

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** December 8, 2021  
**Subject:** December 14, 2021 Madisonville Regional Planning Commission Agenda

**AGENDA**  
**MADISONVILLE REGIONAL**  
**PLANNING COMMISSION**  
**Madisonville City Hall**  
**Board Room**  
**Tuesday, December 14, 2021**  
*Immediately following the BZA*

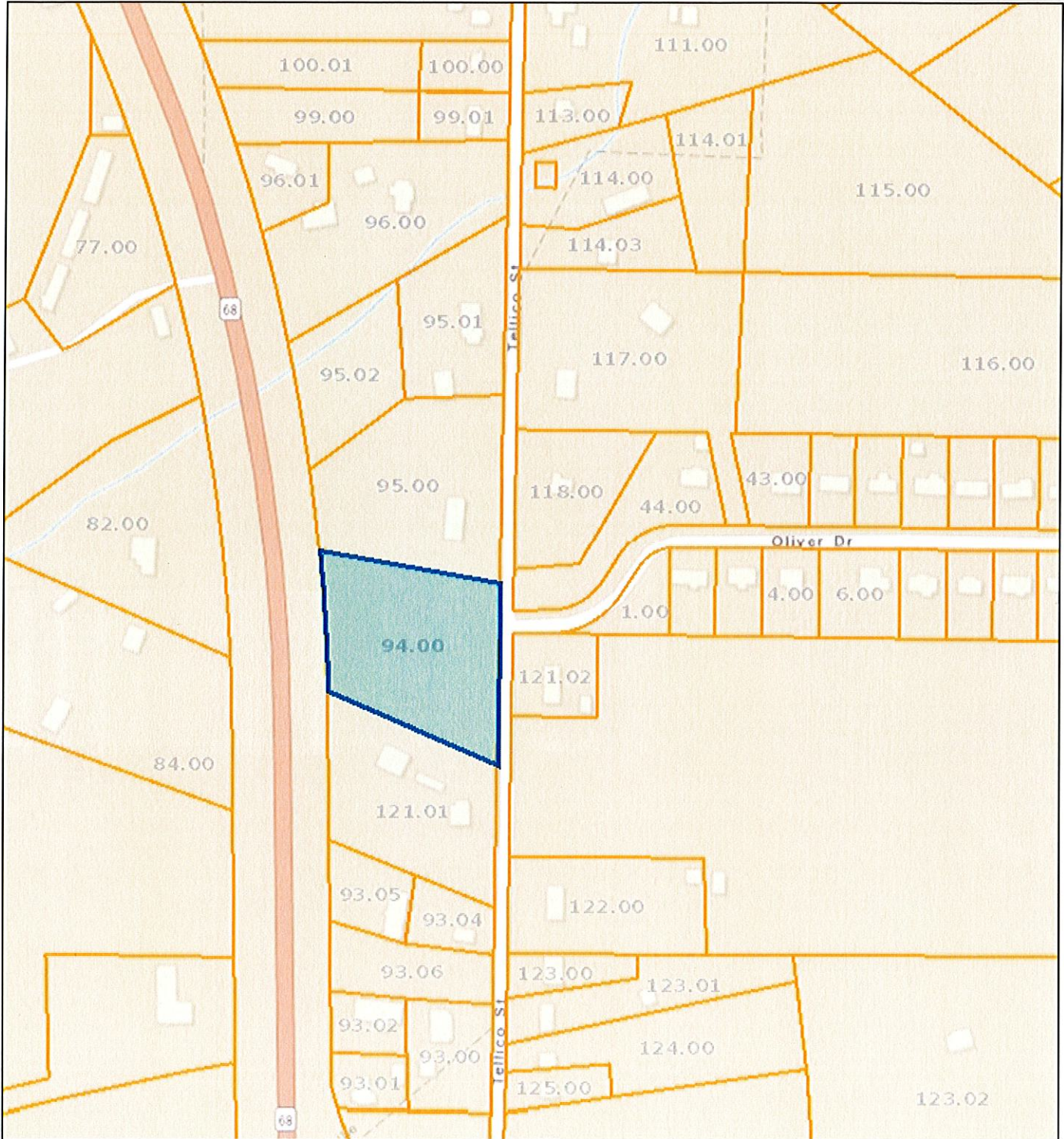
- I. Call to Order
- II. Approval of minutes from the November 16, 2021 meeting
- III. Planned Agenda Items
  - A. Resolution of recommendation of Plan of Services for annexation of Parcel 068.00, Monroe County Tax Map 068, property owner, David Kefauver, approximately 3.27 acres;
  - B. Preliminary 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;
  - C. Rezoning request from C-3, Highway Business District to R-2, High Density Residential District, 5206 Hwy. 411, Parcel 002.00, Tax Map 079, Lot 23, Applicant, Jerry Sloan, Property owner, JEM Partnership, approximately 3.34 acres;
  - D. Site Plan for Good Shepherd expansion, Hwy. 411, Tax Map 067O, Group C, Parcel 010.00, Scott Kleinschmidt, Morton Buildings, approximately 1.0 acre;
  - E. Preliminary Plat, Lee Enterprises, 10-lots, 3816 Sweetwater Vonore Rd., Parcel 031.01, Tax Map 018, approximately 9.95 in the Madisonville Planning Region;
- IV. Other Business
- V. Adjournment

