

# Agenda

## Town of Mosheim Planning Commission

Thursday, March 13th, 2025

6:00 p.m. at Mosheim Town Hall

**I. Call to Order:**

**II. Roll Call:**

- |  |   |
|--|---|
| <input type="checkbox"/> Ricky Cunningham, Mayor | <input type="checkbox"/> Mike Musick                    |
| <input type="checkbox"/> Ron Fields, Secretary   | <input type="checkbox"/> Robert Purgason, Vice Chairman |
| <input type="checkbox"/> Jessie Lowery, Chairman |   |
| <input type="checkbox"/> Stacey Carter           |   |

**III. Approval of the December 12th, 2024 Planning Commission Minutes:**

**IV. Old Business:**

**V. New Business:**

- a. Annexation approval for 1076 Idell Rd, Tax Map 070, Parcel 009.01.
- b. Annexation approval for vacant property on Idell Rd, Tax Map 070, Parcel 009.00.

**VI. Other Business:**

**Admin Approvals:**

**165 Unaka Drive, Tax Map 083E, Group C, Parcel 013.00; Tax Map 083, Parcel 043.02; Tax Map 083E, Group C, Parcel 014.00.**

**VII. Adjournment:**

# Request for Annexation and Rezoning

Marie B. Merritt  
Paul Q. Merritt

654 Chahokia Drive  
Rutledge, TN 37861

mbmerritt@frontiernet.net  
pqmerritt3@gmail.com

865-898-7552 or 865-368-4821

02/26/25

Dear Members of the Town Council,

We hope this letter finds you well. We are writing to formally request the annexation and rezoning of our property into the city of Mosheim.

The property in question is currently located in Greene County, Tennessee on Idell Road, consisting of 2.08 acres and identified as Map 070 Parcel 009.01. As the property owners, we, Marie B. Merritt and Paul Q. Merritt, believe that integrating our property into the city of Mosheim will bring significant benefits to both the town and the property itself.

Furthermore, we are requesting that the zoning of our property be changed from its current A1 designation to a B2 Business designation. We believe that rezoning to B2 Business will allow for more productive and advantageous use of the land, contributing to the economic development and commercial opportunities within Mosheim.

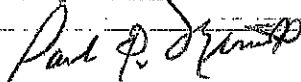
We are confident that this change will be in the best interest of the community, fostering growth and development in harmony with the town's vision for the future. We are eager to work with you and provide any additional information or assistance necessary to facilitate this process.

Thank you for your consideration of our request. We hope to hear favorably from you soon and look forward to the opportunity to contribute positively to the Mosheim community.

Sincerely,

Marie B. Merritt

Paul Q. Merritt

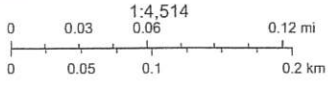


Greene County - Parcel: 070 009.01



Date: February 26, 2025

County: GREENE  
Owner: MERRITT MARIE B  
Address: IDELL RD 1076  
Parcel ID: 070 009.01  
Deeded Acreage: 2.08  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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

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

Current Owner  
 IDELL RD 1076  
 Ctl Map: 070 Group: Parcel: 009.01 Sl: 000

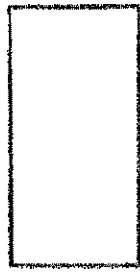
Jan 1 Owner  
 MERRITT MARIE B  
 654 CHANOMA DR  
 RUTLEDGE TN 37881

Greene (030)  
 Tax Year 2025 | Reappraisal 2023

Value Information	Commercial Building #: 1		
Land Market Value: \$46,100	Improvement Type: 44 - LIGHT MFG		
Improvement Value: \$58,200	Quantity: 0 - BELOW AVERAGE		
Total Market Appraisal: \$98,300	Foundation: 02 - CONTINUOUS FOOTING		
Assessment Percentage: 40%	Roof Framing: 02 - GABLE/RIP		
Assessment: \$39,320	Cabine/Wilworks: 02 - BELOW AVG		
Additional Information	Interior Finish: 02 - CEILING FIN ONLY MIN		
General Information	Bath Tiles: 00 - NONE		
Class: 05 - Commercial	Shape: 01 - RECTANGLE		
City #: Special Service District 2: 000	Heat and AC: 08 - HVAC PKG		
District 05: Neighborhood: 002	Building Sketch		
Number of Buildings: 1	Utilities - Electric: 01 - PUBLIC		
Utilities - Water/Sewer: 1 - INDIVIDUAL / INDIVIDUAL	Utilities - Gas: 00 - NONE		
Outbuildings & Yard Items			
Building #	Type	Description	Units

