I Invocation

II Pledge of Allegiance

III Roll Call

IV Reading of the February 6, 2024 Meeting Minutes

V Old Business

1. February 2024 Building Permit Reports
2. Staff Approved Plats Report as of February 29, 2024
3. Letter of Credit Report as of February 29, 2024

VI New Business

1. Dane Bradshaw – Letter of Credit – Replacement Letter



River Gorge Ranch **Phase 2 - #1:** Irrevocable Standby Letter of Credit No. 10222876-45 dated 09/29/2023 issued on behalf of Thunder Air, Inc in the amount of $1,125,000.00 (one million one hundred twenty-five thousand dollars).

Replacement of Irrevocable Standby Letter of Credit No. 10222876-45 dated 09/29/2023 issued on behalf of Thunder Air, Inc in the amount of $1,125,000.00 (one million one hundred twenty-five thousand dollars issued by Tower Community Bank – Franklin. This Letter of Credit covers roads in River Gorge Ranch Phase 2-#1.

**WITH**

Irrevocable Standby Letter of Credit No. 4123002220 dated 03/11/2024 issued on behalf of Allen F. Carter and George Bock III in the amount of $1,125,000.00 (one million one hundred twenty-five thousand dollars issued by Citizens Tri County Bank. This Letter of Credit covers roads in River Gorge Ranch Phase 2-#1.

This replacement LOC was received and approved by County Attorney. The original of this Letter of Credit is in the County Attorney’s office. A copy of this Letter of Credit was received in the Marion County Planning Office 03/11/2024.

This is **NOT a self-renewing** Letter of Credit. This Credit shall expire on 03/11/2025 (“Expiration Date”).

1. **Plat Title:**  **Preliminary** Plat Wohali Subdivision

***NOTE:***  Both a Preliminary and Final plat must be filed due to the number of lots.

* Preliminary plats require nine (9) hard copies with corrections in order to be registered if this plat is approved by the MCRP.

              **Surveyor:**  Roger Reimer/Asa Engineering & Consulting Inc.

              **Property Owner(s):**  WOHALI NVYA LLC

              **Property Address:**  170 Monarch Drive

              **Parcel ID Number(s):**  127 010.00

**Analysis:**    This plat creates 15 lots off an existing, gated private road.  The lot appears to meet all dimensional requirements.  The applicant is requesting that the lots be recorded as recreation lots, with no water or septic approvals.  No permits for structures requiring water or wastewater may be issued until the lots are evaluated for a septic system.

The intent is to create lots that will have trails and access to a dock facility on the Tennessee River.  The Marion County Planning Commission has permitted such lots in the past.

There are two flag lots, exceeding the maximum of 5% of lots being flag lots in a major subdivision.  Both flag lots meet the minimum width and maximum width requirements.

1. **Plat Title:**  **Final** Plat Wohali Subdivision

***NOTE:***  Both a Preliminary and Final plat must be filed due to the number of lots.

* Final plats require eight (8) hard copies with corrections in order to be registered if this plat is approved by the MCRP.

              **Surveyor:**  Roger Reimer/Asa Engineering & Consulting Inc.

              **Property Owner(s):**  WOHALI NVYA LLC

              **Property Address:**  170 Monarch Drive

              **Parcel ID Number(s):**  127 010.00

**Analysis:**    This plat creates 15 lots off an existing, gated private road.  The lot appears to meet all dimensional requirements.  The applicant is requesting that the lots be recorded

as recreation lots, with no water or septic approvals.  No permits for structures requiring water or wastewater may be issued until the lots are evaluated for a septic system.

The intent is to create lots that will have trails and access to a dock facility on the Tennessee River.  The Marion County Planning Commission has permitted such lots in the past.

There are two flag lots, exceeding the maximum of 5% of lots being flag lots in a major subdivision.  Both flag lots meet the minimum width and maximum width requirements.

1. **Plat Title:**  Final Plat for McNabb-Harris Subdivision Lots 6-C & 6-E

              **Surveyor:**  Danny Dancy/Tennessee Valley Surveying

              **Property Owner(s):**  John Hannah and Emily Belt

              **Property Address:**  Mullins Cove Road

              **Parcel ID Number(s):**  124 002.016 & 002.19

**Analysis:**    This plat adjusts the lot line between Lots 6-C and 6-E.  The new lot line appears to be within the septic easement area on the original lot 6-E.

Because the new lot line appears to divide the septic easement area and staff has not been able to verify that an existing septic system has been installed on Lot 6-E, staff requests Planning Commission review.

1. **Plat Title:**  Final Plat Lot 1 Fehr Subdivision

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  Duane and Wanda Fehr

              **Property Address:**  6510 Francis Springs Road

              **Parcel ID Number(s):**  082 061.01

**Analysis:**    This plat creates a 2.06-acre lot that is accessed by an existing private drive that connects to Francis Springs Road, a county-maintained road.

Water is said to be by individual well and sewage disposal is said to be by individual septic.

Staff could not locate a recorded plat or deed reference for the existing private drive.  Without such a reference, it must be treated as a new access easement.

The access easement must be labeled as an easement and the property owner of the easement area must sign the plat.

1. **Plat Title:**  Final Plat Lot 3 Drabbant Subdivision

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  James Drabbant

              **Property Address:**  825 Tranquil Acres Road

              **Parcel ID Number(s):**  084 005.23

**Analysis:**    This plat creates an additional lot (Lot 3) on the Drabbant parcel, leaving more than 25 acres remaining.  Access to Lot 3 will be by easement.  The easement connects to Tranquil Acres Road, which is a private road.  The Marion County Subdivision Regulations require that access easements connect to public roads.

The applicant is requesting that this lot be approved as an unbuildable lot without water or septic approval**.**  The lot is within 1,000 feet of a public water line.  There are no regulations allowing for unbuildable lots, but the Marion County Planning Commission has approved recreation-only lots in the past.  If this Planning Commission wishes to continue approving recreation-only lots, staff recommends that the Subdivision Regulations be amended to allow for these lots.

1. **Plat Title:**  Final Plat Phase 2 Lots 2190-2203, 2116

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  Thunder Air, Inc.

              **Property Address:**  Aetna Mountain Road

              **Parcel ID Number(s):**  146 001.00