# Item A

## CITY OF MADISONVILLE PLAN OF SERVICES FOR ANNEXATION OF 3.268 ACRES ON KEFAUVER LANE

- A. Police Protection**  
The City of Madisonville will provide police protection and related law enforcement services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.
- B. Fire Protection**  
The City of Madisonville will provide fire protection and emergency medical services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.
- C. Water Service**  
The City of Madisonville will provide water service, in accordance with city policies and standards, as revised from time to time, to serve the annexed area.
- D. Sewer Service**  
The City of Madisonville has sufficient plant capacity to serve the annexed area and will provide sanitary sewer services in accordance with city policies and standards, as revised from time to time, to serve the annexed area.
- E. Streets**  
The City of Madisonville will provide street repair and maintenance, storm drainage maintenance, and will install and maintain street and regulatory signage in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.
- F. Electrical Service**  
Fort Loudon Electric Cooperative ("FLEC") will provide electric and related utility services, in accordance with its policies and standards, to the property which is already located within the FLEC service area.
- G. Street Lighting**  
To the extent not currently provided, the City of Madisonville will provide street lighting to the annexed area in accordance with city policies and standards, as may be changed from time to time, beginning on the effective date of annexation.
- H. Refuse Collection**  
The City of Madisonville will provide refuse collection and related services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

Monroe County - Parcel: 079 094.00



Date: December 9, 2021  
County: Monroe  
Owner: WATSON VERNON DAN ETAL  
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 Madisonville Regional Planning Commission.  
 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. The plat meets all the such requirements, 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 and that the plat complies with the 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 LONDON 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 LONDON ELECTRIC CO-OP Date:

**EXISTING ROAD CERTIFICATION**

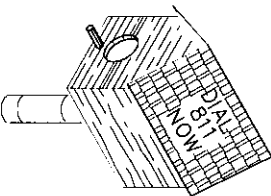
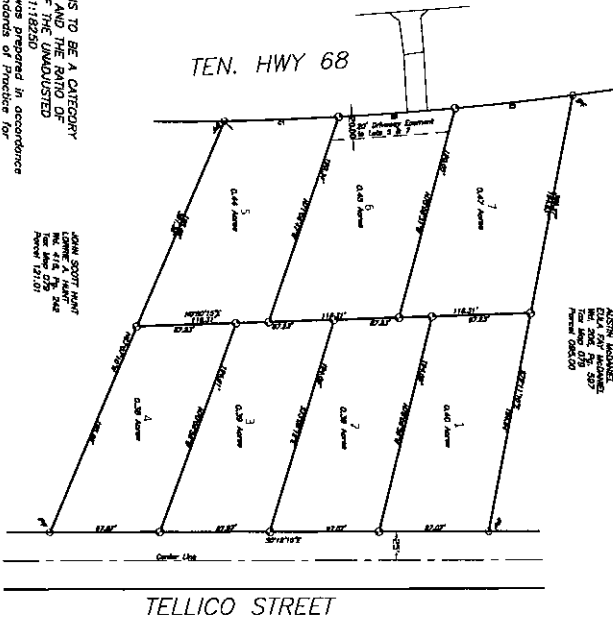
I hereby certify that the Road shown on this plat has the status of being an occupied public Road regardless of its current condition.

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 lie 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.



