

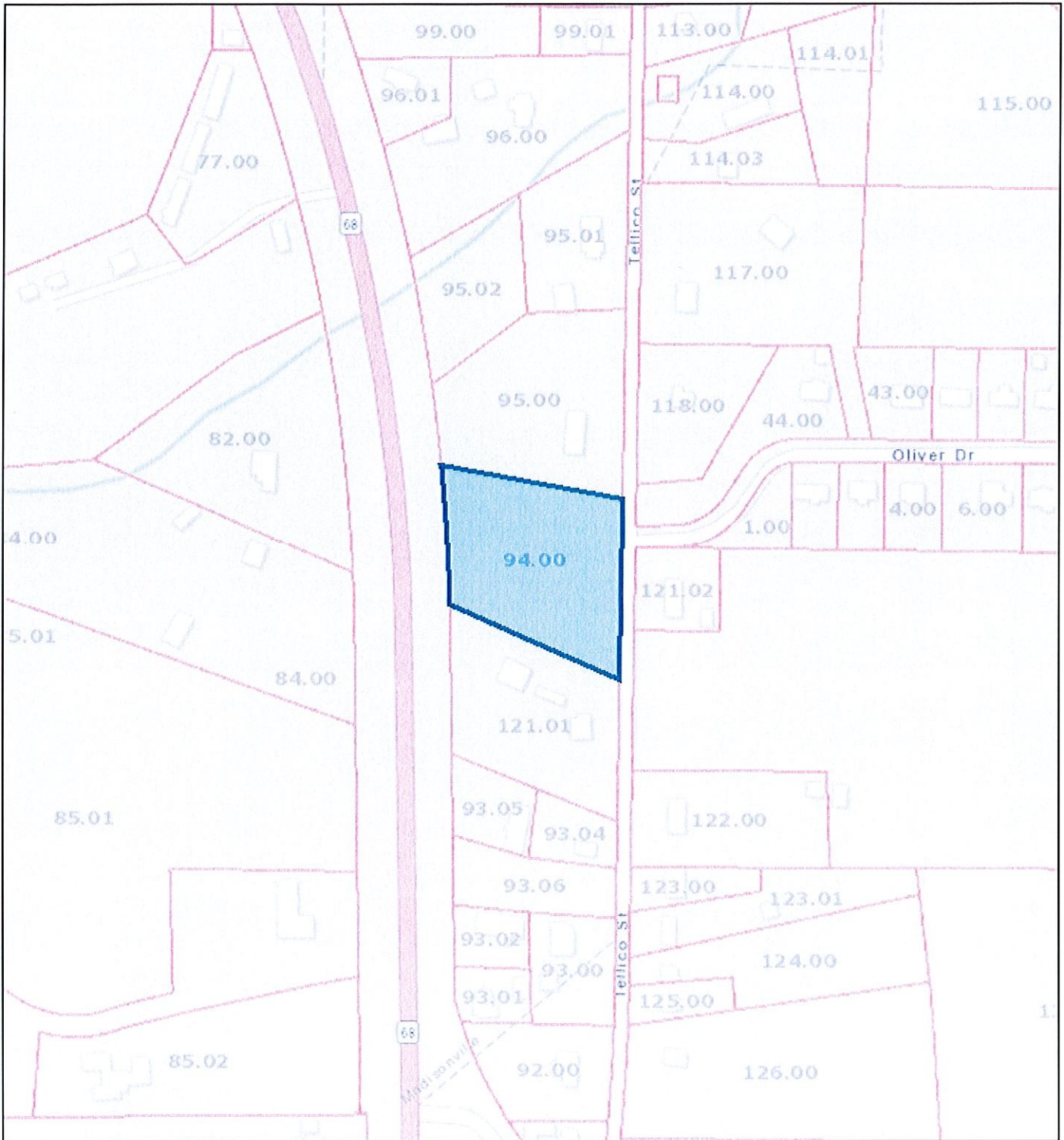
MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: November 10, 2021
Subject: November 16, 2021 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, November 16, 2021
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the meeting of October 26, 2021 special called meeting.
- III. Planned Agenda Items
 - A. 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;
 - B. Annexation request of approximately 3.27 acres of property and portion of Kefauver Lane, to C-3, Highway Business District, Property owner, David Kefauver, Tax Map 068, Parcel 68.00, for proposed animal shelter
 - C. Amended site plan for AutoZone, Applicant, Yuri Hawley, Civil Engineering Services, 4519 Hwy. 411, Tax Map 67, Parcel 208.03, C-3, Highway Business District, approximately 1.03 acres;
 - D. Proposed Zoning Ordinance amendment, Chapter 3, Section 11-309, C-3 Highway Business District to add animal shelters as a special exception;
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 079 094.00



Date: November 10, 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
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.

EXISTING WATER CERTIFICATION
 The property shown on this subdivision plat is within the service area of the existing water line.
 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.

Montroe 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 to 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 the existing electrical utility service.
 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 in accordance with the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

FORT LONDON 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.

