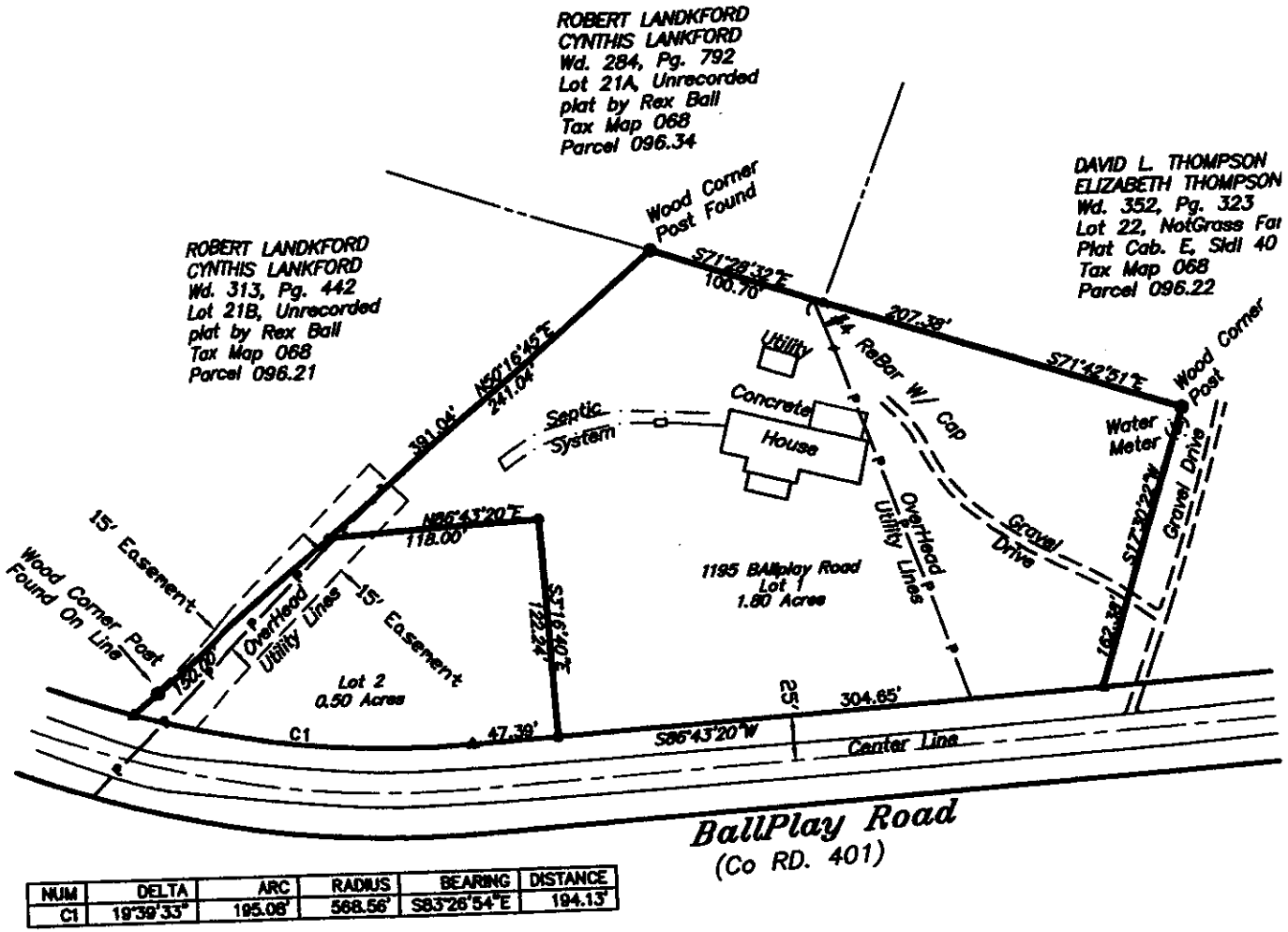


# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** September 8, 2020  
**Subject:** September 15, 2020 Madisonville Regional Planning Commission Agenda

