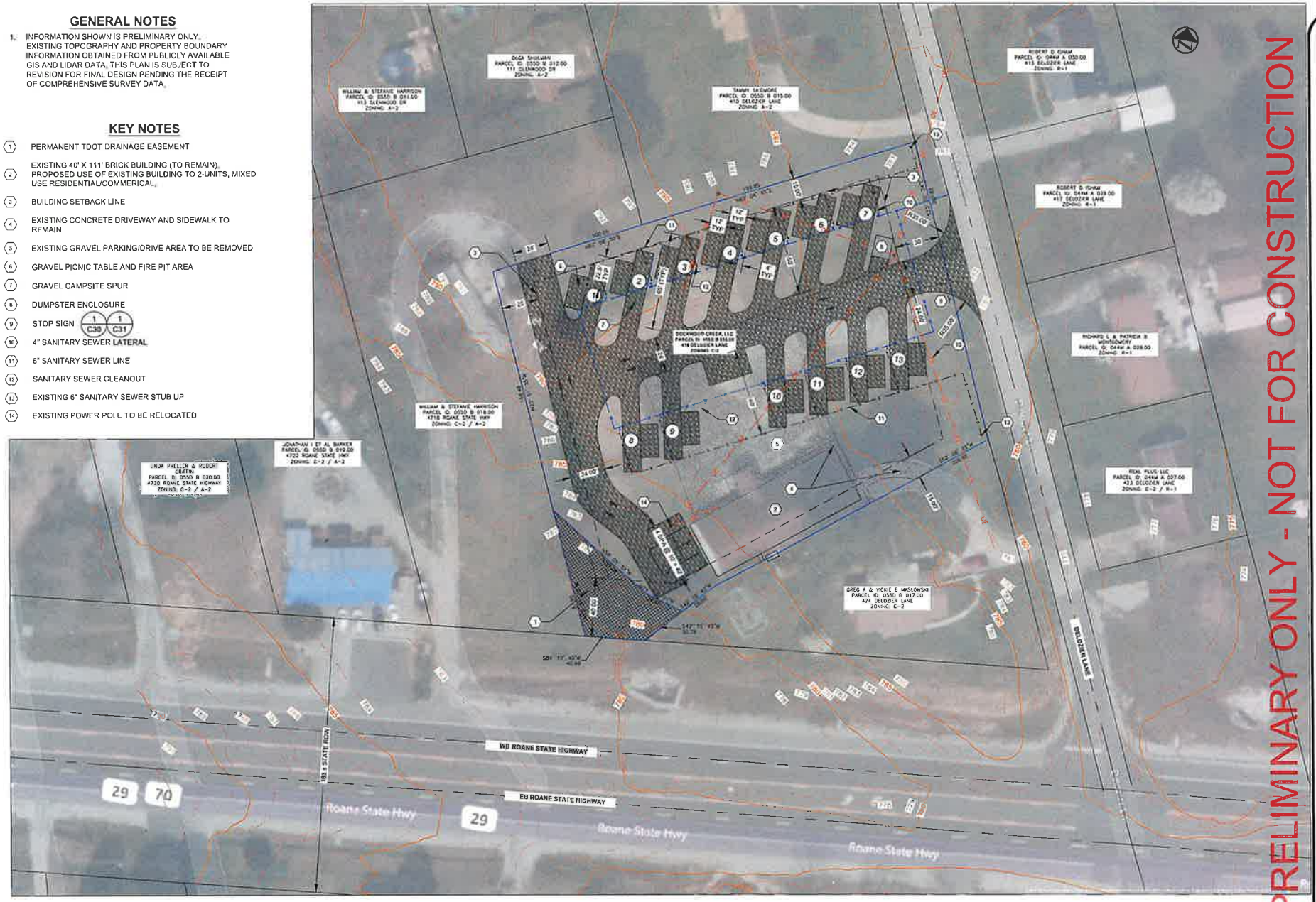
Project: DELOZIER RV	Sheet: C01
Date: 9/10/2026	
Scale: As Noted	

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

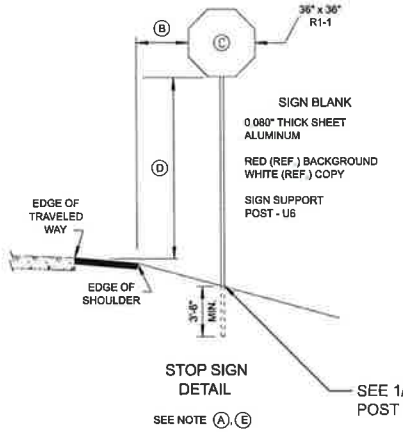
Evan Joseph McMillon — Licensed Professional Engineer — State of Tennessee — 4/13/2026

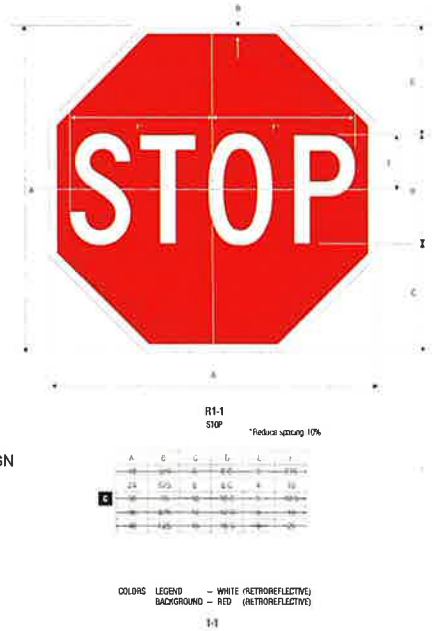
Grunt Engineering, PLLC
TN Design Firm No. 11592
431 Vision Drive
Suite F201
Cumming, GA 30040
618-506-0053
www.GruntEngineering.com
GRUNT ENGINEERING

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. 713-16.20 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.16 THROUGH 2A.18). 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, BICYCLIST, OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR, OR WHERE THE VIEW OF THE SIGN MIGHT BE OBSTRUCTED, 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 THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY 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.

1 / C30 STOP SIGN DETAILS
SCALE: NTS

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

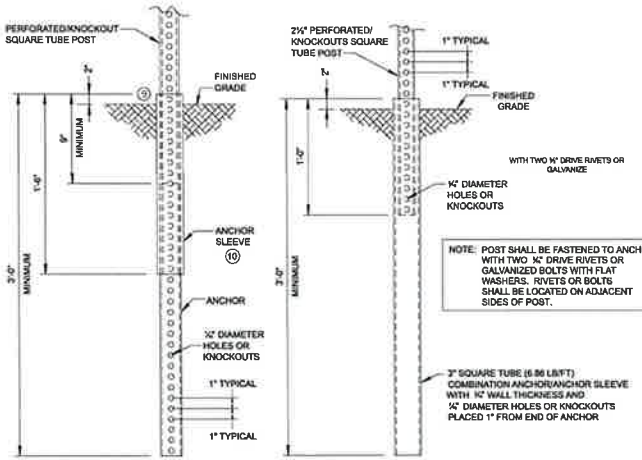
No	Revision/Issue	Date

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

SIGNAGE DETAILS - I

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



POST SLEEVE INSTALLATION DETAIL

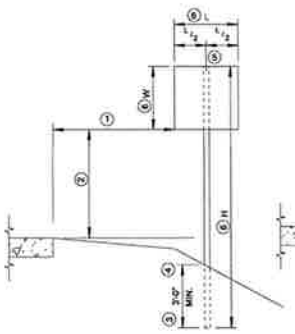
FOR 1½", 1¾" AND 2" SUPPORT POSTS

(SEE TABLE FOR SIZE OF ANCHOR/ANCHOR SLEEVE)

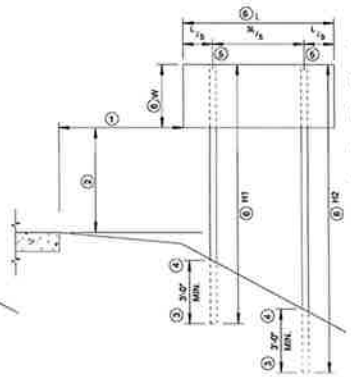
POST SLEEVE INSTALLATION DETAIL

FOR 2½" SUPPORT POST (3.141 LB/FT)

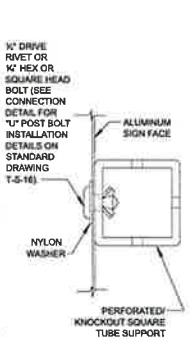
(SEE TABLE FOR SIZE OF COMBINATION ANCHOR/ANCHOR SLEEVE)



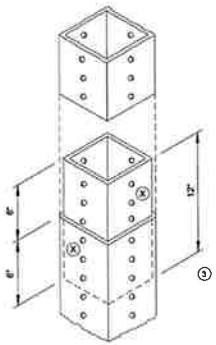
SHOULDER INSTALLATION FOR ONE PERFORATED/KNOCKOUT SQUARE TUBE SUPPORT



SHOULDER INSTALLATION FOR TWO PERFORATED/KNOCKOUT SQUARE TUBE SUPPORTS



CONNECTION DETAIL FOR PERFORATED/KNOCKOUT SQUARE TUBE POST



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.