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

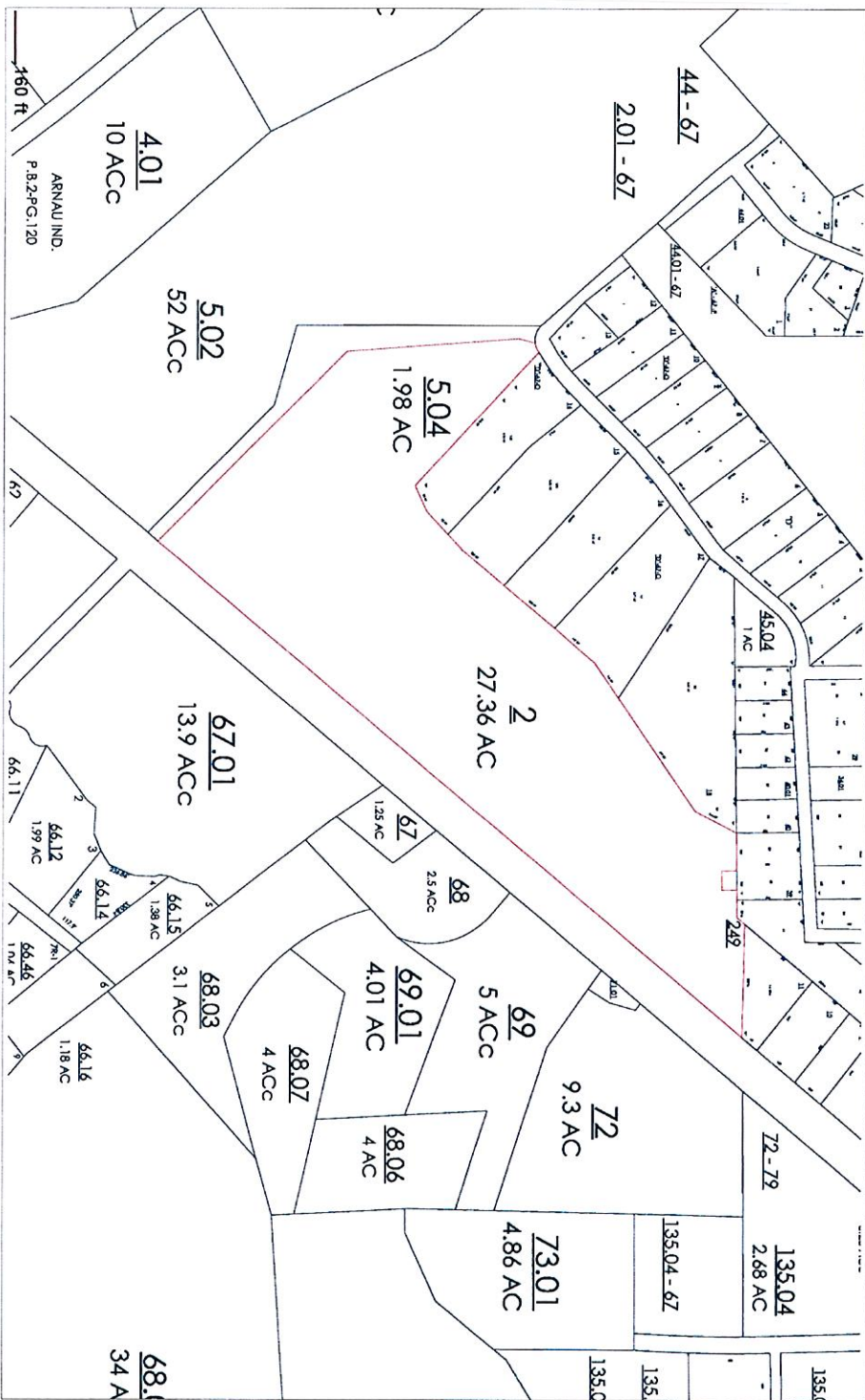
Scale: 1" = 50'  
 Tax Map 079, Parcel 094.00  
 September 1, 2021

Frank B. Thurston  
 PROFESSIONAL LAND SURVEYOR  
 423 - 404 I 2600  
 POST OFFICE BOX 155  
 MADISONVILLE TN 37354  
 SURVEYING@TENNESSEEHILLS.NET