Sale Information	Price	Book	Page	Year/Instrument	Qualification
Long Sale Information list on subsequent pages					
Land Information					
Deed Acres: 2.08					
Land Code: 10 - COM					
Calculated Acres: 0					
Soil Class					
Total Land Units: 2.08					
Units					
2.08					

Sale Information	Price	Book	Page	Year/Instrument	Qualification
8/25/2019	\$210,000	6204	158	1 - IMPROVED	B - FAMILY SALE
11/2/1987	50	402	164		
1/1/1954	\$17,500	388	515	V - VACANT	A - ACCEPTED



Type	Square Feet	Exterior Wall
44 - LIGHT MFG	9,000	07 - CONCRETE BLOCK

Commercial Features	Units

# Request for Annexation and Rezoning

Ricky Shepherd

275 West Hills Dr Mosheim, TN 37818

rickyeshpherd@yahoo.com

423-329-7527

02-04-25

Dear Members of the Town Council,

We hope this letter finds you well. We are writing to formally request the annexation and rezoning of our property into the city of Mosheim.

The property in question is currently located in Greene County, Tennessee on Idell Road, consisting of 2.01 acres and identified as Map 070 Parcel 009.00. As the property owners, we, Ricky Shepherd and Charles Ellenburg, believe that integrating our property into the city of Mosheim will bring significant benefits to both the town and the property itself.

Furthermore, we are requesting that the zoning of our property be changed from its current A1 designation to a B2 Business designation. We believe that rezoning to B2 Business will allow for more productive and advantageous use of the land, contributing to the economic development and commercial opportunities within Mosheim.

We are confident that this change will be in the best interest of the community, fostering growth and development in harmony with the town's vision for the future. We are eager to work with you and provide any additional information or assistance necessary to facilitate this process.

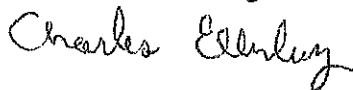
Thank you for your consideration of our request. We hope to hear favorably from you soon and look forward to the opportunity to contribute positively to the Mosheim community.

Sincerely,

Ricky Shepherd



Charles Ellenburg

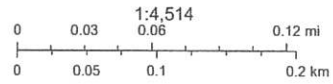


Greene County - Parcel: 070 009.00



Date: February 5, 2025

County: GREENE  
Owner: SHEPHERD RICKY E CHARLES ELLENBURG  
Address: IDELL RD  
Parcel ID: 070 009.00  
Deeded Acreage: 2.01  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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

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

## EXHIBIT A: PLANS OF SERVICES

### Ricky Shepherd and Charles Ellenburg Property located on Idell Road

#### A. Police Protection

- a. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided by the Town of Mosheim on the effective date of annexation.

#### B. Fire Protection

- a. The Town of Mosheim Volunteer Fire Department will provide fire protection in accordance with the Town's policies and standards, as revised from time to time, to the annexed area on the effective date of annexation.

#### C. Water Service

- a. Old Knoxville Highway Utility District will provide water service, in accordance with its policies and standards, to the property which is located within Old Knoxville Highway Utility District service area.
- b. Water for domestic, commercial, and industrial use will be available at the Old Knoxville Highway Utility District rates within 3 months of the effective date of annexation, and thereafter from new lines as deemed necessary under current Town policies and procedures concerning density, development patterns, and further development plans.
- c. The owner/developer is responsible for any tap fees or other costs associated with connecting to the water line charged by the Old Knoxville Highway Utility District.

