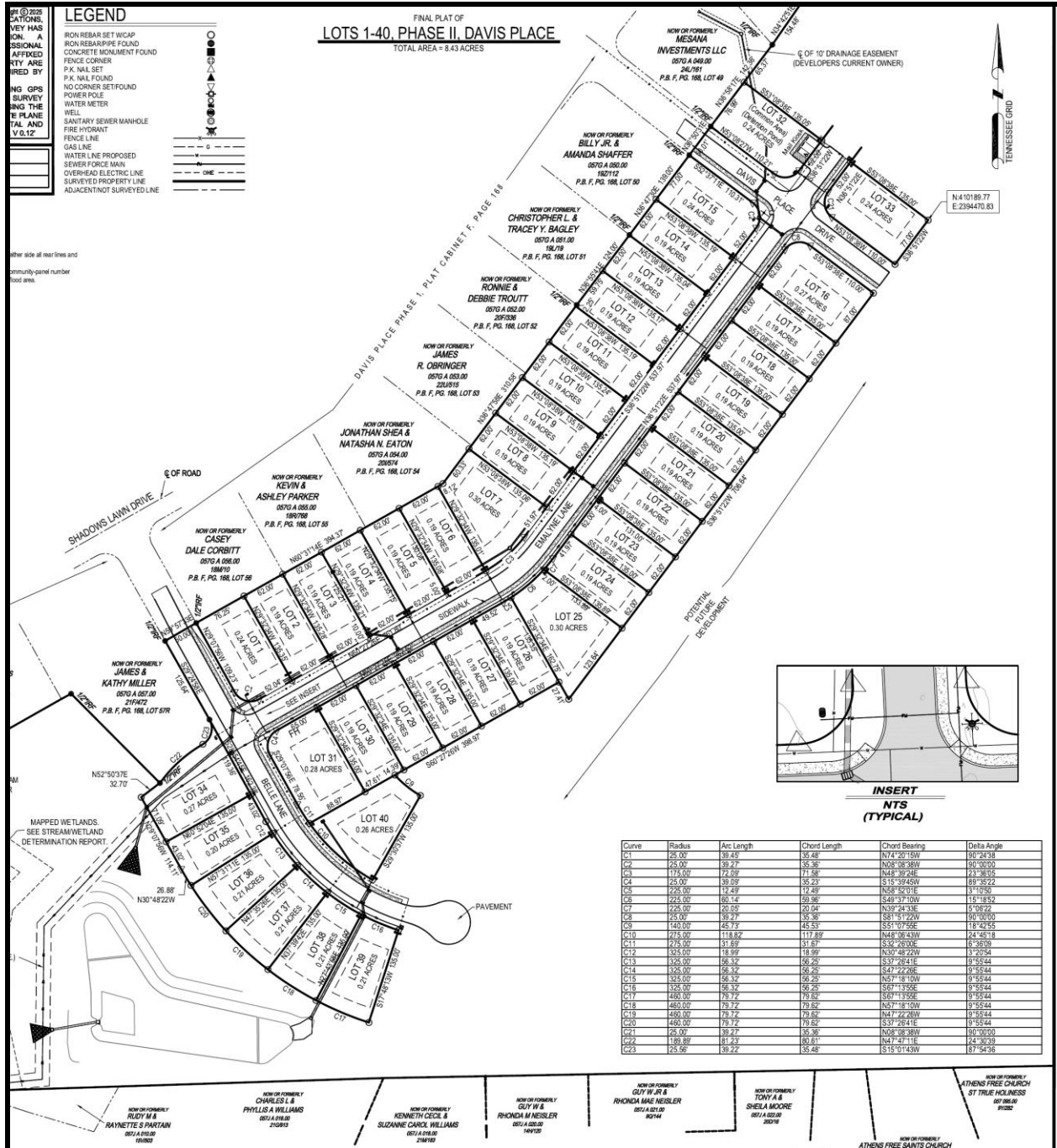


2. Public Comments and Final Plat approval for Mesana Investments LLC on property shown as Tax Map 057 Parcel 086.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Shadows Lawn Drive and contains 8.43 acres and forty (40) lots.



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 Oblige:
- 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.**

- 3. **Public Comments and Recommendation for the Plan of Services** for the annexation of the remaining 2.35-acre portion of Parcel 47k Group A Parcel 022.00 located off Lee Drive.



CITY OF ATHENS

Plan of Services

Remaining Portion of Parcel 47k Group A Parcel 022.00, Lee Drive Annexation Area

July 2025

Below is the “Plan of Service” for the proposed annexation of the Mikel Heath and Staci Lynn Frazier requested Annexation Area containing approximately 3.24 acres. This is the remaining portion of the parcel identified as McMinn County Tax Map 047K Group A Parcel 022.00 to be recommended to City Council for adoption, and will further be referenced as the “Lee Drive Annexation”

A. Police

1. Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need as established by appropriate study and traffic standards.

