



**Marion County Subdivision Plat Review**

**Plat Title:** River Gorge Ranch Phase 2 Final Plat Lots 2190-2203, 2116

**Surveyor:** Jeff Elliott

Date of Review	Reviewed by	Planning Staff
February 29, 2024	Ashley Gates	Renea Wilson

SUMMARY			
<b>Property Owner(s)</b>	Thunder Air, Inc.		
<b>Property Address</b>	Aetna Mountain Rd	<b>Located in Floodplain?</b>	No
<b>Parcel ID Number(s)</b>	143 001.00	<b>Water Source</b>	Individual Well
<b>No. of Subdivision Lots</b>	15	<b>Sewage Disposal Method</b>	Individual Septic
<b>Subdivided Acreage</b>	20.13 acres	<b>Access over Easement?</b>	No
<b>Date of Previous S/D</b>	2/16/2024	<b>Requires Utility Ext.?</b>	No
<b>Structures on Property?</b>	No	<b>Requires Road Const.?</b>	Yes

**ANALYSIS**

This is the final plat for 15 additional lots in River Gorge Ranch Phase 2. This includes approval for a portion of Top Shelf Street and Easy Street. The applicant is requesting a variance to the tangent distance between reverse curves on Easy Street.

Staff defers to the County Attorney and Highway Superintendent on all matters related to the performance guarantee required for the new road construction.

**RECOMMENDED CHANGES**

- Several curves do not have the curve radius or central angle. A curve table may be missing from the plat. Please provide these measurements.
- A portion of Top Shelf Street does not have measurements/bearings. This portion of the street must be included in the plat to be approved. All lots must be accessed by approved roads.
- To avoid confusion, please remove the labels from lots that are not being recorded with this plat.

**REQUIRED CERTIFICATES** *Based on Section 904 of the Subdivision Regulations*

X	<b>A. Certificate of Ownership &amp; Dedication</b>	X	<b>J. Certification of Private Road Status</b>	<b>Lot Line Abandonment plats only require Certificates A, B, and C. Add Certificate F if combining only 2 lots.</b>
X	<b>B. Certificate of Registered Surveyor</b>		<b>K. Certification of Access Easement</b>	
X	<b>C. Planning Comm. Approval for Recording</b>		<b>L. Certification of Natural Gas Service</b>	
X	<b>D. Certificate of Approval by E-911</b>		<b>M. Certification of Water Service</b>	
X	<b>E. Certification of Electrical Service</b>		<b>N. Certification of Water System Extension</b>	
X	<b>F. Planning Staff Approval of Minor Plat</b>		<b>O. Certification of Public Sewer Service</b>	
	<b>G. Certification of Access</b>		<b>P. Certification of Existing Septic System</b>	

X	H. Street & Drainage System Construction	X	Q. Certification of SSD (Septic) System	
	I. Street & Drainage System Maintenance			

**VARIANCES** *Granted in accordance with Section 111 of the Subdivision Regulations*

1. Variance to reduce the required tangent between reverse curves on Easy Street

STAFF RECOMMENDATION		All recommendations are "subject to" making any required changes and receiving all signatures.
	Approve as staff-approved plat.	
	Recommendation for approval by planning commission.	
X	Recommendation for approval by planning commission with conditions (listed below).	
	Staff is unable to recommend approval of plat as currently submitted (explanation below).	

**Notes or Conditions:**

- Vote to approve requested variance
- Subject to all signatures
- All corrections made
- Top Shelf Road included on plat with bearings
- County Attorney and Highway Superintendent review of performance guarantee and recommendation of approval

*This recommendation is subject to change if information contrary to this analysis is presented between now and the time of final plat approval.*

It is the owner or surveyor for the owner's responsibility to obtain all necessary signatures except for those of the Planning Commission Secretary and Planning Commission Staff. The plat is not a legal document until all signatures are obtained and the plat is recorded at the Marion County Register of Deeds Office. For more information on Planning Commission procedures, see <https://marioncountyttn.net/planning-building>