#### D. Streets

- a. A portion of the subject annexed area is located abutting Idell Road. The Town of Mosheim will maintain the portions of Idell Road presently located in the Town's annexation areas.
- b. Traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards.

#### E. Electrical Services

- a. Greeneville Light and Power (GLPS) will provide electrical and related utility services, in accordance with its policies and standards, to the property which is already located within GLPS service area.

#### F. Street Lighting

- a. The Town of Mosheim does not provide lighting to the annexed area.

**G. Refuse Collection**

- a. The Town of Mosheim does not provide refuse service to the annexed area.

**H. Schools**

- a. Residents of the annexed area may use all existing school facilities and school bus services under the existing agreement between the Town of Mosheim and Greene County.

**I. Recreation**

- a. Residents of the annexed area may use all the Town of Mosheim recreational facilities, parks, ball fields, etc., on the effective date of annexation.

**J. Inspections and Code Enforcement**

- a. The Town of Mosheim will provide any inspection services in accordance with town policies and standards, as revised from time to time, to the annexed area upon effective date of annexation.

**K. Planning and Zoning**

- a. The Town of Mosheim will provide planning and zoning jurisdiction in accordance with town policies and standards, as revised from time to time, to the annexed area upon effective date of annexation.
- b. Once the property is annexed, any development of the property must follow the adopted code of the Town.



# BRETT ROZIER AND KATRINA SEABOLT PROPERTY

23RD CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE

CLIENT: BRETT ROZIER AND KATRINA SEABOLT

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

SURVEY COMPLETED: 01-16-2025

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47059C0205D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTIONS AND NOTES AS NOTED IN THE MINUTES OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

THE SIGNATURE(S) BELOW CERTIFY THAT I (AM I/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE NOTES AND EASEMENTS THEREON TO THE MINIMUM BUILDING RESTRICTION LINES, BOUNDARY LINES, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

THE SIGNATURE BELOW CERTIFIES THAT (1) STREETS AND UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO THE SPECIFICATIONS OR (2) A SEPARATE RECORDING OF THE PLAN OF SUBDIVISION HAS BEEN PROVIDED TO THE PLANNING COMMISSION TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MOSHEIM ROAD SUPERINTENDENT OR AUTHORIZED REPRESENTATIVE

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING G.E.A. LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT AND THAT THE DEVELOPMENT WILL BE MAINTAINED IN ACCORDANCE WITH THE POLICIES AND PROCEDURES OF THE TENNESSEE ELECTRIC SERVICES WILL BE EXTENDED TO THIS SITE.

GREENE COUNTY 911 ADDRESSING DEPARTMENT

REGISTER OF DEEDS

LOCAL PUBLIC UTILITY PROVIDER

CERTIFICATE OF THE APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAMES, AS NOTED ON THE FINAL PLAT IS (ARE) APPROVED AS ASSIGNED.

THE SIGNATURE BELOW CERTIFIES THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, MEETS THE REQUIREMENTS OF THE UTILITY DISTRICT AND HEREBY APPROVED AS SHOWN.

THE SIGNATURE BELOW CERTIFIES THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE MOSHEIM PLANNING COMMISSION AND THAT THE NOTES AND EASEMENTS THEREON TO THE MINIMUM BUILDING RESTRICTION LINES, BOUNDARY LINES, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

