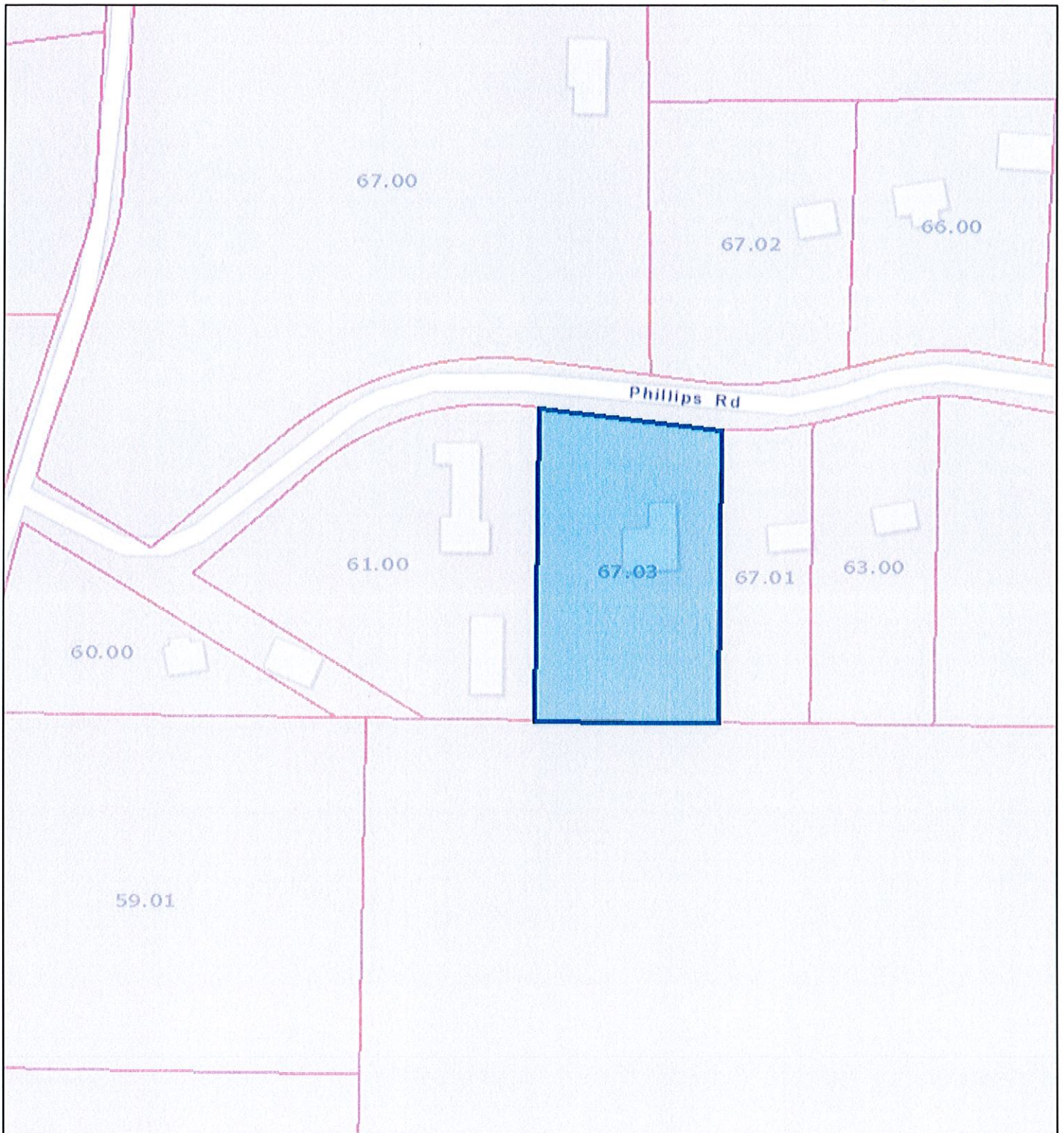


# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** October 13, 2021  
**Subject:** October 19, 2021 Madisonville Regional Planning Commission Agenda