**AGENDA**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Madisonville City Hall**  
**Board Room**  
**Tuesday, September 15, 2020**  
**6:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the meeting of August 18, 2020 meeting.
- III. Planned Agenda Items
  - A. Variance request from right-of-way width on Ballplay Rd. a major collector on Subdivision Plat, Applicant, Frank Thurston, Property Owners, Mitzi Shearer and Anthony Saffles, Tax Map 68, Parcel 97.01, Madisonville Planning Region;
  - B. Site Plan, Burger King, Applicant, Rogan Martin, property owner, Norvell Madisonville, LLC, Hwy. 411, Tax Map 067, Parcel 212.08, C-3, Highway Business District, approximately 1.3 acres;
  - C. Preliminary Subdivision Plat, Applicant, Ozzie Webb, Lakeside Meadows, 53 lots, Kincaid Rd., Tax Map 37, Parcels 5.02-5.08, Parcels 5.10-5.18, and Parcels 5.20-5.33, Madisonville Planning Region, approximately 32.0 acres;
- IV. Update from Planning Dept.
- V. Other Business
- VI. Adjournment



S:  
ing Set Back: Front = 30', Side = 12', Rear = 12'  
1 & 2 will be served by Public Water and private septic system.  
? Drainage and Utility Easement is reserved  
ing side and rear property lines.  
Subdivision does not lay in a Zone A flood hazard area.  
tric Service by FORT LOUDON EMC.

Final  
**MIT**  
**ANTI**  
Wd. 4  
Third  
Monro  
Tax Mc  
Scale:

erground utilities were located  
those apparent on the surface.  
cludes gas and water lines and  
urface electrical lines and storage







Date: September 3, 2020  
County: Monroe  
Owner: NORVELL MADISONVILLE LLC  
Address: HWY 411  
Parcel Number: 067 212.08  
Deeded Acreage: 1.32  
Calculated Acreage: 0  
Date of Imagery: 2019

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

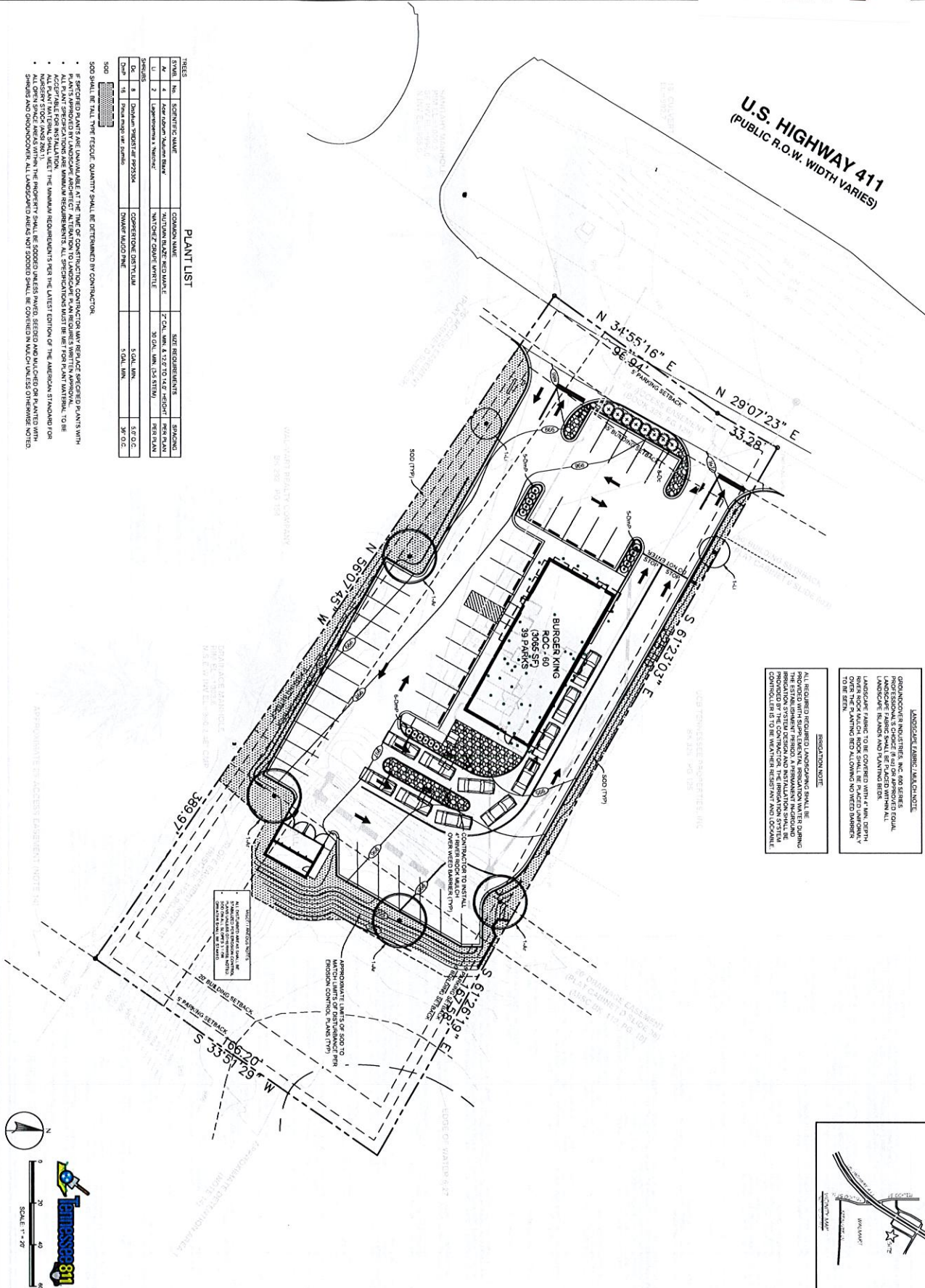
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.