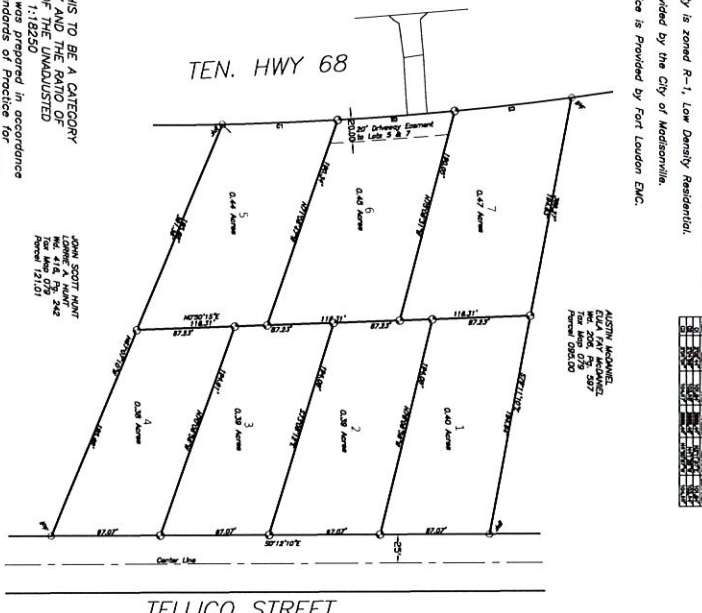
Date:

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' Drainage 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. Water 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 RATIO 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

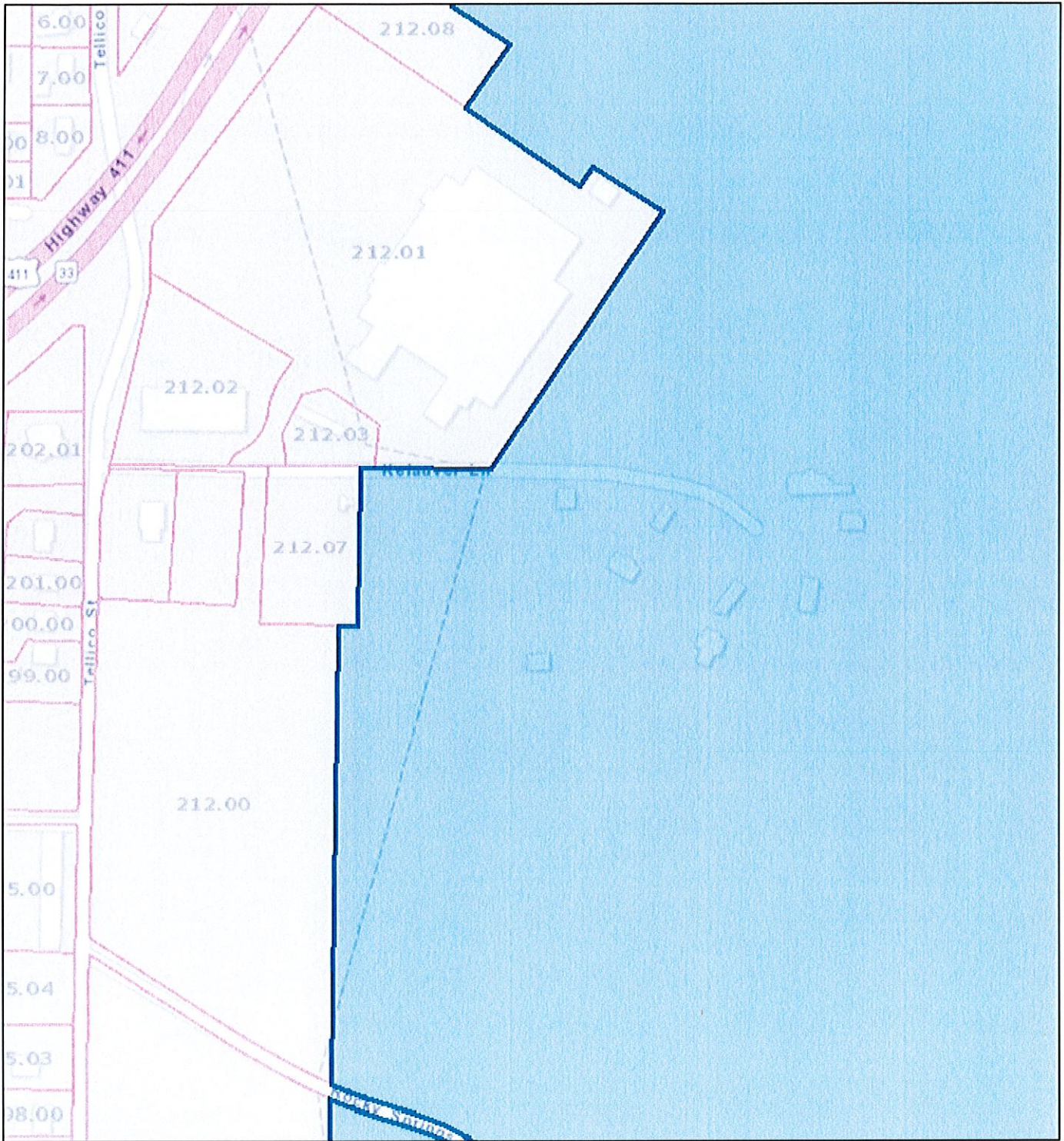
Frank B. Thurston Car no 728

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

Tax Map 079, Parcel 094.00
 1" = 50' ~~~ September 1, 2021
 Frank B. Thurston
 PROFESSIONAL LAND SURVEYOR
 423 - 404 - 2600
 POST OFFICE BOX 156
 MADISONVILLE TN 37354
 SURVEYING@TENNESSEEHILLS.NET

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

Revisions



Date: November 10, 2021
County: Monroe
Owner: KEFAUVER DAVID & ETALS
Address: KEFAUVER LN 155
Parcel Number: 068 068.00
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

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.