**AGENDA**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Madisonville City Hall**  
**Board Room**  
**Tuesday, October 19, 2021**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the meeting of September 21, 2021 meeting.
- III. Planned Agenda Items
  - A. Subdivision plat, Esther Moore property, Frank Thurston, Surveyor, Phillips Rd., Tax Map 047, part of Parcel 67.03 and part of Parcel 061.00, Madisonville Planning Region, approximately 3.5 acres;
  - B. Final plat, 4-lots, Applicant, Surveyor, Daniel Humphreys, Property owner, Allen Balsinger, US Hwy 411, Tax Map 057, Parcel 25.01, C-3, Highway Business District and R-1, Low Density Residential District, approximately 4.55 acres;
  - C. Final plat, 3-lots into 2, Alfred McClendon and Deanna Monta McClendon property, Third Street, Tax Map 056M, Group E, Parcel 011.00 and Parcel 012.00, R-1, Low Density Residential District, approximately .47 acres;
  - D. Preliminary Plat, The Oaks, 7-lots, Hwy. 68 and Tellico St., Property owner, Vernon Watson, Tax Map 079, Parcel 94.00, R-1, Low Density Residential District, approximately 2.92 acres;
  - E. Discussion/review of Zoning Ordinance, wall signs, open space, and residential use in the C-2, Central Business District.
- IV. Other Business
- V. Adjournment



Date: October 14, 2021  
County: Monroe  
Owner: MOORE BILL ETUX  
Address: PHILLIPS RD 128  
Parcel Number: 047 067.03  
Deeded Acreage: 0  
Calculated Acreage: 1.5  
Date of Imagery: 2019

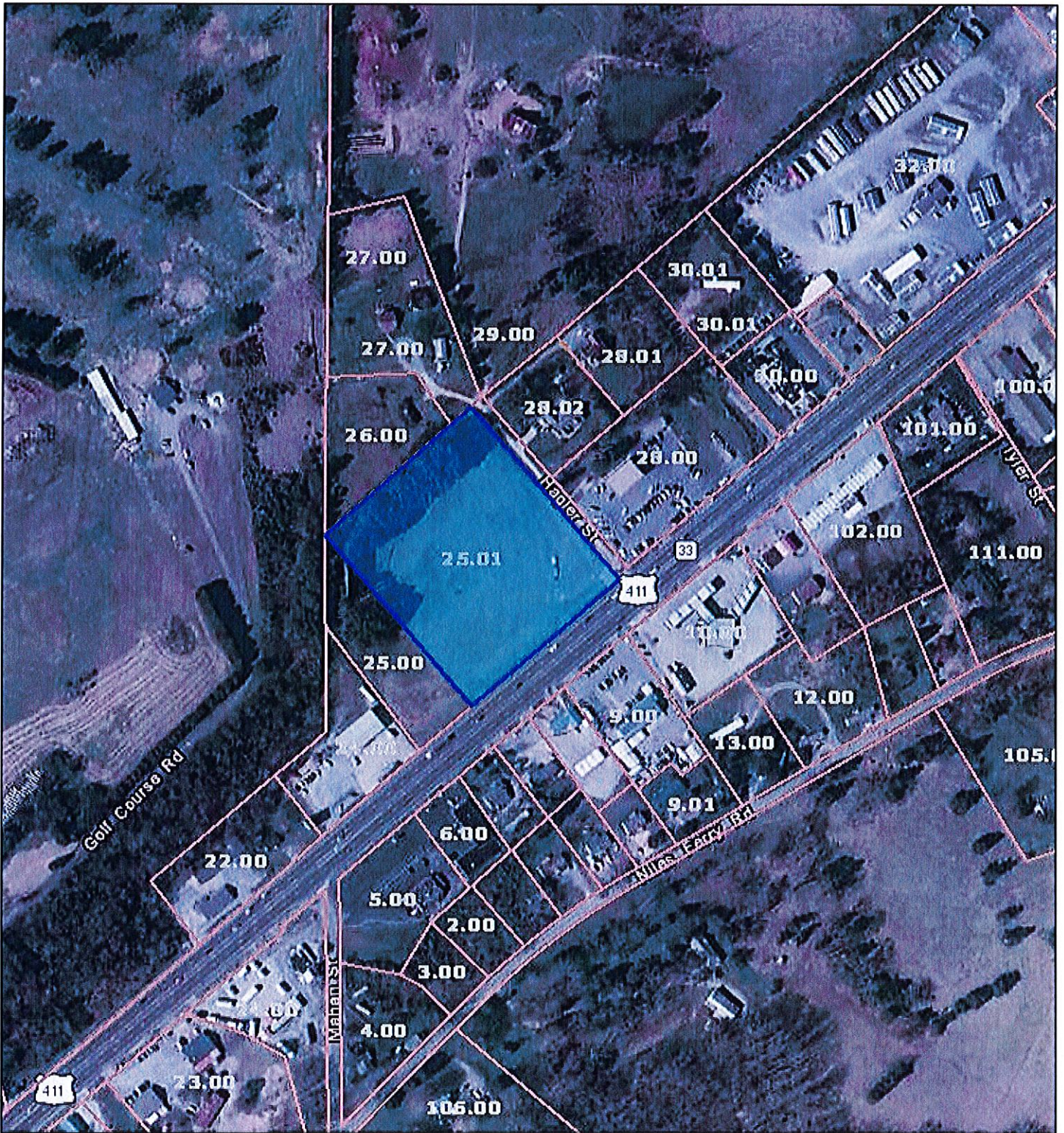
TN Comptroller - DPA  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
State of Tennessee, Comptroller of the Treasury, Department of Property