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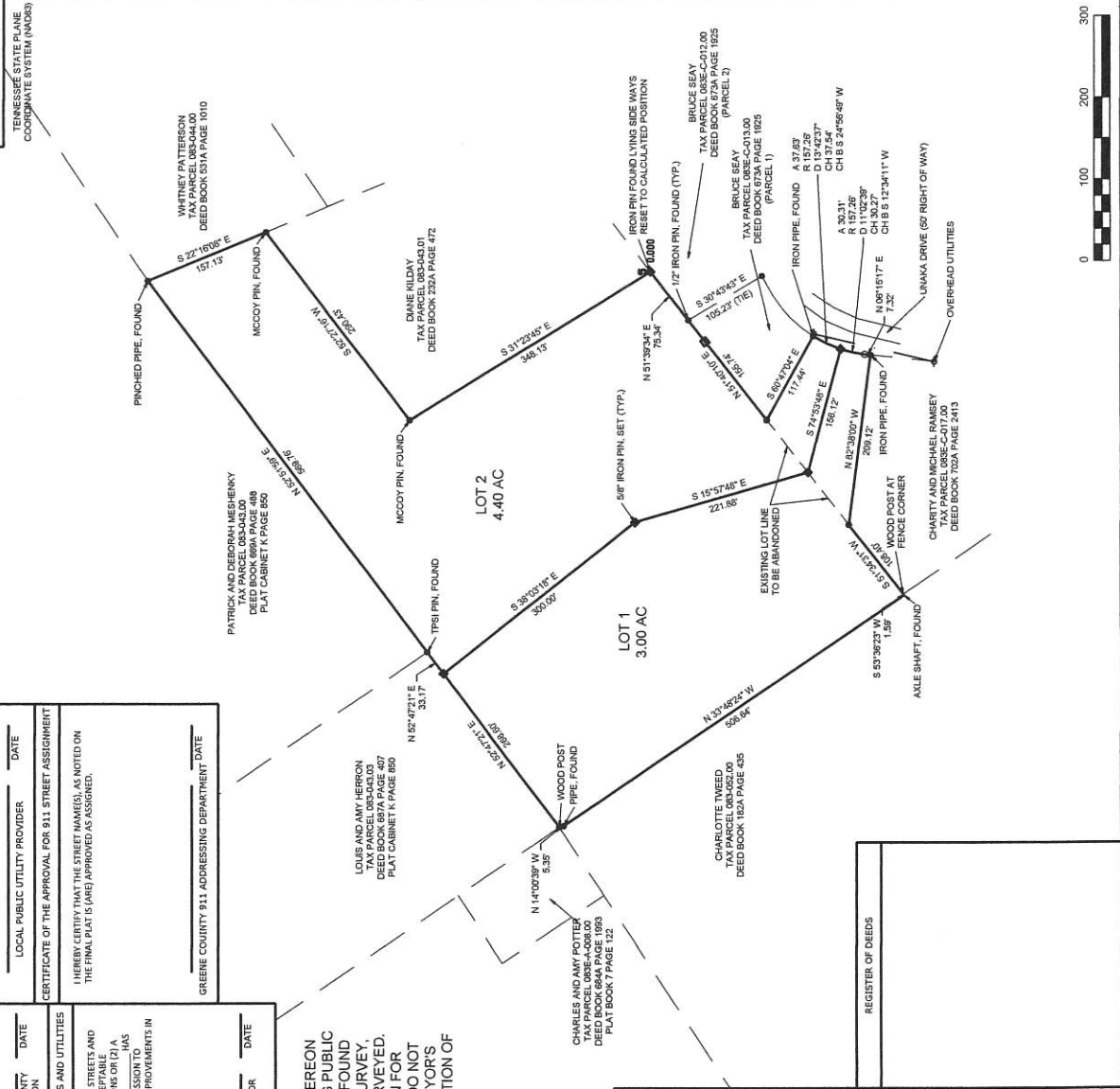
REGISTER OF DEEDS



GNS SURVEY STYLE: RTK
GNS ROVER: CARLSON BRX7
RTK CORRECTIONS: ONSITE BASE
GNS BASE: CARLSON BRX7
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
DATUM ADJUSTMENT FACTOR: N/A
OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES, AVERAGED
I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNS VECTORS OBSERVED DOES NOT EXCEED 0.08"

JOSHUA K BECKETT, PLS  
TN REGISTRATION # 3227  
758 WHISPERING RD  
GREENEVILLE, TN 37743  
(423) 276-6493  
jbeckett@beckettsurveys.com

PLAT REFERENCE:  
BOOK: 8 PAGE: 63  
DEED 726A PG: 428  
TAX PARCELS:  
83E-C-014.00 & 083-043.02  
TOTAL LOTS: 2  
TOTAL AREA: 7.4 ACRES  
SCALE: 1"=100'  
ZONING CLASS: R1  
COPYRIGHT



PRELIMINARY