POST (SIZE AND WEIGHT)	ANCHOR (SIZE AND WEIGHT)	ANCHOR SLEEVE (SIZE AND WEIGHT)
1¾" SQUARE (1.702 LB/FT) 12 GAGE	1¾" SQUARE (2.060 LB/FT) 12 GAGE	2" SQUARE (2.416 LB/FT) 12 GAGE
1¾" SQUARE (2.060 LB/FT) 12 GAGE	2" SQUARE (2.416 LB/FT) 12 GAGE	2½" SQUARE (2.773 LB/FT) 12 GAGE
1¾" SQUARE (1.882 LB/FT) 14 GAGE	2" SQUARE (2.416 LB/FT) 12 GAGE	
2" SQUARE (2.416 LB/FT) 12 GAGE	2½" SQUARE (2.773 LB/FT) 12 GAGE	2½" SQUARE (3.141 LB/FT) 12 GAGE
2" SQUARE (2.1639 LB/FT) 14 GAGE	2½" 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 (60,000 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

FOOTNOTES

1. FOR STANDARDIZATION OF LOCATION AND LATERAL CLEARANCE SEE SUBSECTIONS 2A.13 AND 2A.19 AND FIGURE 2A-3 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-13 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 6" 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 60,000 POUNDS PER SQUARE INCH OR USS 14 GAGE HAVING A MINIMUM YIELD STRENGTH OF 60,000 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" x ½".

(B) PERFORATED/KNOCKOUT POSTS SHALL BE GALVANIZED TO CONFORM TO ASTM A25, 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-36 TO ASTM A-446

REV. 7-8-74: 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. 7-29-76: HARDWARE FINISH, FIELD SPLICE AND MISCELLANEOUS.

REV. 7-17-81: CHANGED ITEM NO. TO AGREE WITH NEW SPECIFICATION BOOK.

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

REV. 11-22-90: REDREW AND REORGANIZED SHEET. ELIMINATED SHOULDER INSTALLATION USING THREE SUPPORTS.

REV. 12-7-90: CHANGED CONNECTION DETAIL FOR PERFORATED/KNOCKOUT SQUARE TUBE POST AND GENERAL NOTE (F).

REV. 7-29-91: CHANGED POST, ANCHOR AND ANCHOR SLEEVE TABLE. ADDED FOOTNOTE (10). CHANGED GENERAL NOTE (A).

REV. 1-19-92: CHANGED POST, ANCHOR AND ANCHOR SLEEVE TABLE. MODIFIED VARIOUS NOTES ON DRAWING INCLUDING GENERAL NOTE (A).

REV. 10-25-93: CHANGED WORDING OF GENERAL NOTE (E).

REV. 2-14-96: CHANGED WORDING OF GENERAL NOTE (A).

REV. 10-25-99: CHANGED PAY ITEM NO. IN GENERAL NOTE (H).

REV. 7-19-13: REMOVED 3"x¼", 10 AND 12 GAUGE POST FY FOR 12GAUGE CHANGED TO 60 KSI. REMOVED TYPE 4 FOOTING.

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

REV. 7-11-17: ADDED (3.141 LB/FT) AND (5.86 LB/FT) TO POST SLEVE INSTALLATION DETAIL.

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

REV. 7-30-2020: 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

NOT TO SCALE

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

RYAN JOSEPH MCILTON — 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

SIGNAGE DETAILS - II

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

1 C31 GROUND MOUNTED SIGN DETAILS
SCALE: NTS

Dennis Ferguson
ROAD SUPERINTENDENT

ROANE COUNTY
3070 Roane State Highway, Harriman, TN 37748, 865-882-9782 Office, 865-882-9784 Fax

October 28, 2026

To whom it may concern:

In respect to the proposed 13 site RV Park, we have examined Delozier Lane and find the road adequate to provide safe access to the development that will be located at 418 Delozier Lane. The road is the same width (18ft) and same right-of-way (24ft) as other county roads (Swan Pond Rd, Pumphouse Rd) that have RV sites. No road improvements should be necessary on this stretch of roadway.

The owners should have sufficient signage directing users from the highway to the location. Roane County Highway Department can assist in sign placement if needed.

Thank you,

Terri Broyles

On behalf of Dennis Ferguson, Road Superintendent

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: Nov 18, 2026	**Time:** 7:00 pm	**Permit #:** SPA2026-025
C.Com Date:	**Public Hearing Time:** 6:00 pm	**C.Com Meeting Time:** 6:30 pm

APPLICANT INFORMATION

Name: Joseph A Houck Construction Comp	Who Will Attend Meetings: Joe Houck		
Address: 9566 Hwy 70 E			
City: Lenoir City	State: TN	ZIP Code: 37772	Fax:
Phone: 865-740-8893	E-mail: info@JAHouckconstruction.com		
If other than owner, nature of relationship:			

OWNER INFORMATION

Name: Joseph A Houck Construction Company Inc			
Address: 9566 Hwy 70E			
City: Lenoir City	State: TN	ZIP Code 37772	
Phone: 865-740-8893	E-mail: info@JAHouckconstruction.com		

PROPERTY IDENTIFICATION

Address 2271 Buttermilk Road W	District: 3	Business Name:	
City: Lenoir City	State: TN	ZIP Code: 37772	Acres/Sq. Ft.: 1.570 Ac
Tax Map: 051	**Group:** —		**Parcel:** 11.23
Flood Zone: AE	Current Zone: C-2		Requested Zone:

ACTION REQUESTED

Brief Description: Spec build 20,700 sq Ft Metal Building

☐ Survey Required no	☐ Site Map Required yes	☐ 15 Copies Required

Reason for Request: Build a spec. storage building

Documentation Provided: site plan

APPLICANT CERTIFICATION

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

Signature: **Date:** 10-7-26

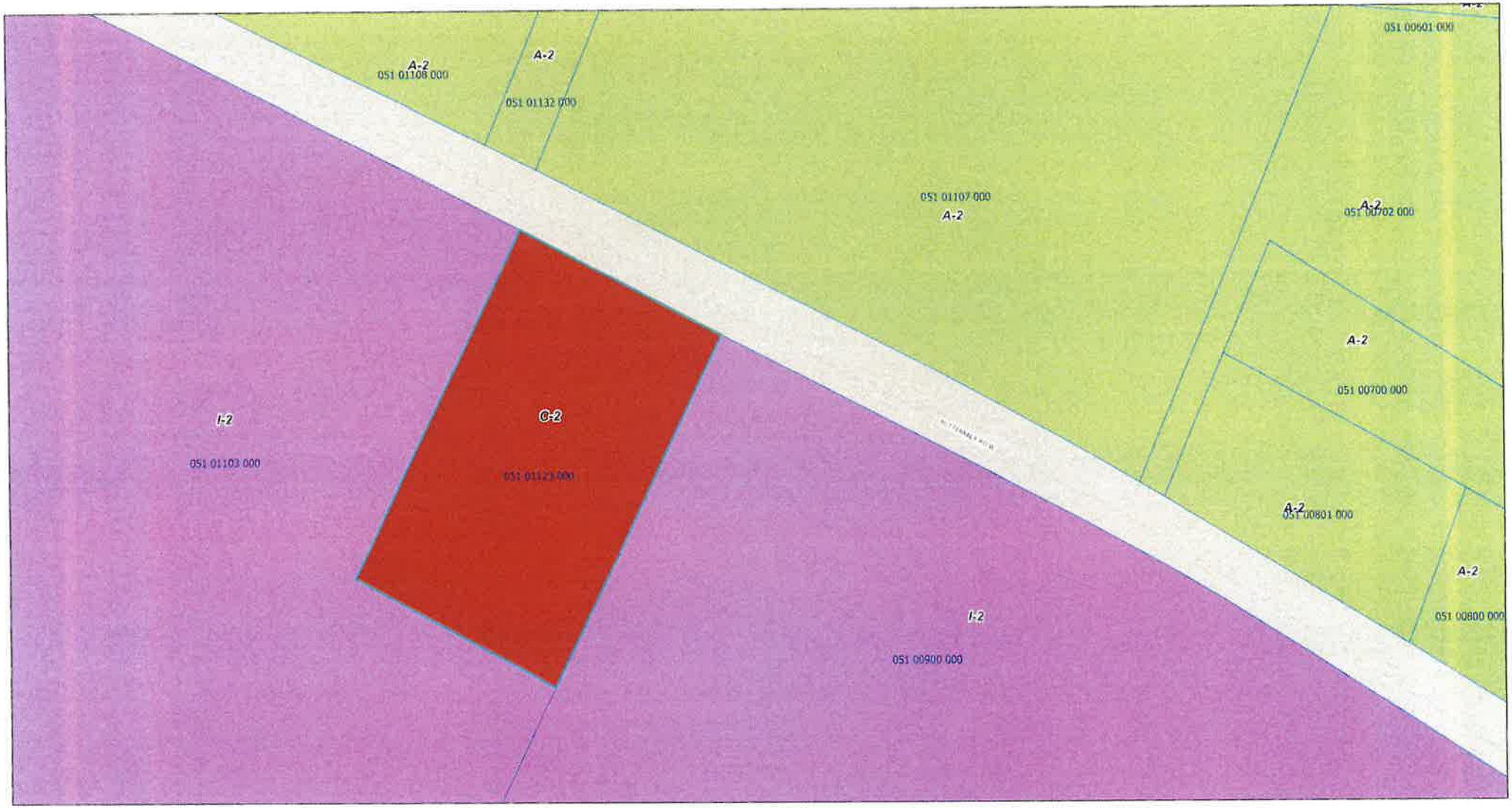
FEES (OFFICIAL USE ONLY) (Fees are non-refundable)

Amount: Credit/Cash/Check No.: Date: Collected By:

ACTIONS (OFFICIAL USE ONLY)

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

ArcGIS Web Map



10/7/2026, 11:27:26 AM

Roads

Parcel Information

Zoning

A-2

C-2

I-2

ROW

1:1,241

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Microsoft, Vantor

Roane County - Parcel: 051 011.23



Date: October 7, 2026

County: ROANE
Owner: G & A PROPERTY MANAGEMENT LLC
Address: BUTTERMILK RD W 2271
Parcel ID: 051 011.23
Deeded Acreage: 0
Calculated Acreage: 1.6

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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: Nov. 18, 2024	**Time:** 7:00 pm	**Permit #:** REZ2024-009
C.Com Date: Dec. 14, 2024	**Public Hearing Time:** 6:00 pm	**C.Com Meeting Time:** 6:30 pm

APPLICANT INFORMATION

Name: Industrial Development Board of the County of Roane, TN	Who Will Attend Meetings: Contact: Dawn Carlock		
Address:			
City:	State:	ZIP Code:	Fax:
Phone: 384-504-9244	E-mail: dcarlock@roanealliance.org		
If other than owner, nature of relationship:			

OWNER INFORMATION

Name: Puckett/Woodard-Davis Families		
Address:		
City:	State:	ZIP Code
Phone:	E-mail:	

PROPERTY IDENTIFICATION

Address: 135 Blackburn Ln. & 0 Buttermilk Rd. W.	District:	Business Name:	
City: Lenoir City	State: TN	ZIP Code: 37771	Acres/Sq. Ft.:
Tax Map: D50-~~D020.00 & 021~~	**Group:**		**Parcel:** D20.00 & 021.00
Flood **Zone:** Zone X	Current **Zone** A2 & C2		Requested **Zone:** I3

ACTION REQUESTED

Brief Description:

☐ Survey Required ☐ Site Map Required ☐ 9 Copies Required

Reason for Request:

IDB requesting a rezone of both parcels from A2-I3

Documentation Provided:

APPLICANT CERTIFICATION

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

Signature: [signature] **Date:**

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

Amount: 0 Credit/Cash/Check No.: Date: Collected By: Brooke Mayes

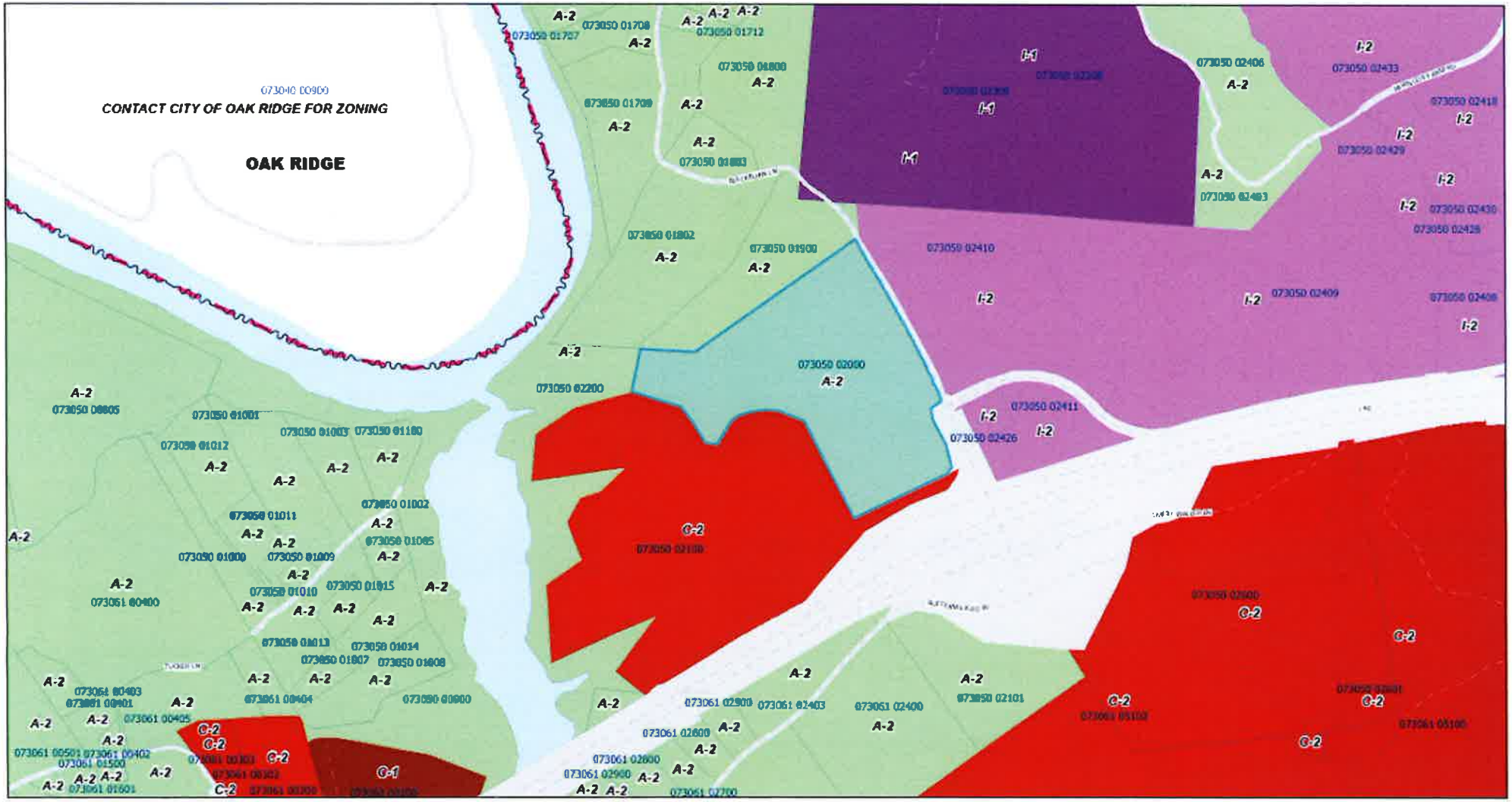
ACTIONS (OFFICIAL USE ONLY)

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

Updated 8-27-24 RC

Watts Bar - Sewer + water
LCUB - electric
ORUD - gas

ArcGIS Web Map



11/4/2026, 10:27:33 AM

1:9,875

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City Limits
Roads
Zoning
A-2
C-1
C-2
I-1
I-2
ROW
WATER
CONTACT CITY OF OAK RIDGE FOR ZONING
Parcels