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.









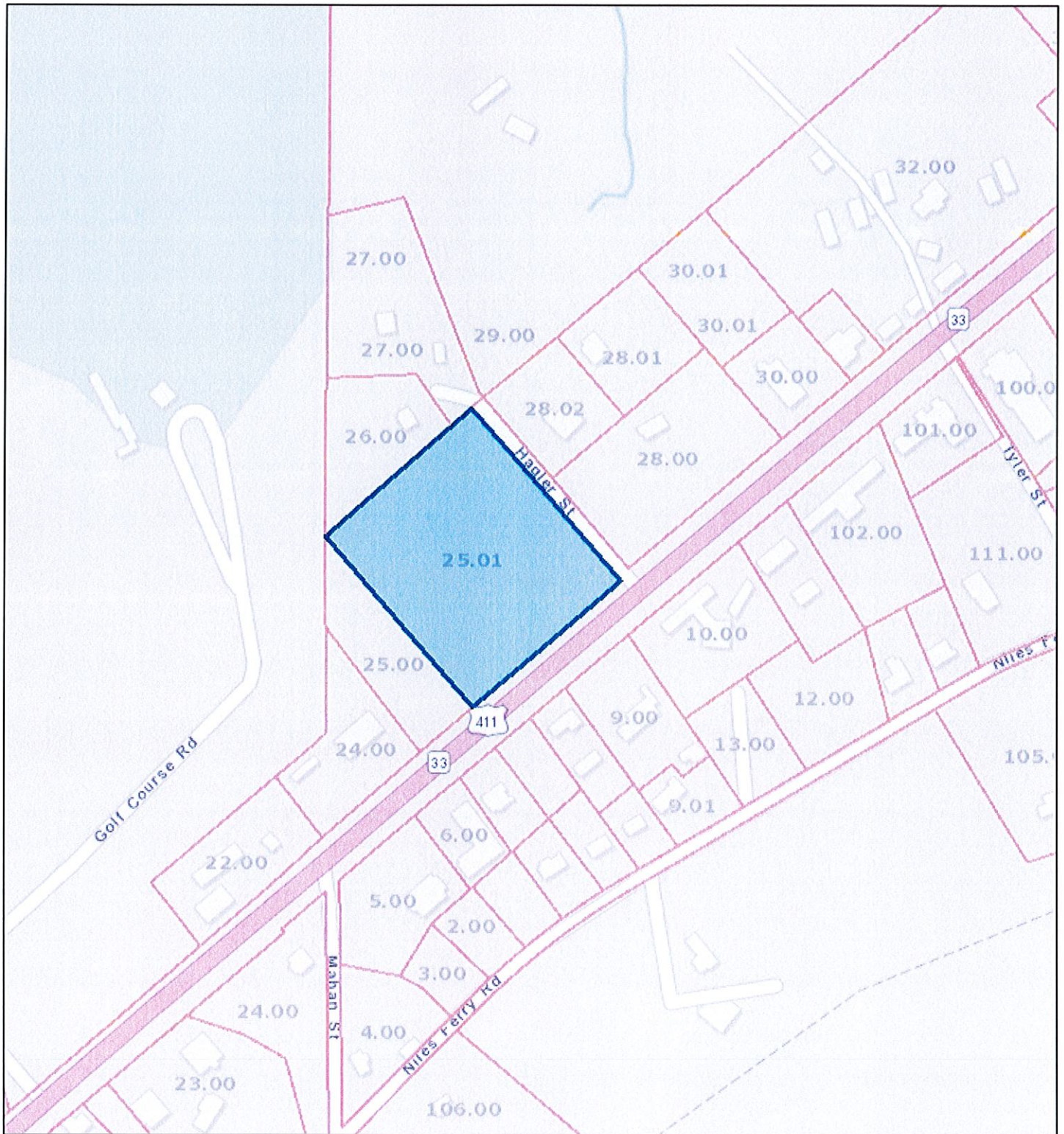
Date: October 14, 2021  
County: Monroe  
Owner: BALSINGER ALLEN ETALS  
Address: HWY 411  
Parcel Number: 057 025.01  
Deeded Acreage: 4.56  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) - Geographic Services  
TDOT

