

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

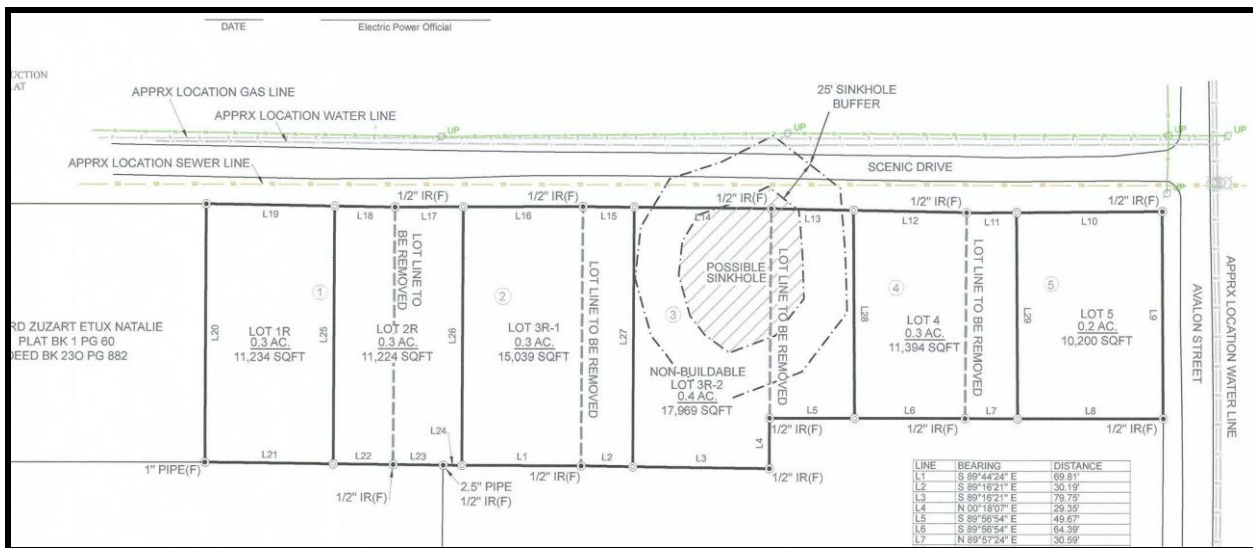
July 7, 2025

12:00 P.M.