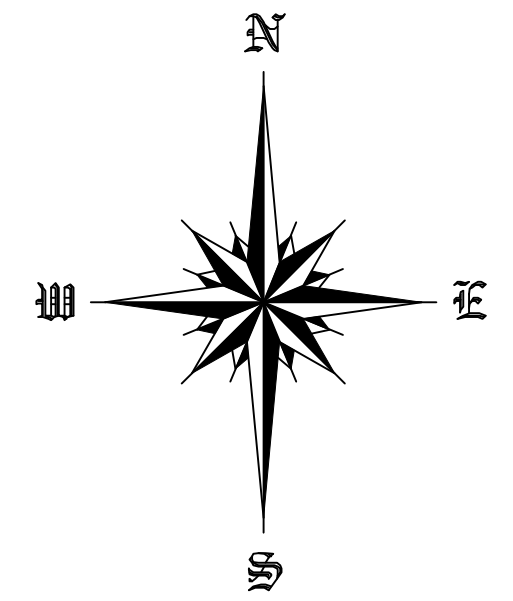
Notes:

1. Area Subdivided 20.13 Acres.
2. This Plat Re subdivides The Property Found In Deed Book 549, Page 331, R.O.M.C.
3. Restrictions, River Gorge Ranch, Deed Book 560, Page 1469, R.O.M.C.
4. Tax Map 146 Parcel 01.00.
5. Sanitary Sewer Provided Individual Subsurface Disposal System.
6. Iron Pins Set At All Corners Unless Otherwise Noted.
7. Water By Individual Wells.
8. Zoned: None.
9. This Subdivision Has Been Developed In Accordance With The Design Standards Of The Subdivision Regulation Of Marion County, Tennessee.
10. All Lots Have A 15' Power And Communication Easement Along Public R.O.W.
11. All Lots Have A 15' Utility Easement Along Public R.O.W.
12. Building Setbacks: Front 40'  
Side 15'  
Rear 15'
13. Subject Property Does Not Appear To Be In The Flood Hazard Zone As Per FEMA Map Panel 47115C0250D & 47115C0275C.
14. Owners: Thunder Atr Inc.  
210 Battle Creek Road  
Kimball, TN 37347  
Phone: 423-424-1085

Elliott Surveying  
4610 Main Street  
Jasper, TN 37347  
Phone: (423) 403-7860  
Mobile: (423) 637-1009  
Email: JElliot@Elliottlandsurveying.com

## River Gorge Ranch Subdivision Phase Two Lots 2190-2203, 2116 A Mountain Top Community

River Gorge Ranch Subdivision  
Phase Two  
A Mountain Top Community  
Cover Sheet



Plat North: Tennessee State Plane (1983)

**Certificate of Approval of Subsurface Sewage Disposal System**

"Approval is Hereby Granted For Lot \_\_\_\_\_ Defined As River Gorge Ranch Subdivision Phase I Marion County, Tennessee As Being Suitable For Subsurface Sewage Disposal (SSD) With The Listed Or Attached Restrictions. Prior To Any Construction Of A Structure, Mobile Or Permanent, The Plans For The Exact House/Structure Location Must Be Approved And An SSD System Permit Issued By The Division Of Water Resources. Water Taps, Water Lines, Underground Utilities And Driveways Should Be Located At Side Property Lines Unless Otherwise Noted. Any Cutting, Filling Or Alterations Of The Soil Conditions May Void This Approval."

Environmental Specialist \_\_\_\_\_ Date \_\_\_\_\_  
Division Of Groundwater Protection

SSD Restrictions:  
Lot \_\_\_\_\_ Are Approved For A Standard Individual Subsurface Sewage Disposal System Serving A Maximum Of \_\_\_\_\_ Bedrooms.

**CERTIFICATION BY PLANNING COMMISSION OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF MARION COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS MAY BE NOTED ON THIS PLAT; THAT ALL REQUIRED IMPROVEMENTS HAVE EITHER BEEN COMPLETED OR ARE COVERED BY AN APPROVED PERFORMANCE GUARANTEE LARGE ENOUGH TO COMPLETE THE REQUIRED IMPROVEMENTS IN THE EVENT OF DEFAULT BY THE DEVELOPER; AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

Vesting Period Reference No. 2023-01

PLANNING COMMISSION SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND HEREBY FOREVER DEDICATE TO THE PUBLIC USE ALL THE STREETS AS SHOWN ON THIS PLAT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF E-911 APPROVAL**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS, INCLUDING APPROPRIATE ROAD NAMES/NUMBERS.

MARION COUNTY E-911 REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE FOR ELECTRICITY**

THIS PLAT SHOWS ADEQUATE EASEMENTS FOR POWER LINES. ELECTRIC POWER IS AVAILABLE TO ALL LOTS SHOWN ON THIS PLAT BASED ON EPP'S LINE EXTENSION POLICIES.