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Monroe County - Parcel: 057 025.01 *ITEM B*

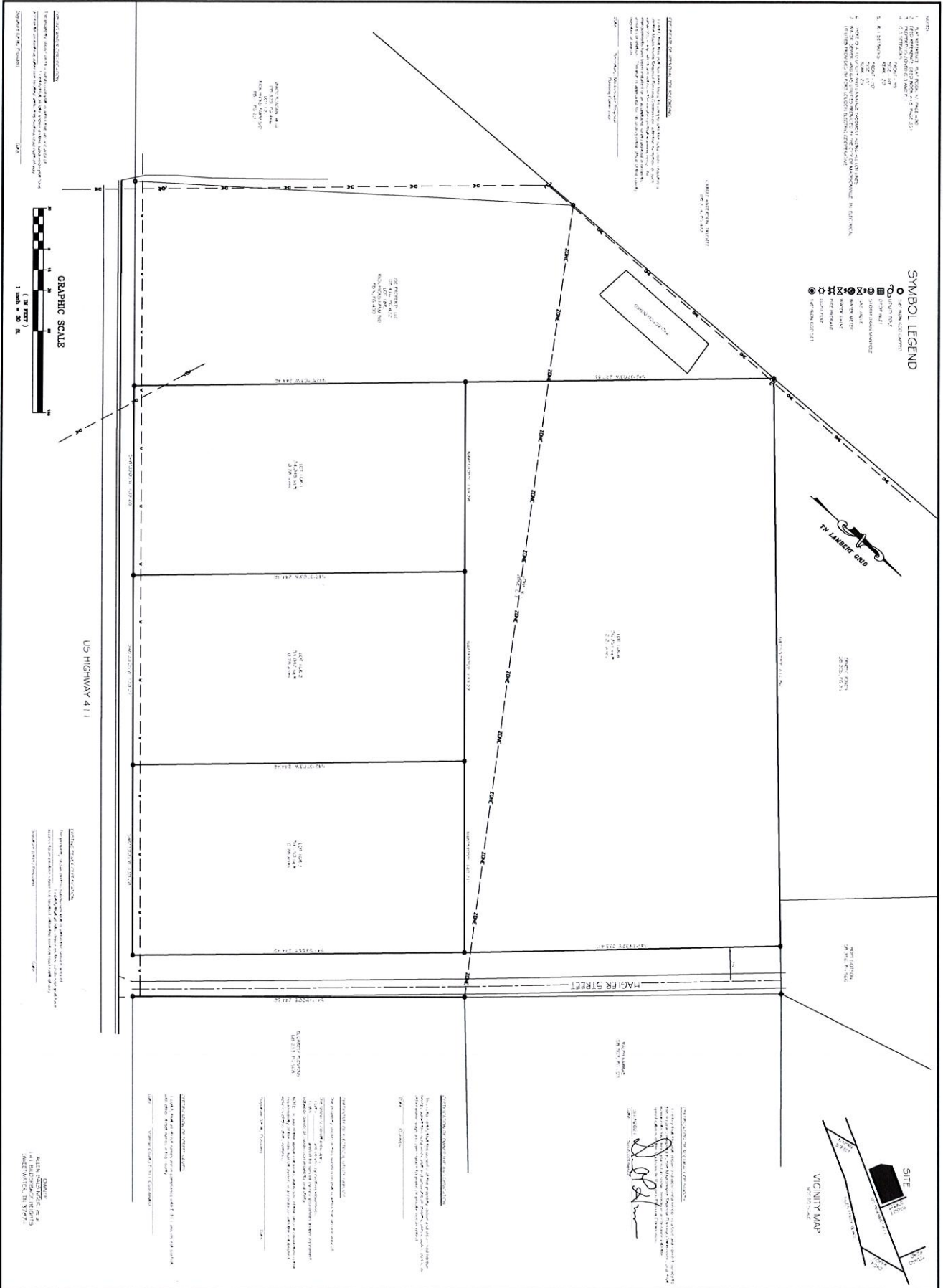


Date: October 14, 2021  
County: Monroe  
Owner: BALSINGER ALLEN ETALS  
Address: HWY 411  
Parcel Number: 057 025.01  
Deeded Acreage: 4.56  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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**PLAT**

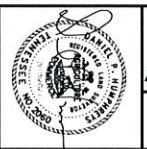
DRAWN BY: DPH DATE: 9/15/2021  
 CHECKED BY: DPH FILE: 2020009

REVISIONS		
NO	DATE	COMMENTS

Resubdivision of Lot 16R

**Ray Hicks Farm Subdivision**

US Highway 411  
 3rd Civil District, Monroe County, City of Madisonville, Tennessee  
 CLT Map 057, Parcel 025.01