U.S. HIGHWAY 411  
(PUBLIC R.O.W. WIDTH VARIES)



PLANT LIST

TYPE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	STANDARD
TR	4	Larrea tridentata	NEUTRAL BUDGE RED PALM	7' OAL. MIN. & 12' TO 14.5' HIGH	PER PLAN
U	3	Lambertia nana	WATSON'S CHERRY WHITE	30' OAL. MIN. 13.5' STEW	PER PLAN
DC	4	Dodonaea viscidiflora	COPPERSTONE DOTTED LEAF	5' OAL. MIN.	S.O.D.C.
DR	15	Dracaena fragrans	DRAGON PALM	5' OAL. MIN.	SP. TO C.

500 SHALL BE TALL TYPE RESPEC QUANTITY SHALL BE DETERMINED BY CONTRACTOR.

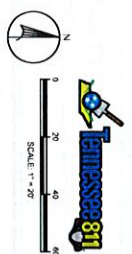
ALL PLANT SPECIFICATIONS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANTS WITH THE SPECIFICATIONS AND PLANTING THEM TO MEET THE SPECIFICATIONS. ALL PLANT SPECIFICATIONS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANTS WITH THE SPECIFICATIONS AND PLANTING THEM TO MEET THE SPECIFICATIONS.

**LANDSCAPE FABRIC INSTALLATION**

GROUND COVER FABRIC SHALL BE 600 GSM PER SQUARE FOOT. LANDSCAPE FABRIC SHALL BE PLACED WITHIN ALL LANDSCAPE BEDS AND PLANTING BEDS. LANDSCAPE FABRIC TO BE COVERED WITH 4" MIN. DIRT OVER THE PLANTING BED ALLOWING NO WEED BARBERS TO BE SEEN.

**IRIGATION NOTE**

ALL REQUIRED REQUIRED IRRIGATION SHALL BE DURING THE ESTABLISHMENT PERIOD. A PERMANENT IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LOCALS TO BE SEEN.



Date: 4/14/2020  
 Drawn: NRV  
 Checked: NRV  
 L-1.0

**LANDSCAPE PLAN**

**MADISONVILLE BURGER KING**  
 FRONTAGE ROAD NEAR  
 4521 US HIGHWAY 411  
 MADISONVILLE, TN 37354

**NORVELL PROPERTIES**

103 NORTH STERLING STREET,  
 2ND FLOOR  
 MORGANTON, NC 28665  
 CONTACT: JERRY NORVELL  
 PH: 828-433-9125

**CSS**

402 East First Avenue  
 asley, South Carolina 29649  
 (843) 555-5200  
 www.css-eng.com



REVISIONS	
ISSUED	COMMENT









Date: September 3, 2020  
County: Monroe  
Owner: CLAYTON BANK AND TRUST  
Address: LAKESIDE MEADOWS CIR  
Parcel Number: 037 005.02  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.