B. Fire

1. Fire protection by the present personnel and equipment of the City of Athens, within the limitations of available water, will be provided to the area on the effective date of annexation.
2. Fire hydrants for the proposed subdivision/PUD development that will encompass the entire 22.13-acre Parcel 047K A 022.00 are required to be installed by the developer prior to the approval of the final plat by the Athens Municipal Regional Planning Commission. Any future additional fire hydrants will be made available per the policies and requirements of the City of Athens and the Athens Municipal Regional Planning Commission as development occurs.

C. Water Service

1. Water service for domestic use and fire protection is currently available to the Lee Drive annexation area by the Athens Utilities Board. Proposed Site Plan(s) or Subdivision of the annexation area will require expansion of the existing water system to serve to any Site Plan(s) or subdivided tracts. Expansion of the existing water system is subject to the policies and associated fees of the Athens Utilities Board. Expansions, Modifications, and Improvements to the existing system must be approved by the Athens Utilities Board and the Tennessee Department of Environment and Conservation prior to construction. With the final installation accepted by the Athens Utilities Board prior to the approval of a Site Plan(s) or Final Subdivision Plat by the Athens Municipal Regional Planning Commission.

D. Electrical Service

1. Electrical power service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Expansion of the existing power system is subject to the policies and associated fees of the Athens Utilities Board.

E. Sanitary Sewer Service

1. Wastewater collection service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Proposed Site Plan(s) or Subdivision of the annexation area will require expansion and modification of the existing wastewater collection system to

serve to any Site Plan(s) or subdivided tracts. Expansion of the existing wastewater collection system is subject to the policies and associated fees of the Athens Utilities Board. Expansions, Modifications, and Improvements to the existing system must be approved by the Athens Utilities Board and the Tennessee Department of Environment and Conservation prior to construction. With the final installation accepted by the Athens Utilities Board prior to the approval of a Site Plan(s) or Final Subdivision Plat by the Athens Municipal Regional Planning Commission.

F. Natural Gas Service

1. Natural service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Expansion of the existing gas system is subject to the policies and associated fees of the Athens Utilities Board.

G. Street Lighting

1. Street lighting will be installed once lots are developed in accordance with the established policies of the City of Athens.

H. Solid Waste Collection and Disposal

1. The same regular solid waste collection and disposal service provided within the City of Athens will be extended to the annexed area on the effective date of annexation and subject to the policies of the City of Athens.

I. Street Construction and Repair

1. All of the streets for the Lee Drive Subdivision that encompasses the entire Lee Drive Annexation Area are required to be built or bonded by the developer prior to the approval of the final plat by the Athens Municipal Regional Planning Commission.
2. Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin once the future roadways are constructed and accepted into the city street system.
3. Routine maintenance on the same basis as in the City of Athens, will begin once the future roadways are constructed and accepted into the city street system.
4. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under the established policies of the city, once the future roadways are constructed and accepted into the city street system.
5. Street signs will be installed where necessary once the future roadways are constructed and accepted into the city street system.

J. Planning Services

1. The planning and zoning jurisdiction of the City of Athens will be extended to the annexed area on the effective date of annexation. An ordinance has been prepared zoning the property as an R-3 High Density Residential District that will become

effective once all State statute requirements of the annexation and rezoning processes have been completed and finalized.

2. Enforcement of the subdivision regulations, street design criteria, and flood damage prevention ordinance shall be extended to the annexed area after the effective date of the annexation.
3. Any inspection services now provided by the city (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexation area on the effective date of annexation.
4. The City's participation in the National Flood Insurance Program will be extended to the annexed area on the effective date of annexation.

K. Recreation

1. Residents of the annexed area will have the same access to all existing recreational facilities, parks, etc. upon the effective date of annexation. The same standards and policies now used in the present city will be followed in the expansion of the recreational program and facilities in the enlarged city.