ELECTRIC POWER OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**Certification of Street and Drainage System Construction**

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH THE REQUIRED SPECIFICATIONS OF MARION COUNTY, AND THAT AN ADEQUATE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$ \_\_\_\_\_ (150% OF THE TOTAL VALUE OF ALL ROAD AND DRAINAGE IMPROVEMENTS INSTALLED) HAS BEEN POSTED TO ENSURE ROAD COMPLETION IN THE EVENT OF DEFAULT BY THE DEVELOPER.

Marion County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF PRIVATE ROAD STATUS**

I CERTIFY THAT THE LOT(S) SHOWN ON THIS PLAT ARE ACCESSED BY A PRIVATE ROAD THAT HAS NOT BEEN DEDICATED TO THE GOVERNMENT OF MARION COUNTY. ALL MAINTENANCE AND SERVICE IS THE RESPONSIBILITY OF THE PRIVATE ROAD OWNER.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

Variance Notes: River Gorge Ranch Is Requesting A Variance On Slow Easy Street For The Tangent Section That Does Not Meet The 100'.

**LEGEND**

These standard symbols will be found in the drawing.

1/2" Rebar & Cap (New) ●

Setback Lines ————

Boundary Line ————●

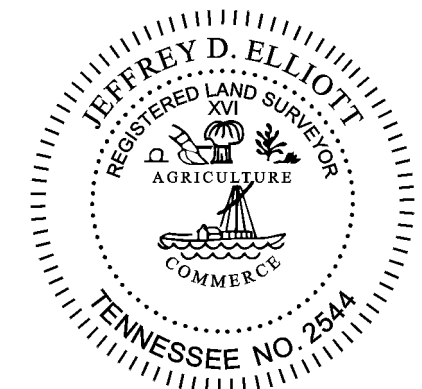
Adjacent Property Lines ————

**Survey Notes**

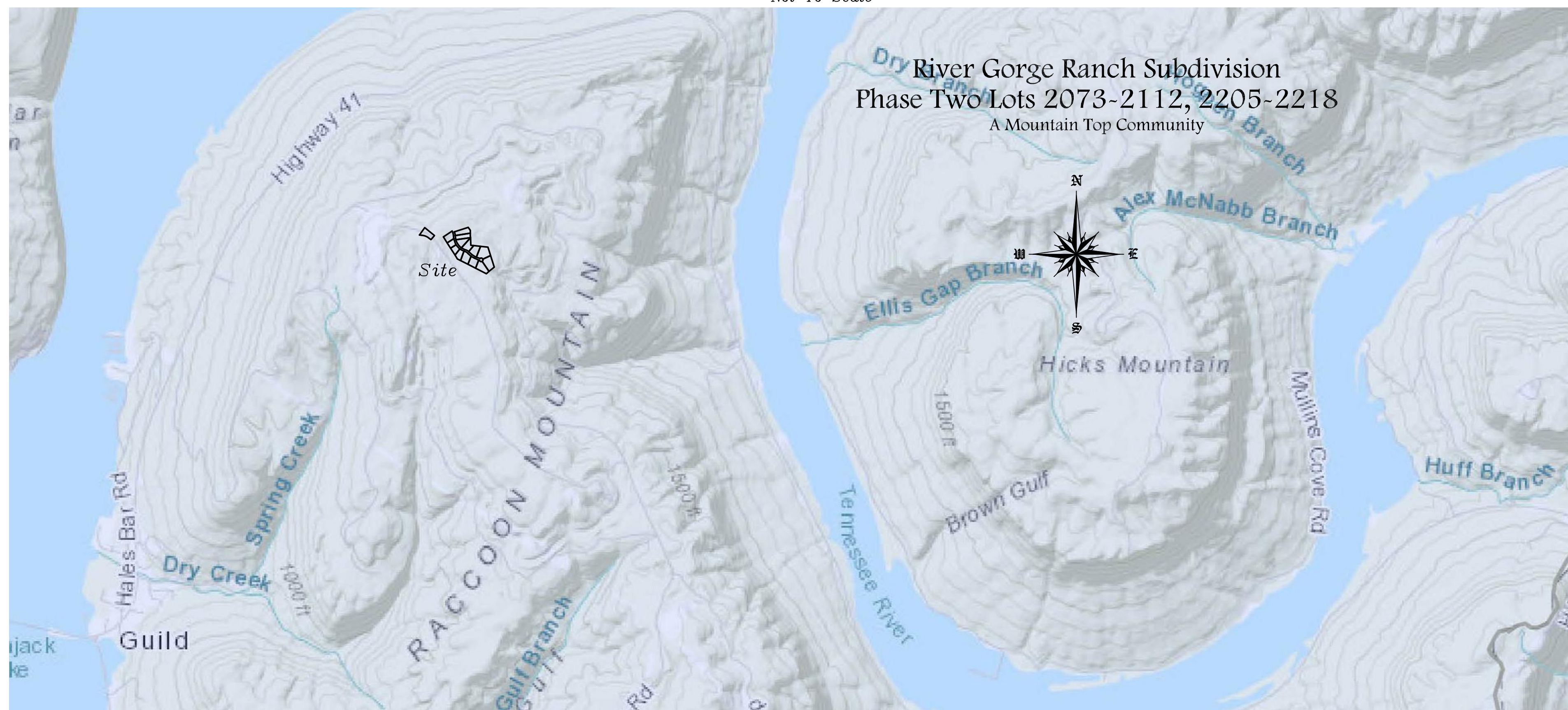
1. This survey was performed without the benefit of a title report and is subject to any state of facts that an up to date title report might reveal.
2. This survey is not transferable to additional institutions or owners and is invalid without an original seal and signature.
3. No interior improvements were located other than those shown above.
4. This survey was done by or under the direct supervision of the surveyor signing and sealing thereon.
5. This survey was based upon his analysis of the deeds of record with evidence found existing on the ground and located, render the professional opinion of the surveyor as to the location of the boundaries and conditions being represented.
6. Monuments either found or placed as depicted existed as described on the date of the survey shown thereon.
7. Subject to any easements that may exist on the underground electric lines.