# ITEM C

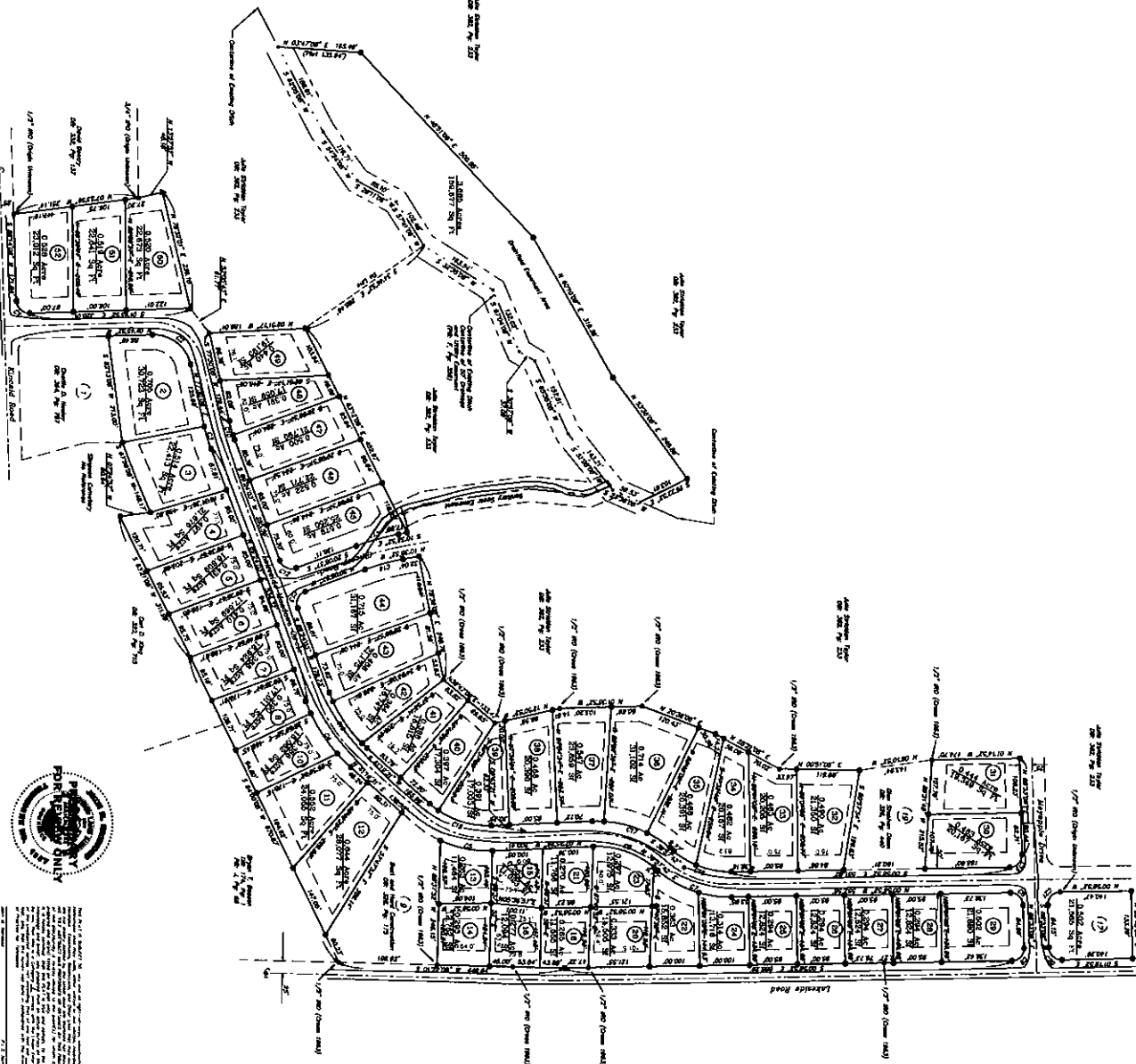
Station	Angle	Distance	Bearing
1+00	90°00'00"	100.00	N 00°00'00" W
1+01	90°00'00"	100.00	N 00°00'00" W
1+02	90°00'00"	100.00	N 00°00'00" W
1+03	90°00'00"	100.00	N 00°00'00" W
1+04	90°00'00"	100.00	N 00°00'00" W
1+05	90°00'00"	100.00	N 00°00'00" W
1+06	90°00'00"	100.00	N 00°00'00" W
1+07	90°00'00"	100.00	N 00°00'00" W
1+08	90°00'00"	100.00	N 00°00'00" W
1+09	90°00'00"	100.00	N 00°00'00" W
1+10	90°00'00"	100.00	N 00°00'00" W
1+11	90°00'00"	100.00	N 00°00'00" W
1+12	90°00'00"	100.00	N 00°00'00" W
1+13	90°00'00"	100.00	N 00°00'00" W
1+14	90°00'00"	100.00	N 00°00'00" W
1+15	90°00'00"	100.00	N 00°00'00" W
1+16	90°00'00"	100.00	N 00°00'00" W
1+17	90°00'00"	100.00	N 00°00'00" W
1+18	90°00'00"	100.00	N 00°00'00" W
1+19	90°00'00"	100.00	N 00°00'00" W
1+20	90°00'00"	100.00	N 00°00'00" W
1+21	90°00'00"	100.00	N 00°00'00" W
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1+23	90°00'00"	100.00	N 00°00'00" W
1+24	90°00'00"	100.00	N 00°00'00" W
1+25	90°00'00"	100.00	N 00°00'00" W
1+26	90°00'00"	100.00	N 00°00'00" W
1+27	90°00'00"	100.00	N 00°00'00" W
1+28	90°00'00"	100.00	N 00°00'00" W
1+29	90°00'00"	100.00	N 00°00'00" W
1+30	90°00'00"	100.00	N 00°00'00" W
1+31	90°00'00"	100.00	N 00°00'00" W
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1+69	90°00'00"	100.00	N 00°00'00" W
1+70	90°00'00"	100.00	N 00°00'00" W
1+71	90°00'00"	100.00	N 00°00'00" W
1+72	90°00'00"	100.00	N 00°00'00" W
1+73	90°00'00"	100.00	N 00°00'00" W
1+74	90°00'00"	100.00	N 00°00'00" W
1+75	90°00'00"	100.00	N 00°00'00" W
1+76	90°00'00"	100.00	N 00°00'00" W
1+77	90°00'00"	100.00	N 00°00'00" W
1+78	90°00'00"	100.00	N 00°00'00" W
1+79	90°00'00"	100.00	N 00°00'00" W
1+80	90°00'00"	100.00	N 00°00'00" W
1+81	90°00'00"	100.00	N 00°00'00" W
1+82	90°00'00"	100.00	N 00°00'00" W