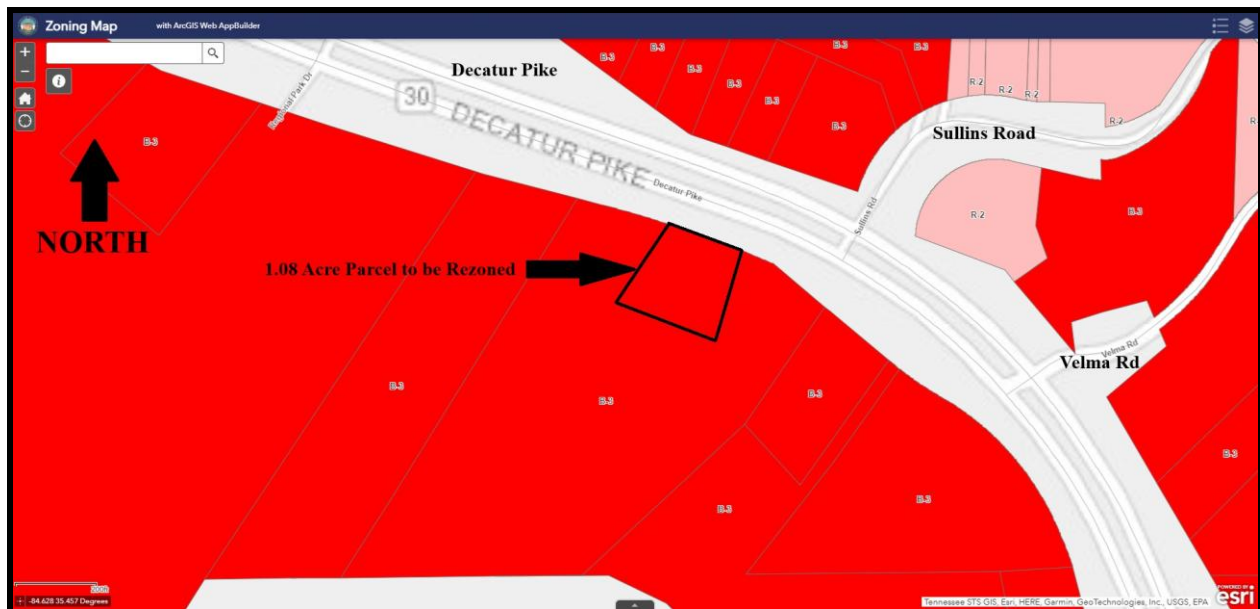
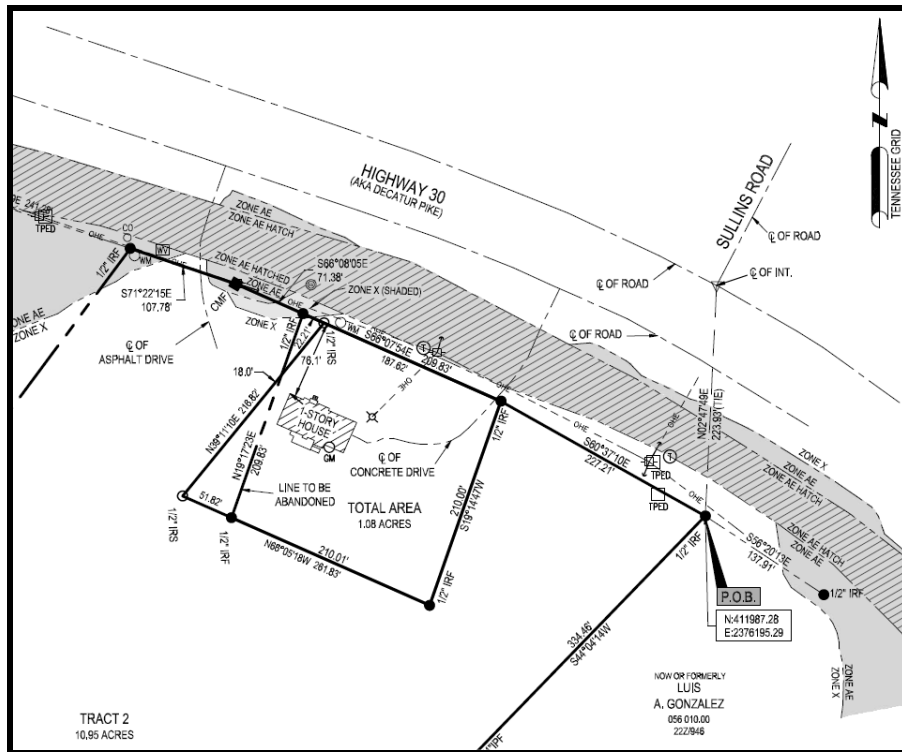
L. School System

1. Children in the annexed area will be zoned to attend Athens City Schools when the new school year begins in 2026.

M. Other Miscellaneous Services

1. Other services such as general governmental administration, etc., will be in effect immediately upon the effective date of annexation.

4. **Public Comments and Recommendation on rezoning request by the City of Athens** to change parcel identified as part of Tax Map 056 Parcel 009.00 located at 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District containing approximately 1.08 acres.



The City of Athens wishes to rezone their property shown above on the plat and map from B-3 District to the R-2 district. **Staff Recommends approval of the request.**