**BEGINNING POINT**  
 LAND SURVEYING

234 LADD RIDGE ROAD  
 KINGSTON, TN 37763  
 PH. (865) 696-4613



Monroe County - Parcel: 056M E 011.00 *ITEM C*



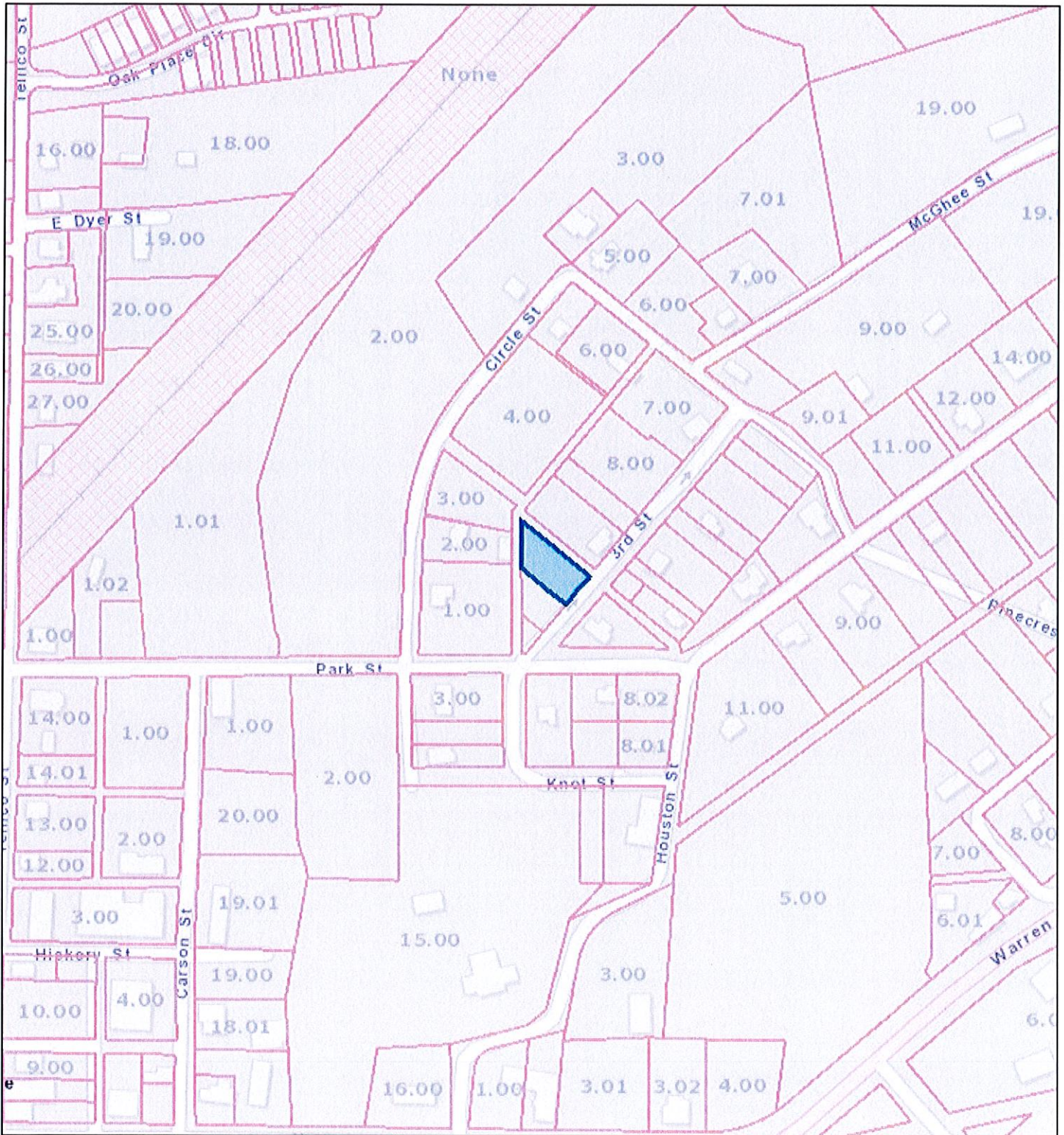
Date: October 14, 2021  
County: Monroe  
Owner: MCCLENDON ALFRED ETAL  
Address: THIRD ST  
Parcel Number: 056M E 011.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) - Geographic Services  
TDOT

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Monroe County - Parcel: 056M E 011.00 *ITEM C*



Date: October 14, 2021  
County: Monroe  
Owner: MCCLENDON ALFRED ETAL  
Address: THIRD ST  
Parcel Number: 056M E 011.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
State of Tennessee, Comptroller of the Treasury, Department of Property

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Date: October 14, 2021  
County: Monroe  
Owner: HARRILL WILLIAM B ETUX  
Address: HWY 68  
Parcel Number: 079 094.00  
Deeded Acreage: 2.92  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) - Geographic Services  
TDOT

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**EXISTING WATER CERTIFICATION**  
 The property shown on this subdivision plat is within the service area of Madisonville Water Dept. I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right of way.

City of Madisonville \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF STREET NAMES**

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Monroe County E-911 Coordinator \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that this plat complies with the subdivision requirements of the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the Register of Deeds, Monroe County Tennessee.

Secretary, Madisonville Regional Planning Commission \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private use as noted.