Residents Contacted for Rezone

Rezone request: 135 Blackburn Ln, Lenoir City and 0 Buttermilk Rd, Lenoir City (Map 050, Parcels 020.00 and 021.00)

Date contacted: November 4, 2026

Name	Address	Map	Parcel
HENSLEY SONYA DENISE	C/O SONYA BIVENS, 1682 HIRST CIRCLE, LENOIR CITY TN 37772	050	010.08
HUCKEBY JAMES	948 HAMILTON LANE, KINGSTON TN 37763	050	010.14
MORRIS GARVIN J & PHYLLIS I	298 TUCKER LANE, LENOIR CITY TN 37771	050	010.05
DAY ROBERT EDWARD MARY	3416 BUTTERMILK ROAD WEST, LENOIR CITY TN 37771	050	010.02
DONALDSON CATHERINE H	2098 ROCKY TOP ROAD, LENOIR CITY TN 37771	050	011.00
SHIRRAN TIMOTHY MICHAEL & TAMMY	1560 RIVER RD, KINGSTON TN 37763	061	029.00
SHIRRAN TIMOTHY MICHAEL & TAMMY	1560 RIVER RD, KINGSTON TN 37763	061	027.00
BARPROP TRUST	2989 BUTTERMILK ROAD WEST, LENOIR CITY TN 37771	061	028.00
PUCKETT FRANCES J	2859 BUTTERMILK ROAD WEST, LENOIR CITY TN 37771	061	026.00
TOWNSEND MELANIE D & JAMES A	8225 DANUBE DRIVE, WEST PADUCAH KY 42086	061	025.00
JOHNSON JOHN LEE	2919 BUTTERMILK ROAD WEST, LENIOR CITY TN 37771	061	024.03
JACKSON RICK S	207 BLACKBURN LANE, LENOIR CITY TN 37771-3332	050	019.00
GROVES DAVID M	247 BLACKBURN LANE, LENOIR CITY TN 37771	050	018.02
VW CREDIT INC	3800 HAMLIN ROAD, SUITE 100, AUBURN HILLS MI 48326	050	024.10
KFG LLC	PO BOX 686, KINGSTON TN 37763	050	024.26
ROANESTAR LLC	C/O FRANK CALLAWAY, PO BOX 420115, ATLANTA GA 30342	050	024.11

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

November 4, 2026

To all property owners adjacent or adjoining the property of 135 Blackburn Ln and 0 Buttermilk Rd, Lenoir City:

Please be advised that a public hearing before the Roane County Planning Commission is scheduled for **November 18, 2026, at 7:00 p.m.** in the Qualls Room on the second floor of the Roane County Courthouse regarding property located at 135 Blackburn Ln, Lenoir City TN 37771, identified as **Map: 050 Parcel: 020.00** and 0 Buttermilk Rd, Lenoir City, TN 37771, identified as **Map: 050 Parcel: 021.00**.

This property owner has requested a rezone recommendation from the Roane County Planning Commission to the Roane County Commission from **A2 (Developing Agricultural District) and C2 (Highway Commercial District) to I3 (Heavy Industrial District)**

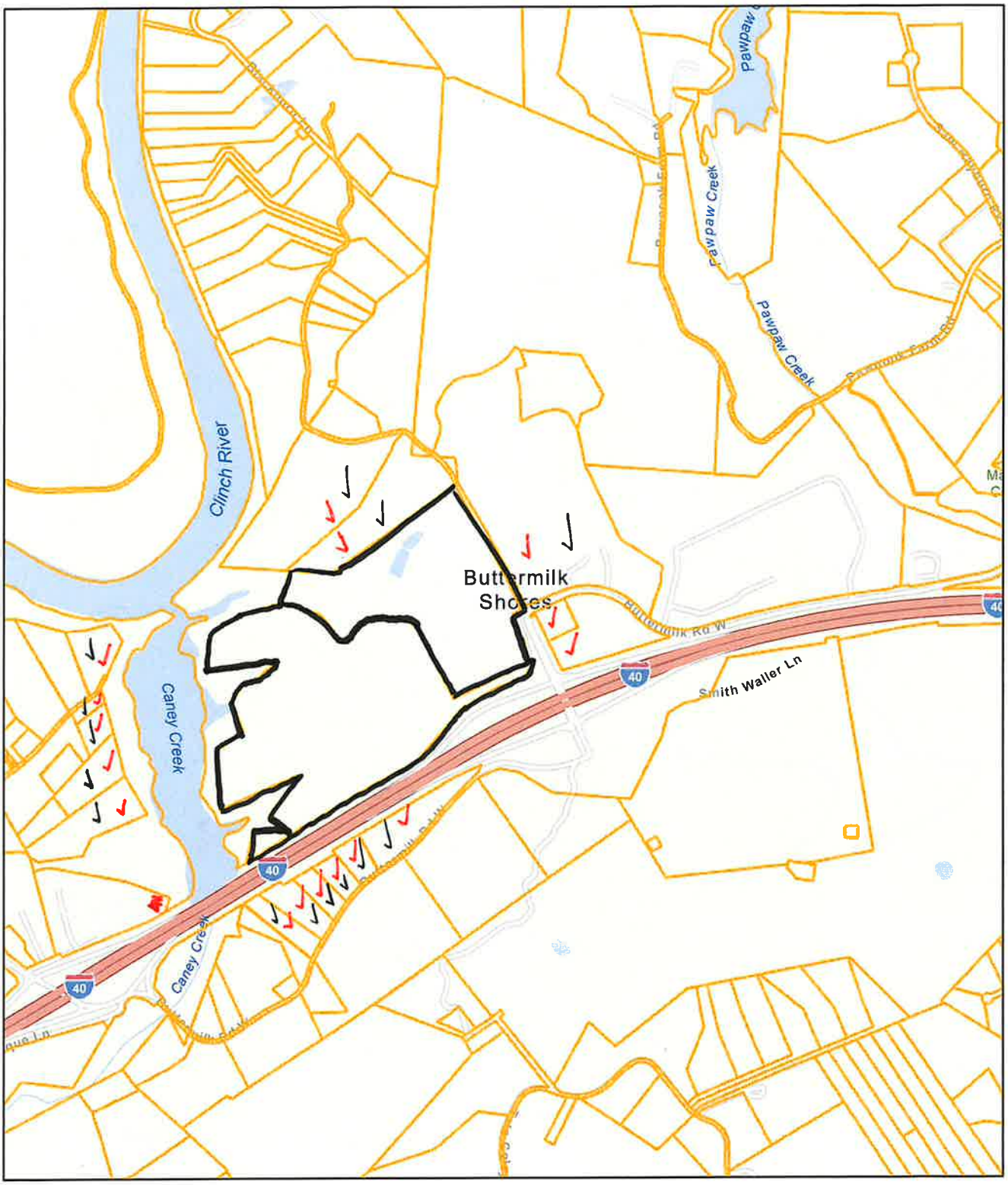
As an adjacent or adjoining property owner, you are entitled to be informed of this request. If you have any interest or concerns regarding this rezone request, you may attend this public hearing and/or call the Roane County Zoning Office at 865-717-4232 and speak to Brooke Mayes. If it is more convenient,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

Sincerely,

Brooke Mayes

Brooke Mayes
Roane County Planner
Roane County Planning & Zoning

Roane County - Parcel: 050 020.00



Date: November 4, 2026

County: ROANE
Owner: DAVIS DIANA W ET AL
Address: BLACKBURN LN 135
Parcel ID: 050 020.00
Deeded Acreage: 0
Calculated Acreage: 46.9

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Roane County Planning Staff Report

Case Number:	**REZ2026-006**
Request:	Rezone property from **A2 (Developing Agriculture District) and C2 (Highway Commercial) to I3 (Heavy Industrial)**
Applicant:	IDB of Roane County
Property Location:	Buttermilk Rd.
Tax Map/Parcel ID:	050 021.00 and 020.00
Acreage/Size:	120.2 Acres (Combined)
Planner/Author:	Cory Haggard-Planning Director
Date of Report:	11/04/2026
Date of Planning Commission Hearing:	November 18, 2026

Executive Summary and Staff Recommendation

Summary of Request: The IDB is under contract to purchase the aforementioned property with State and County money. They are requesting to rezone the property to I-3 from its current zone of A-2 and C-2. The future use of the property will be industrial. Currently, there are billboards on the property that will be removed once the contract is executed.