CONFERENCE ROOM

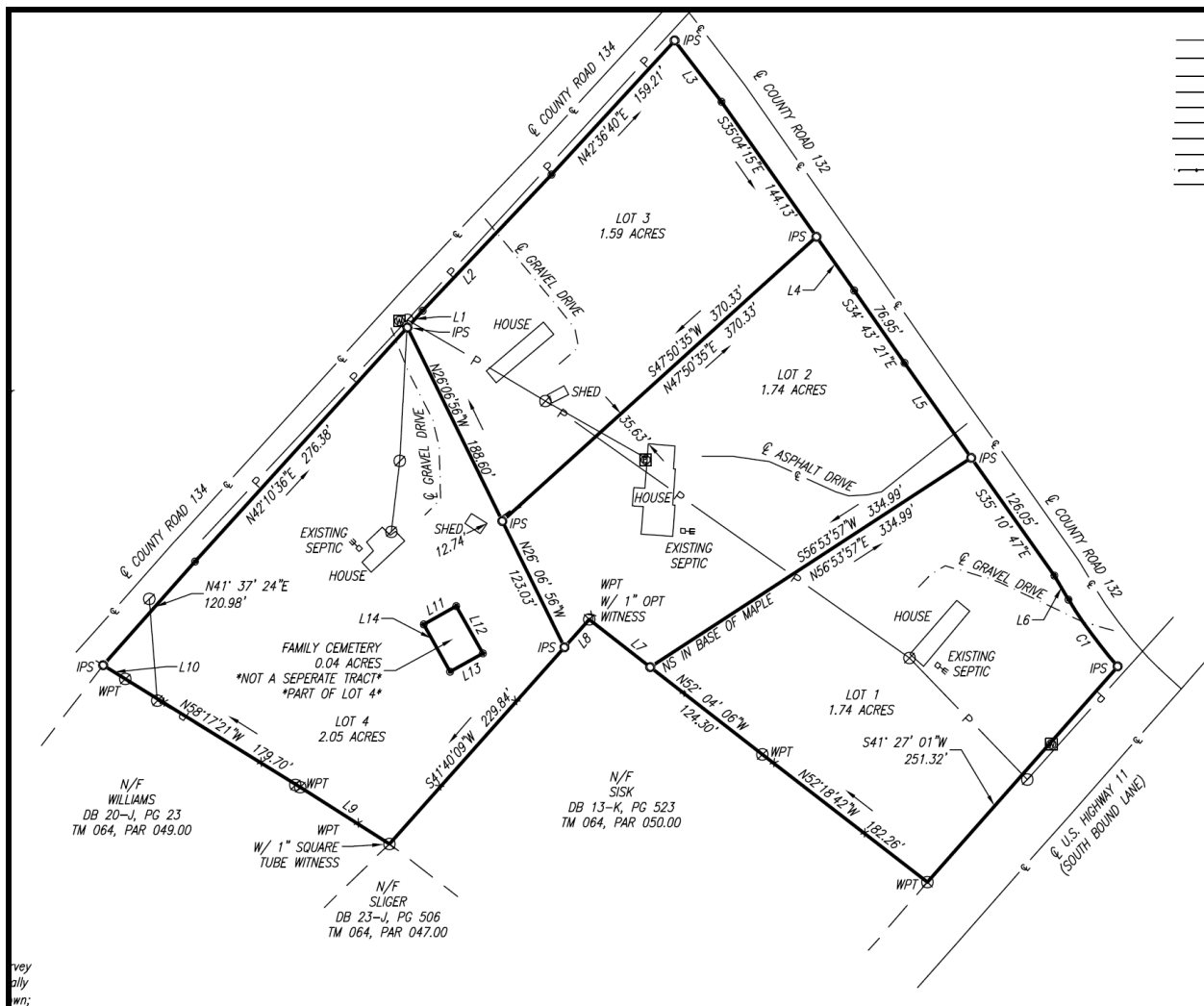
NEW BUSINESS

1. **Public Comments and Final Plat approval for Justin Welliver property** shown as Tax Map 065B Group C Parcel 001.00 and 065B Group B Parcel 076.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Scenic Drive and Avalon Street and contains 3.39 acres and five (5) lots and one unbuildable lot.



The plat has been reviewed by all Departments and Athens Utilities Board. **Staff recommends approval of the plat subject to all certificate signatures being completed on the plat.**

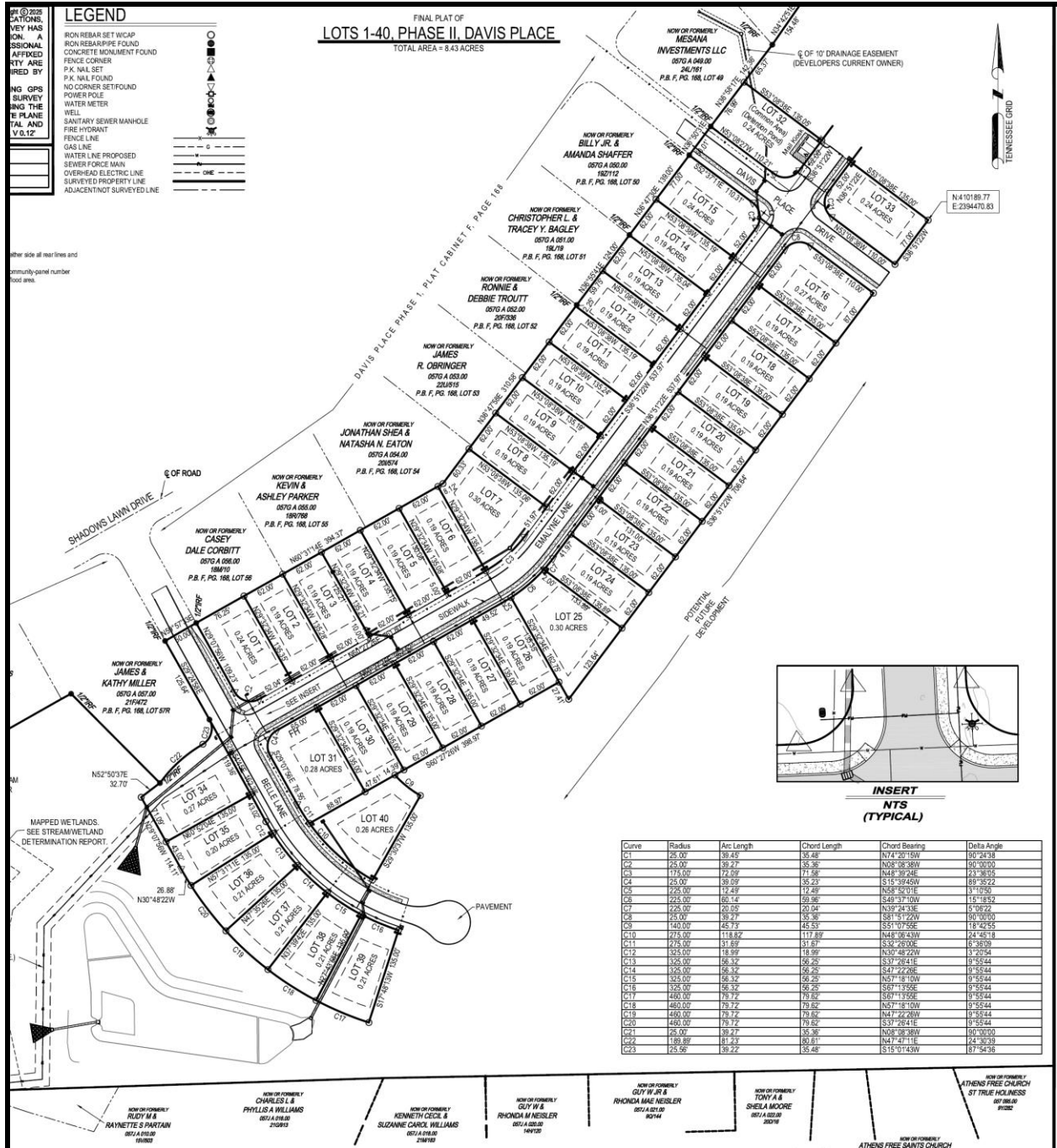
2. **Public Comments and Final Plat approval for Betty Hicks** on property shown as Tax Map 064 Parcel 051.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located in the Urban Growth Boundary off County Roads 132 and 134 and contains 7.12 acres and four (4) lots.