JAMES P. LEE \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I certify that the plat shown and described hereon, is a true and correct survey as the accuracy required by Madisonville Regional Planning Commission specifications of the Madisonville Regional Planning Commission

Frank B. Thurston, RLS 728 \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF ELECTRICAL UTILITY SERVICE**

The property shown on this subdivision plat is within the service area of Fort Loudon Electric Co-OP. The following condition(s) apply:

Lots \_\_\_\_\_ are served by existing powerlines. Lots \_\_\_\_\_ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Fort Loudon Electric Co-OP \_\_\_\_\_ Date: \_\_\_\_\_

**EXISTING ROAD CERTIFICATION**

I hereby certify that the Road shown on this plat has the status of being an accepted public Road regardless of its current condition.

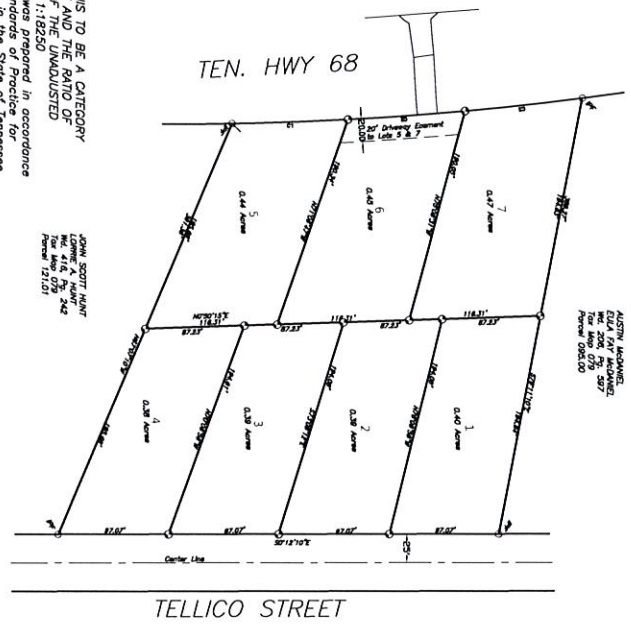
\_\_\_\_\_ Date \_\_\_\_\_

**Notes:**

1. This survey is subject to all rights of way and easements.
2. Mineral rights may be held by other parties which would be revealed by a complete title search.
3. All distances are horizontal.
4. Boundary is based on current recorded information. And was held to ground evidence.
5. This plat does not convey, grant or guarantee title.
6. Some features may be graphically displayed.
7. Do not scale this drawing for dimensions not given.

**PLAT NOTES:**

1. Building Set Back: Front = 30'; Side = 15'; Rear = 25'
2. All lots are served by public water.
3. A 10' Driveway and Utility Easement is reserved along all lot lines.
4. This Subdivision does not lay in a Zone A flood hazard area.
5. This property is zoned R-1, Low Density Residential.
6. Meter is Provided by the City of Madisonville.
7. Electric Service is Provided by Fort Loudon EMC.

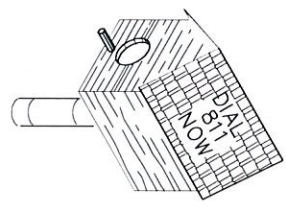
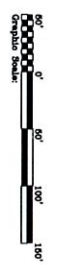


I CERTIFY THIS TO BE A CATEGORY ONE SURVEY AND THE PLAT IS OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18250. This Survey was prepared in accordance with the Standards of Practice for land surveys in the State of Tennessee

Frank B. Thurston Car no 728

Final Subdivision Plat:  
**THE OAKS**  
 Wd. Pg.  
 Third Civil District  
 Monroe County Tennessee

Tax Map 079, Parcel 094.00  
 1" = 50' ~ September 1, 2021



<p>Revisions</p>
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**Frank B. Thurston**  
 PROFESSIONAL LAND SURVEYOR  
 423 - 404 - 2600  
 POST OFFICE BOX 158  
 MADISONVILLE TN 37354  
 SURVEYING@TENNESSEEHILLS.NET

Owners:  
 JAMES P. LEE & DAN VERNON WATSON  
 4263 Hwy 411  
 Madisonville Tennessee  
 37354