II. Project Background and Description

A. Subject Property Information

Existing Zoning: A2 (Developing Agriculture)/C2 (Highway Commercial)
Proposed Zoning: I3 (Heavy Industrial)
Existing Use: Vacant land with billboards
Proposed Use: industrial/manufacturing
Comprehensive/Future Land Use Plan Designation: Recreational in the 1998 plan
Infrastructure/Utilities: Public Water, Sewer, Electric and Gas available at road

B. Surrounding Zoning and Land Use

Direction	Existing Zoning	Existing Land Use
North	A2	Agriculture
South	A2	Agriculture
East	I2	Industrial
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?
  - Yes, due to the increasing manufacturing base in Roane County, a change in zoning is warranted.
- **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?
  - No, this property is adjacent to the existing industrial park which is designed to handle the flow of traffic that this would create.
- **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, with the proper suppression systems and adequate fire flow that is at the property, this should not strain services any further than the existing park.

D. Compatibility with Surrounding Property

- Does the proposed zoning and potential use maintain the general **character of the neighborhood**?
  - Yes, this is directly across from the industrial park.
- Will the rezoning **detrimentally affect nearby property** values or use? (Avoid "spot zoning.")
  - This would be consistent with uses already in the area.

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 November 4, 2026
Property Posting (Sign)	Met	Sign posted on the

		property on November 4, 2026,
Adjoining Property Owner Mailings	Met	Notices mailed to owners adjacent and adjoining the property on November 4, 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



CONCEPTUAL SITE DEVELOPMENT PLAN

BUTTERMILK ROAD - DAVIS / PUCKETT PROPERTY

ROANE COUNTY, TENNESSEE

TVA Economic Development

Created February, 2026

SHEET C-101	ALT #1 CONCEPTUAL LAYOUT PLAN	JOB NO. 26-03 DATE JANUARY 2026 DESIGNED BY JG CADD BY JG DESIGN REVIEW ____ CONST. REVIEW ____ FILE NAME Puckett-Davis Prop Concepts.dwg	**R.R.B.T.P. EXPANSION** **DAVIS-PUCKETT PROPERTY** ROANE COUNTY, TENNESSEE	P2E Engineering Services	PRELIMINARY NOT FOR CONSTRUCTION	NO. DATE DESC. REVISIONS



EAST TENNESSEE
Moving. Mountains.

Latapult Map

08/07/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

b. Inspections. Upon the IDB's request, to be made at least one (1) business day in advance, the Property Owners shall make the Property available for inspection by the IDB (including the IDB's agents, representatives, and third parties acting as the IDB's agents). The IDB's obligation to consummate the Closing is contingent on the IDB's receipt of, or its waiver of receipt of, within the Additional Due Diligence Period, due diligence reports on the Property that the IDB and its grantors deem satisfactory, including but not limited to the following: (i) a title search; (ii) an ALTA survey; (iii) a geotechnical survey and report; (iv) a topographical survey and report; (v) a utility survey; (vi) a Jurisdictional Waters Delineation and Agency Verification; (vii) a Rare/Threatened/Endangered Species Review and Bat Habitat Assessment; (viii) a Cultural Resources Desktop Review and Agency Coordination; (ix) an Environmental Noise Compatibility Evaluation; (x) an Air Quality Regulatory Status Review; and (xi) a Weather and Natural Hazard Risk Evaluation. The IDB shall obtain such reports at its own cost. The Property Owners shall cooperate in good faith to assist the IDB (including the IDB's agents, representatives, and third parties acting as the IDB's agents) with the IDB's due diligence inspection efforts described in this Section 5(a).

c. Approvals. The IDB's obligation to consummate the Closing and to fulfill any of its obligations pursuant to this Agreement is contingent on the IDB's securing or waiving within the Additional Due Diligence Period any required permits or governmental approvals, including but not limited to any approvals required by the IDB's grantors and the rezoning of the Property by the Roane County Planning Commission and/or the Roane County Commission to the I-3, Heavy Industrial District zoning classification, as determined by the IDB in its sole discretion ("Approvals") to use and/or sell the Property as the IDB wishes.

d. Delivery of Documents by Property Owners. The Property Owners shall cooperate in good faith with the IDB to assist the IDB (or third parties acting at the IDB's request) with the IDB's diligence, including by providing to the IDB within five (5) business days of the Effective Date the most recent copies of property tax bills, copies of land boundary surveys relating to the Property, copies of covenants, conditions, and/or restrictions and zoning regulations regarding the Property, copies of title insurance commitments and exceptions, and such other documents and records as the IDB may reasonably request. Notwithstanding the foregoing, the Property Owners shall provide the IDB with only such documents as Property Owners have in their possession, and the Property Owners have no obligation to obtain documents that they do not have.

e. Title Review. The IDB shall apply to a title agent of its choosing ("Title Agent") for a title insurance commitment ("Title Commitment") in the amount of the Purchase Price. The Title Commitment shall disclose the state of the title to the Property and shall constitute the commitment of the Title Agent to insure the title at Closing in the name of the IDB, or its successors or assigns, with a title insurance policy in an ALTA form of owner's title insurance. The Title Commitment shall contain no exceptions, other than the following (collectively, "Permitted Exceptions"): exceptions for the current year's real property taxes and other matters as are approved or waived by the IDB. At Closing, a policy of owner's title insurance ("Title Policy") will be issued to the IDB at the expense

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the Effective Date.

FRANCES J. PUCKETT

Date: 9/1/26

ROBERT ALLEN PUCKETT

Date: 9/1/26

JOHN LEE JOHNSON

Date: 08/28/2026

NANCY J. ELLIOTT

Date: 8-28-26

PAMELA Y. JOHNSON

Date: 8-28-26

THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF ROANE, TENNESSEE

By: _____

Its: _____

Date: _____

RESOLUTION NO. 05-26-21

IN THE COUNTY COMMISSION FOR ROANE COUNTY, TENNESSEE

A RESOLUTION to amend the budget in the General Capital Projects Fund 171-IND (Industrial Development) regarding the allocation of matching funds.

WHEREAS, the County Commission previously adopted Resolution 04-26-13 on April 13, 2026, which established the framework and funding requirements for (2) Grants.

WHEREAS, the first grant is the Tennessee Department of Economic and Community Development (TNECD) Site Development Grant in the amount of $4,049,654; and

WHEREAS, the second grant is the Tennessee Valley Authority (TVA) InvestPrep Grant in the amount of $750,000; and

WHEREAS, it has been determined that a revision to the matching fund requirements is necessary to accurately reflect the current financial obligations and project scope; and

WHEREAS, that the revised total of local matching funds has increased to $1,492,890 (approximately 23% of the total project cost).

WHEREAS, Roane County desires to utilize proceeds from industrial land sales currently held in the General Capital Projects Fund 171-(IND) to satisfy this matching requirement.

WHEREAS, this resolution supersedes any conflicting provisions regarding matching funds contained within Resolution 04-26-13. All other non-conflicting provisions of the original resolution remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED that the General Capital Projects Fund 171-IND be amended as follows:

Fund	Function	Description	Current Budget	Amendment	Ending Budget
Expenditure Code:					
171-IND	91150-724	Site Development	985,566	507,324	1,492,890
Reserve Code:					
171-IND	34585	Restricted for Capital Projects	1,878,416	(507,324)	1,371,092

Upon motion of Commissioner **Duff,** seconded by Commissioner **Henrickson**

The following Commissioners voted Aye: **Berry, Brackett, Cunnigham, Duff, Ferguson, Gann, Goss, Hamilton, Hendrickson, Hester, Hooks, Kirby, Lehman, Parks, Wilson (15)**

The following Commissioners voted No:
The following Commissioners voted Passed:

Thereupon, the County Chairman announced to the Commission that the said resolution had received a constitutional majority and ordered same spread of record.

County Chairman

The foregoing Resolution was submitted to the County Executive for his consideration this the 13 day of May, 2026.