HYDRANT COMMENT *Show a hydrant to be installed on the plans and if for some reason it isn't feasible once AUB begins the install we will address it at that time*

The plat has been reviewed by all Departments and Athens Utilities Board. **Staff recommends approval of the plat subject to fire hydrant comment above and all certificate signatures being completed on the plat.**

3. Public Comments and Final Plat approval for Mesana Investments LLC on property shown as Tax Map 057 Parcel 086.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Shadows Lawn Drive and contains 8.43 acres and forty (40) lots.



PUBLIC WORKS DEPARTMENT

REQUIREMENTS FOR APPROVAL OF FINAL PLAT

Date: July 3, 2025

Developer: Scott Davis, Mesana Investments, LLC PO Box 11315, Knoxville, TN

37939 Site Location: Shadows Lawn Dr, Athens, TN 37303

Summary:

Final Plat for Davis Place Ph II has been submitted to the Athens Regional Municipal Planning Commission (ARMPC) for review and approval. Assuming the final plat is sufficient as to form, contingent approval can be provided with final signature of the plat being withheld pending completion of the following items:

1. Execution and submittal of Stormwater Maintenance Agreement (SWMA) by owner. The wet copy will be jointly executed by the City and recorded with Register of Deeds.
2. Remittance of Administrative Penalty to the City for stormwater violations in the amount of \$4,200.00 for NOV issued May 2nd, 2025.
3. Provide to the City two separate bonds for the respective items and amounts. Bonds should denote Mesana Investments, LLC as Principal, and City of Athens as Obligee:
 - Maintenance bond **\$205,857.26**
 - a. Maintenance bond amount based on 40% of the total value for the drainage construction and road improvements (including extruded curb) completed at the time of final plat and shall be in effect for 18 months following issuance.
 - i. Drainage structures & construction (pipes, aggregate, rip-rap, etc.)
 1. 40% of stabilization costs (Approx 3.5 acres or 40% of the 8.5-acre site being platted)
 - ii. Road Construction
 - iii. Extruded concrete curb construction
 - Surety Bond **\$246,062.50**
 - a. Performance bond amount based on 125% of projected costs for the following items:
 - i. Remaining roadway work (1.5" Surface Course)
 1. Includes street signage and thermoplastic
 - ii. Construction of 5ft sidewalk and associated truncated domes and grade crossing thermoplastic as denoted on plans

- iii. Final site stabilization in accordance with approved plans/SWPPP that include:
 - 2. Final stabilization of any areas disturbed not stabilized in accordance to final EPSC in approved plans as required to request issuance of NOT
- iv. As-Built survey and certification of Permanent SCMs by surveyor & engineer
 - a. Certification of pond(s) inverts, berms, emergency spillways, structure castings, etc.

The plat has been reviewed by all Departments and Athens Utilities Board. **Staff recommends approval of the plat subject to all of Public Works comments above and all certificate signatures being completed on the plat.**

[illegible]

Bond Amount Set for Your Highway Entrance Application HWAY-25-000218

Dear Rock Solid, LP - Dennis Van Meter,

This notice is to inform you that your bond amount has been set regarding your permit application with TDOT. Please see the below comment:

Good Morning, We were able to review your revised plans this morning, and the plan review has now been completed. We can begin collecting your documents. 1. A copy of the deed. 2. A copy of the contractor's Certificate of Insurance. In the Description of Operation state, "For the installation of a one-way, 16-foot commercial entrance at McMinn SR30 LM9.490LT." The Certificate Holder is: Tennessee Department of Transportation James K. Polk Building, Suite 700 [505 Deaderick St. Nashville, TN 37243](#) TDOT will need to be listed as additionally insured. 3. The ORIGINAL signed and stamped surety bond form in the amount of \$75,000. The Permit No. is HWAY-25-000218. Use the attached form (under documents) and mail it to us at: TDOT R2 Traffic, [7512 Volkswagen Drive, Chattanooga, TN 37416](#) 4. The property owner's name, email address, mailing address, and phone number as listed on the deed. 5. The Contractor's, Name and email address. Please reach out to TDOT.R2.Traffic@tn.gov or (423) 510-1116 if you have any questions. Thank you.

Please note the original hard copy of the bond is required for permit issuance. A digital copy may be attached to this permit application while the hard copy is being delivered to TDOT.

You may access your application HWAY-25-000218, by logging into your [Citizen Access](#) account. You can upload documents by opening your application, and then selecting "Attachments" under "Record Info".

If you have any questions, please feel free to contact our office at the number below.

Sincerely,

[TDOT Highway Entrance Permit
Contact information by County](#)