1+83	90°00'00"	100.00	N 00°00'00" W
1+84	90°00'00"	100.00	N 00°00'00" W
1+85	90°00'00"	100.00	N 00°00'00" W
1+86	90°00'00"	100.00	N 00°00'00" W
1+87	90°00'00"	100.00	N 00°00'00" W
1+88	90°00'00"	100.00	N 00°00'00" W
1+89	90°00'00"	100.00	N 00°00'00" W
1+90	90°00'00"	100.00	N 00°00'00" W
1+91	90°00'00"	100.00	N 00°00'00" W
1+92	90°00'00"	100.00	N 00°00'00" W
1+93	90°00'00"	100.00	N 00°00'00" W
1+94	90°00'00"	100.00	N 00°00'00" W
1+95	90°00'00"	100.00	N 00°00'00" W
1+96	90°00'00"	100.00	N 00°00'00" W
1+97	90°00'00"	100.00	N 00°00'00" W
1+98	90°00'00"	100.00	N 00°00'00" W
1+99	90°00'00"	100.00	N 00°00'00" W
2+00	90°00'00"	100.00	N 00°00'00" W

1. The above measurements were taken on the day or days indicated in the notes.

2. The above measurements were taken on the day or days indicated in the notes.

3. The above measurements were taken on the day or days indicated in the notes.

**Norman Surveying**  
 10000 15th Street NW  
 Seattle, WA 98147  
 (206) 764-1111



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**Norman Surveying**  
 10000 15th Street NW  
 Seattle, WA 98147  
 (206) 764-1111

**Project Information**

Project Name: [Blank]

Project Number: [Blank]

Client: [Blank]

Address: [Blank]

City: [Blank]

State: [Blank]

Zip: [Blank]

**CONTRACTOR'S CERTIFICATE OF ACCURACY**

I, the undersigned, being a duly Licensed Surveyor in the State of Washington, do hereby certify that the above described lot lines and boundaries were measured and shown on the above described map or plan in accordance with the provisions of the laws of the State of Washington, and that the same are true and correct to the best of my knowledge and belief.

Witness my hand and the seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Licensed Surveyor

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