ATTESTED:

County Clerk

I hereby approve/veto to the foregoing Resolution this 12 day of May, 2026

County Executive

Submitted by: Budget Committee on behalf of Justin Snow, Roane County Industrial Development

ROANE COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROANE
Attest
Beth G. Johnson, County Clerk
Certified a true and
correct copy
May 13, 2026
Month Day Year
By A. Treadway D.C.

b. Inspections. Upon the IDB's request, to be made at least one (1) business day in advance, the Property Owners shall make the Property available for inspection by the IDB (including the IDB's agents, representatives, and third parties acting as the IDB's agents). The IDB's obligation to consummate the Closing is contingent on the IDB's receipt of, or its waiver of receipt of, within the Additional Due Diligence Period, due diligence reports on the Property that the IDB and its grantors deem satisfactory, including but not limited to the following: (i) a title search; (ii) an ALTA survey; (iii) a geotechnical survey and report; (iv) a topographical survey and report; (v) a utility survey; (vi) a Jurisdictional Waters Delineation and Agency Verification; (vii) a Rare/Threatened/Endangered Species Review and Bat Habitat Assessment; (viii) a Cultural Resources Desktop Review and Agency Coordination; (ix) an Environmental Noise Compatibility Evaluation; (x) an Air Quality Regulatory Status Review; and (xi) a Weather and Natural Hazard Risk Evaluation. The IDB shall obtain such reports at its own cost. The Property Owners shall cooperate in good faith to assist the IDB (including the IDB's agents, representatives, and third parties acting as the IDB's agents) with the IDB's due diligence inspection efforts described in this Section 5(a).

c. Approvals. The IDB's obligation to consummate the Closing and to fulfill any of its obligations pursuant to this Agreement is contingent on the IDB's securing or waiving within the Additional Due Diligence Period any required permits or governmental approvals, including but not limited to any approvals required by the IDB's grantors and the rezoning of the Property by the Roane County Planning Commission and/or the Roane County Commission to the I-3, Heavy Industrial District zoning classification, as determined by the IDB in its sole discretion ("Approvals") to use and/or sell the Property as the IDB wishes.

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e. Title Review. The IDB shall apply to a title agent of its choosing ("Title Agent") for a title insurance commitment ("Title Commitment") in the amount of the Purchase Price. The Title Commitment shall disclose the state of the title to the Property and shall constitute the commitment of the Title Agent to insure the title at Closing in the name of the IDB, or its successors or assigns, with a title insurance policy in an ALTA form of owner's title insurance. The Title Commitment shall contain no exceptions, other than the following (collectively, "Permitted Exceptions"): exceptions for the current year's real property taxes and other matters as are approved or waived by the IDB. At Closing, a policy of owner's title insurance ("Title Policy") will be issued to the IDB at the expense

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the Effective Date.

Dolores Oliver
Dolores Oliver (Aug 25, 2026 18:55:39 CDT)

DELORES W. OLIVER

Date:_____

Diana Davis
Diana Davis (Aug 26, 2026 19:10:17 EDT)

DIANA W. DAVIS

Date:_____

Alexander f woodard 2
Alexander f woodard 2 (Aug 25, 2026 20:06:15 EDT)

ALEXANDER F. WOODARD, II

Date:_____

Margaret W Tipton
Margaret W Tipton (Aug 27, 2026 10:55:17 EDT)

MARGARET W. TIPTON

Date:_____

PHILIP G WOODARD
PHILIP G WOODARD (Aug 27, 2026 13:18:51 EDT)

PHILIP G. WOODARD

Date:_____

Robert Pannell (Aug 27, 2026 07:21:11 EDT)

ROBERT PANNELL

Date:_____

THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF ROANE, TENNESSEE

By:_____

Its:_____

Date:_____

Rose Marlene Woodard (Sep 2, 2026 17:37:14 EDT)

MARLENE WOODARD

Date:_____

Ashley Pannell
Ashley Pannell (Aug 28, 2026 13:16:37 EDT)

ASHLEY E. PANNELL

Date:_____

Date: 10/26/2026

To: Roane County Planning Commission
Re: Letter of Support for Buttermilk Road Site Rezoning from Agricultural to Industrial-3 (I-3)

Dear Members of the Planning Commission:

On behalf of the Industrial Development Board of the County of Roane, Tennessee, we respectfully express our strong support for rezoning the Buttermilk Road property from Agricultural to Industrial-3 (I-3).

The Buttermilk Road site offers an important opportunity to expand Roane County's industrial capacity and attract quality economic development. Adjacent to an existing industrial park, the property is a logical extension of established industrial development and is located in an area where infrastructure and transportation access can support future growth.

This project has received significant support from both local and state partners. The Roane County Commission has supported the project and committed funding to advance it. Additionally, the site has been selected for a $4.04 million Tennessee Department of Economic and Community Development Site Development Grant and has received support through the Tennessee Valley Authority's InvestPrep program. These investments demonstrate a strong commitment to preparing the property for future industrial development and creating opportunities for long-term economic growth.

Rezoning to Industrial-3 will allow the property to be developed in a manner consistent with its location, surrounding industrial uses, and the county's economic development goals. It will help position Roane County to compete for new industries, attract private investment, expand the tax base, and create quality employment opportunities for our residents.

We believe this rezoning supports responsible, strategic growth in an area where industrial development is appropriate, and infrastructure is in place to support expansion. Preparing sites like Buttermilk Road is essential to ensuring Roane County can respond to prospective industry needs and capitalize on future economic development opportunities.

For these reasons, the Industrial Development Board of the County of Roane, Tennessee, strongly supports the requested rezoning from Agricultural to Industrial-3 (I-3) and respectfully encourages the Planning Commission to recommend approval.

Thank you for your consideration and your continued commitment to the responsible growth and economic vitality of Roane County.

Sincerely,

Vice Chair

Industrial Development Board of the County of Roane, Tennessee

Two standard Proctor tests were performed on auger cuttings collected as bulks samples from Borings B-05 and B-06. A summary of the test results is presented in Table 5-2.

Table 5-2 – Standard Proctor Results Summary

Boring No.	Sample Depth (feet)	Natural Moisture Content (%)	Maximum Dry Density, MDD (pcf)	Optimum Moisture Content, OMC (%)
B-05	1-10	16.3	114.7	14.7
B-06	1-10	18.6	114.9	14.8

A summary of the laboratory test results and individual laboratory test results are included in Appendix III.

6.0 Preliminary Conclusions and Recommendations

6.1 Site Development Considerations

Based on the subsurface conditions encountered during this geotechnical exploration and our experience with similar projects, it is our professional opinion that this site is adaptable for the construction of a typical industrial/business park development. We note the following items may impact construction schedules and budgets:

- Clearing and grubbing should be performed prior to earthwork activities. Topsoil should also be stripped and either removed from the site or stockpiled for later use in landscaping areas. Topsoil encountered in our test borings ranged from approximately 2 to 7 inches thick, but topsoil thicknesses will vary across the site and could be deeper in unexplored areas of the site

- While groundwater depths can vary with seasonal and climatic changes and with earthwork in the area, we do not expect groundwater, if encountered, to have a significant impact on site grading within the explored areas of the site. As previously mentioned, low-lying areas are present at the site and shallow groundwater or perched water conditions could be encountered in those areas

- Firm to very stiff and medium dense to dense near-surface soils were typically encountered in the borings. Lower consistency near surface soils were encountered in Boring B-03 to a depth of approximately 3 to 4 feet. Some undercutting and replacement of lower consistency soils may be required at the site. The near surface soils should be evaluated by the Geotechnical Engineer or his representative during construction. This evaluation may consist of proofrolling observations using a loaded tandem axle dump truck, possible shallow test pits, hand auger borings with Dynamic Cone Penetrometer (DCP) testing, probing with a steel rod, and/or visual observations. Depending on the results of this evaluation, undercutting to stiff soils, stabilization by scarifying, drying, and re-compaction, or other stabilization methods may be required.

- The soils generally consisted of sandy lean clays (CL) and silty or clayey sands (SM, SC) with occasional sandy fat clay (CH) based on our visual-manual classifications and laboratory testing of the soils. The lean clays (CL) have a slight to moderate potential for volume change (shrinking and swelling) with changing moisture contents. This can make these soils more favorable to work with during site grading.

- The sandy fat clay (CH) soils typically have a moderate to high shrink swell potential. Some undercutting and replacement of these soils and replacement with lower plasticity soils may be required if present in foundation or slab areas. Alternatively, a minimum 2 feet buffer of compacted low plasticity soil can be considered over stable sandy fat clay (CH) soils. We do not recommend the use of the sandy fat clay (CH) as fill material directly beneath structures and pavement areas due to their shrink/swell, sensitivity to moisture and instability, and settlement potential. We recommend that the sandy fat clay (CH) soils be placed in non-structural areas or in pavement areas at a minimum of 2 feet below final grades.