**CERTIFICATION:**

I hereby certify that this is a true and accurate survey based on the best available physical evidence and the latest deeds of record; that it is a "Category IV" survey as defined by the State Board of Examiners for Land Surveyors with an unadjusted error of closure of 1:10,000 or greater.



Not To Scale



**River Gorge Ranch Phase 2  
Final Plat Lots 2190-2203, 2116**

Deed Book 549, Page 331 (R.O.M.C.)  
Tax Map 146 Parcel 1.00

Scale: 1" = 100'

Drawn By: JDE

Date: 10/13/2023

Approved By: JDE

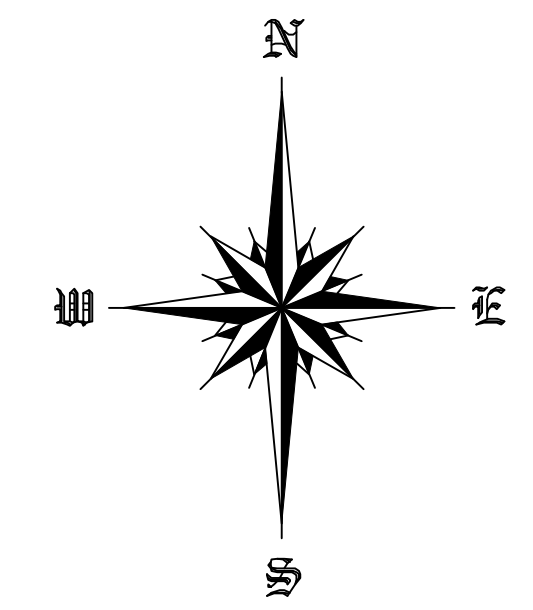
Fourth Civil District

Marion County, Tennessee

Drawing No:

23-0018

River Gorge Ranch Subdivision  
Phase Two  
A Mountain Top Community  
Sheet 1



Plat North: Tennessee State Plane (1983)



This portion of the road is not yet approved. Needs to be shown as part of this plat.

Remove labels from lots not to be recorded

Is curve table missing? Need radius and central angle for every curve



<b>River Gorge Ranch Phase 2</b>	
<b>Final Plat Lots 2190-2203, 2116</b>	
Deed Book 549, Page 331 (R.O.M.C.) Tax Map 146 Parcel 1.00	
Scale: 1" = 100'	Drawn By: JDE
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Fourth Civil District	
Marion County, Tennessee	Drawing No: 23-0018