- Partially weathered rock was encountered in all of the borings with depth. Partially weathered rock generaly can be excavated with standard construction equipment with some difficulty, but excavation difficulty can depend on various factors. There is the potential that some of the material may require additional measures including initial ripping with a single tooth dozer, use of pneumatic hoe rams, or blasting for removal. More discussion on this is provided in Section 6.2.3.

- Due to the relatively shallow PWR depths, we recommend that the designer consider the depths to PWR when designing site grades and utilities at the site to potentially reduce the amount of excavation of the PWR material, since difficult excavation should be expected in areas and depths where PWR was encountered.

- Auger refusal depths when encountered were highly variable at the site. Although coring of refusal material was beyond our scope of services, we anticipate material below the auger refusal depth could be competent bedrock that requires pneumatic hoe rams or blasting during excavation.

- Based on our laboratory testing and visual classification, we expect the majority of the on-site soils tested will be suitable for reuse as compacted structural fill, provided the soils meet the requirements in Section 6.2.1 of this report. Fill soil containing organic materials, excess rock materials, or deleterious material would not be suitable for reuse as fill.

- Based on our exploration, the field and laboratory testing, and our experience with similar soils, the subsurface soil conditions at this site generally appear suitable to support the expected structures on shallow foundations. We anticipate maximum allowable bearing pressures on the order of 2,000 to 3,000 pounds per square foot (psf) will likely be available, depending on final development plans and grades

- The site is in a karst geologic area. The underlying carbonate rock units are susceptible to sinkhole development. It should be noted that several sites in the immediate area and same geologic formation have been successfully developed.

The preceding has been an overview of the key geotechnical issues we expect may affect the proposed development of the site based on the current development plans discussed in this report. Our preliminary recommendations regarding these issues as well as other geotechnical aspects of the planned site construction are discussed in the subsequent report sections. Additional field exploration, laboratory testing, and engineering analysis will be needed to develop design-level recommendations once project plans are more fully developed.

6.2 Earthwork

6.2.1 Earth Material Utilization and Fill Placement

Soil used as structural fill should be clean soil, free of organics, trash, and other deleterious material, and containing no rock fragments greater than 4 inches in any one dimension. Preferably, structural soil fill should have a standard Proctor maximum dry density of 90 pounds per cubic foot (pcf) or greater, a PI of 35 percent or less, and an organic content of less than 5 percent. Soils to be used as structural soil fill should be tested and observed by S&ME personnel before being placed.

Based on the laboratory results for the Standard Proctor and Atterberg limits testing of select soil samples, we expect the on-site lean clay (CL), silty sand (SM), and clayey sand (SC) soils will be suitable for reuse as compacted structural fill, provided they meet the requirements in this section

As previously mentioned, we do not recommend the use of the sandy fat clay (CH) as fill material directly beneath structures and pavement areas due to their shrink/swell, sensitivity to moisture and instability, and settlement potential. We recommend that the sandy fat clay (CH) soils be placed in non-structural areas or in pavement areas at a minimum of 2 feet below final grades.

6.2.2 Plastic Soil Considerations

Based on our experience in East Tennessee, soils with plasticity indices (PI) less than 30 percent have a slight potential for volume changes with changes in moisture content, and soils with a PI greater than 50 percent are highly susceptible to volume changes. Between these values, we consider the soils to be slightly to moderately susceptible to volume changes. Based on our experience in the area and the findings of our preliminary exploration, we expect the site soils to be slightly to moderately susceptible to volume changes. The plasticity index of samples tested ranged from 15 to 24 which indicates slight potential for volume changes. However, some fat clays were encountered in our borings.

Unlike other areas of the country where higher plasticity soils cause considerable foundation problems, East Tennessee does not typically endure long periods of severe drought or wet weather. However, in some year's drought conditions can be severe enough to cause significant soil shrinkage and after a period of drought the soils can swell with increasing moisture. If moderately plastic foundation and subgrade soils dry significantly or moisture contents increase significantly after completion of construction, there is the potential for volume change that can result in distress in buildings, floor slabs and pavements. Therefore, the volume change potential of the site soils should be considered during the design-level exploration, and construction precautions should be recommended.

Shining Ladies'-tresses: Shining ladies'-tresses is a species in the orchid family (Orchidaceae) native to the eastern U.S., from Nova Scotia to northeastern Wisconsin, south to Missouri, and east to Virginia. It is a perennial plant that grows up to 15 inches tall, has three to four basal leaves, and produces white flowers with a prominent brilliant yellow lip. This species blooms between May and August. Habitat includes alluvial woods and moist slopes. **Habitat for shining ladies'-tresses may exist within the forested areas of the site; therefore, impacts to this species resulting from development cannot be ruled out.**

Virginia Spiraea: Virginia spiraea is a shrub that has become adapted for life in the high-disturbance zone of frequently flooded stream banks and stream beds. It grows approximately 3 to 13 feet tall; has long, alternate, oblong leaves that are toothed along the edges; and produces white, showy flower clusters between May and July. It also produces clusters of small fruit pods between August and October. Its preferred habitat is rocky streams over sandstone, such as boulder stream banks, edges of waterfalls, and rock ledges. **Suitable habitat for Virginia spiraea is not present at the site, and S&ME expects *no effect* to this species by site development.**

Nearby Managed Communities

DOE ORR: The DOE ORR is a federally owned approximately 37,000-acre site located in Anderson and Roane counties. The ORR contains the Oak Ridge National Laboratory (ORNL), Y-12 National Security Complex, and multiple other facilities, including the East Tennessee Technology Park (ETTP); the Oak Ridge Institute for Science and Education (ORISE) South Campus; a variety of smaller government-owned, contractor-operated facilities involved in environmental cleanup; and the Agent Operations Eastern Command of the National Nuclear Security Administration (NNSA) Office of Secure Transportation. The ORR was established in the early 1940s as part of the Manhattan Project for the purposes of enriching uranium, pioneering methods for producing and separating plutonium, and administering the nationwide World War II effort. Approximately 25,000 acres of the ORR have remained undeveloped in a relatively natural state; approximately 20,000 acres have been designated a DOE National Environmental Research Park, an international biosphere reserve, and part of the Southern Appalachian Man and the Biosphere Cooperative.

The entire ORR was designated a Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) site ("Superfund Site") by the U.S. Environmental Protection Agency (EPA) in 1989. About 15 percent of the ORR is contaminated by hazardous and radioactive materials, including waste sites or remediation areas. This legacy contamination is being cleaned up in accordance with the existing Federal Facilities Agreement. The Tennessee Division of Remediation's Oak Ridge Office oversees all environmental protection and restoration activities on the ORR.

3.0 Conclusion

S&ME completed a pedestrian review of the site for potential habitat in August 2026 and identified appropriate habitat for multiple state- and federally-listed species.

The following species were identified as having potential habitat on-site:

Species with potential habitat on-site that are anticipated to be considered 'May Affect, Not Likely to Adversely Affect' (NLAA) based on their mobility and ability to relocate to adjacent areas:

- Bachman's sparrow – potential nesting habitat in grassland and successional areas of the site.
- Eastern slender glass lizard – potential habitat in dry, open grassland and woodland areas of the site.

Species for which impacts cannot be ruled out until the project footprint and development plans are finalized:

- Indiana bat and northern long-eared bat – snags with exfoliating bark, crevices, or cavities within the wooded portion of the site provide potential summer roosting habitat; the anticipated finding of 'May Affect, Not Likely to Adversely Affect' assumes tree clearing occurs within the winter clearing window or that surveys establish absence (subject to change by USFWS).
- Tricolored bat – most forested areas of the site provide potential summer roosting habitat (Figure 2). The anticipated finding of 'May Affect, Not Likely to Adversely Affect' assumes tree clearing occurs within the winter clearing window or that surveys establish absence (subject to confirmation with USFWS).
- Yellowfin madtom – potential habitat within perennial streams on site; impacts cannot be ruled out unless potential aquatic habitat is avoided and standard BMPs are implemented.
- Listed plant species – potential habitat exists on-site for river bulrush, Nuttall's waterweed, butternut, American ginseng, shining ladies'-tresses, tubercled rein-orchid, white fringeless orchid, Heller's catfoot, and prairie goldenrod. Because these species are stationary, adverse effects cannot be precluded without presence/absence surveys conducted during the appropriate survey window for each species, or confirmation of a project footprint that would avoid areas with potential habitat.

For the bat species on-site, S&ME would recommend, once the project footprint and schedule are planned, entering project details into the IPaC system and evaluating the project using the USFWS Range-wide Determination Key for the NLEB and tricolored bat, in conjunction with the applicable Indiana bat survey framework. In S&ME's professional experience, USFWS usually recommends winter tree clearing, the period when bats are inactive in Roane County (anticipated tree clearing window from similar projects: November 15 to March 31). If the winter tree clearing window is prohibitive for project development, S&ME would recommend an acoustic and mist-netting survey for areas with potential roosting trees and/or snags to establish presence/absence of endangered bats, with coordination with USFWS. Consequently, proposed tree clearing must either avoid take or be authorized by the USFWS Tennessee Field Office in Cookeville. Currently the site does not have specific development plans, and this report is intended to meet the requirements outlined in the Select Tennessee Certified Sites Program.

For other species on-site where suitable habitat is present, S&ME would recommend coordination with TWRA and USFWS to determine whether presence/absence surveys are necessary or pertinent, once preliminary development plans have been proposed.

USACE interpretation of the August 28, 2023, amendment has altered the jurisdictional status of some features, in particular ephemeral channels (non-RPWs) and isolated wetlands.

6.0 Conclusion

S&ME conducted a Jurisdictional Waters Assessment within the site and observed five streams, two wetlands, and one pond. S&ME's professional opinion is that TDEC will assert jurisdiction over the five streams, two wetlands, and one pond, and that the USACE will assert jurisdiction over these features as well as L1a, as summarized in Table 6-1. However, the final determination will need to be made by TDEC and the USACE.

Table 6-1 Summary of Jurisdictional Waters Opinions

ID	TDEC Classification	USACE Classification	Lat/Long Start and End or Lat/Long Approximate Center	Approximate Length/Area
L1a	**Non-WOTS** WWC	**WOTUS** Ephemeral Feature WOTUS under reach rule.	35.8798700/-84.3645357, Start 35.8793419/-84.3636233, End	337 feet
L1b	**WOTS** Stream	**WOTUS** Intermittent Stream	35.8792428/-84.3705982, Start 35.8798701/-84.3645360, End	2,566 feet
L4	**WOTS** Stream	**WOTUS** Intermittent Stream	35.8813722/-84.3666603, Start 35.8823709/-84.3659977, End	426 feet
L8	**WOTS** Stream	**WOTUS** Intermittent Stream	35.8819166/-84.3694835, Start 35.8820656/-84.3691869, End	105 feet
L11	**WOTS** Stream	**WOTUS** Perennial Stream	35.8766400/-84.3693599, Start 35.8771263/-84.3656058, End	1,316 feet
L12	**WOTS** Stream	**WOTUS** Perennial Stream	35.8754694/-84.3696179, Start 35.8754821/-84.3691522, End	151 feet
WTL-A	**WOTS** Non-isolated Wetland	**WOTUS** Palustrine Emergent Wetland (PEM)	35.8822406/-84.3660188	0.52 acre
WTL-B	**WOTS** Non-isolated Wetland	**WOTUS** Palustrine Emergent Wetland (PEM)	35.8829836/-84.3650755	0.78 acre
P1	**WOTS**	**WOTUS**	35.8827575/-84.3656082	0.33 acre

According to Section 404 of the CWA, a USACE permit must be acquired to authorize discharge of dredge or fill material into WOTUS (e.g., wetlands, streams, ponds, and lakes). The USACE has established Nationwide Permits (NWPs) to expedite the permitting process for common discharges which have been determined to have minimal individual or cumulative impacts on the environment. TDEC also regulates impacts to WOTS under Section 401 of the CWA. TDEC has developed General Aquatic Resource Alteration Permits (ARAPs) to provide a streamlined, expedited means of authorizing projects that singularly or cumulatively propose minor impacts to water resources. An Individual 401 Water Quality Certification (WQC) is required if the project involves stream or wetland impacts that do not qualify under the Special or General Conditions outlined in the appropriate General ARAP.

A National Pollutant Discharge Elimination System (NPDES) Stormwater Construction Permit is also required for clearing, grading, or excavation activities at the site that result in greater than one acre of disturbance. A riparian buffer zone is required by the Construction General Permit (CGP), and the on-site streams may require a minimum 30-foot riparian buffer from TDEC and could be subject to additional city/county buffer requirements. Best management practices (BMPs) should also be used during construction to prevent sediment from entering the watercourses and leaving the site.

As proposed, following your approval and return of the property owner authorization form included in Appendix IV, S&ME will submit this report to the USACE and TDEC to request concurrence of these findings.

7.0 References

Tennessee Department of Environment and Conservation, Division of Water Resources. 2020. Guidance for Making Hydrologic Determinations, Version 1.5. Nashville, Tennessee.

Tennessee Department of Environment and Conservation, Division of Water Resources. 2023. Public Data Viewer [web application]. https://tdeconline.tn.gov/dwr/. (Accessed September 2026.)

United States Army Corps of Engineers. 1987. Corps of Engineers Wetlands Delineation Manual. Environmental Laboratory, Waterways Experiment Station, Wetlands Research Program Technical Report Y-87-1. Vicksburg, Mississippi.

United States Army Corps of Engineers. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0). ERDC/EL TR-12-19. Vicksburg, Mississippi: U.S. Army.

United States Department of Agriculture, Natural Resources Conservation Service. 2023. Plants Database [web application]. https://plants.sc.egov.usda.gov/home. (Accessed September 2026.)

United States Department of Agriculture, Natural Resources Conservation Service. 2023. Web Soil Survey [web application]. http://websoilsurvey.nrcs.usda.gov/. (Accessed September 2026.)

United States Fish and Wildlife Service. 2023. National Wetlands Inventory [web application]. https://www.fws.gov/wetlands/data/mapper.html. (Accessed September 2026.)

November 10, 2026

Subject: Rezoning request for Map 50, Parcels 020.00 and 021.00

I am unable to attend the November 18 public hearing regarding the subject rezoning request. I therefore submit herein in writing my related concerns as an owner of an adjacent residential parcel and additionally, four other residential parcels within 1/3rd mile of the parcels for which rezoning is sought.

I strongly oppose the request to rezone these two parcels as an I-3 "Heavy Industrial District". My opposition is specific to the I-3 designation and I generally do not have similar concerns if the request was for an I-1 or I-2 designation. My opposition to I-3 is based on the following:

1. Per the published Zoning Resolution of Roane County, Tennessee, the I-3 designation uniquely provides for activities, beyond those activities provided for in the I-1 and I-2 Districts, involving the handling of "any commodity" that may include "hazardous materials", "Waste Transfer Stations", "Mining operations", or "Quarry operations". Though the broad term "hazardous materials" isn't defined or categorized in the Zoning Resolution, it presumably would include, for example, the explosives and flammable gases and liquids precluded from the allowed I-2 activities. Thus, an extremely wide range of commodities, activities, and hazards are therefore provided for within the I-3 District.

In my personal and professional assessment, many, if not most, such activities would:

- be inconsistent and incompatible with the character, appearance, zoning, and present-day impact of the more-campus-like Roane Regional Business and Technology Park (RRBTP),
- inadequately buffered from the adjoining and adjacent residential, commercial, and industrial districts and property owners,
- present difficult-to-mitigate risks to the public and environment considering the adjoining Caney Creek and publicly accessible TVA shoreline. [As one example, consider the exceptional challenges (both corporate and government) involved in implementing an effectual Emergency Management Plan for a hazardous materials handling operation there that takes into account the travellers on the adjoining interstate, the public accessing the TVA land and navigable waters that adjoin the parcels, and the presence of itinerant camping families immediately across Caney Creek.]

2. Again, per the Zoning Resolution, the I-3 "district is intended to be located in areas which are connected to truck and rail". There is presently no rail connection to or near the subject parcels. The proposed rezoning is therefore inconsistent with that stated intention. What is the basis for requesting the I-3 designation? Conceivably, an I-3 designation, if made, could be used to justify and backfit rail service.

3. The subject parcels will become part of the most public-facing portion of the expanded RRBTP. The potential for the image and perceived character of the RRBTP, and Roane County in general, to be negatively impacted by the presence of many of the activities encompassed by the I-3 zoning is significant, particularly in the event of a worker or public safety, environmental, or other incident there. The mere presence of such activities at these parcels will certainly have a negative impact (albeit difficult to quantify) on the perceived attractiveness and value of the nearby residential properties (esp. those on Blackburn, Tucker Lane, and across I-40).

Thank you for carefully considering these concerns in your evaluation of this rezoning request.

Bryan Roy

2920 & 2989 Buttermilk Road W