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

Revisions



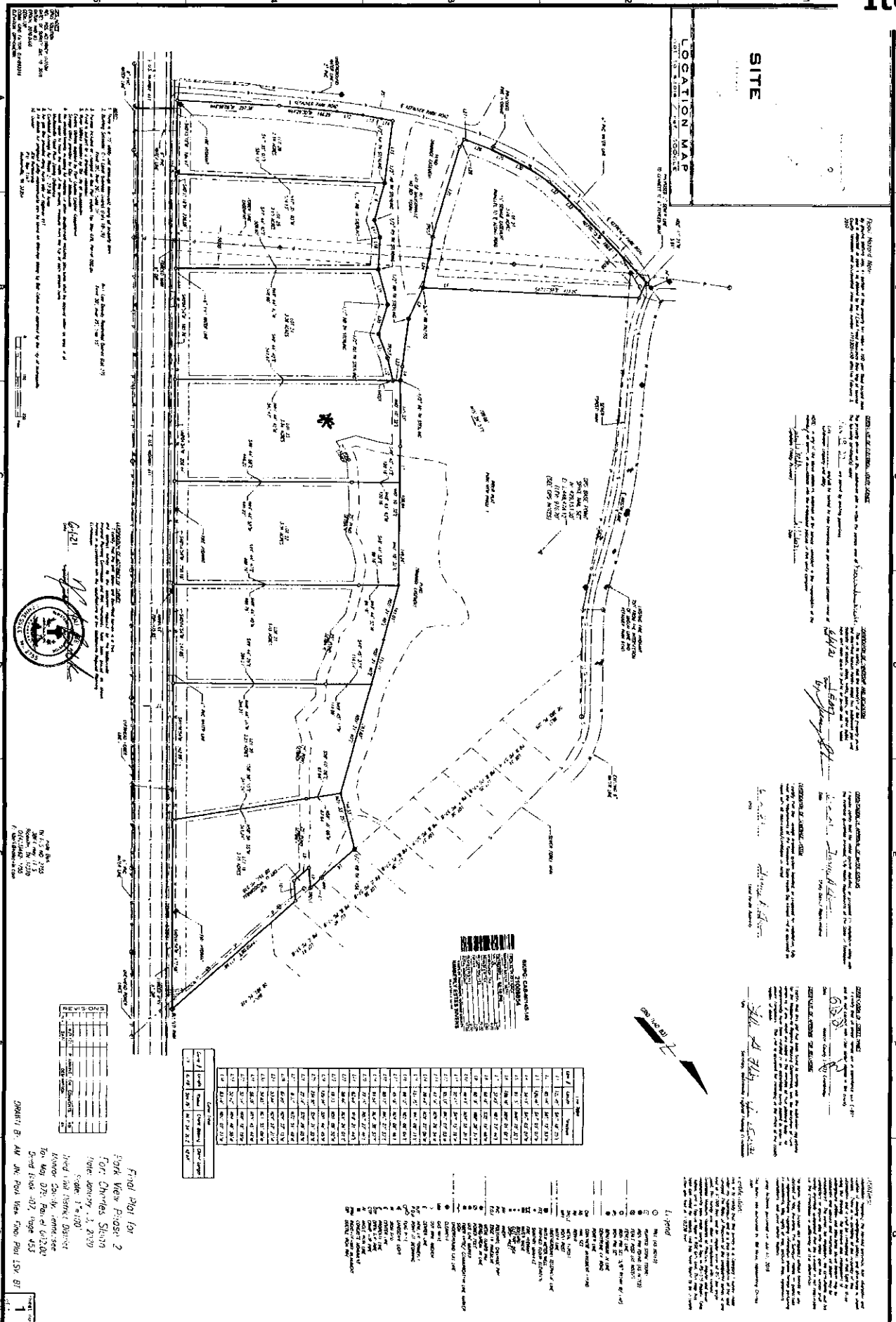


TEXT\_PARCEL  
 PARCELS



MONROE COUNTY, TENNESSEE  
 DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONDUCTED FROM PROPERTY INFORMATION RECEIVED FROM THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OR DIMENSION OR LEGAL OWNERSHIP.





**SITE**

**LOCATION MAP**

Final Plat for  
 Park View Phase 2  
 1/2 Section 28, Township 23N, Range 43S  
 Grant County, Oregon  
 2018

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 10/25/18

APPROVED BY: [Signature]  
 DATE: 11/15/18

APPROVED BY: [Signature]  
 DATE: 11/15/18

APPROVED BY: [Signature]  
 DATE: 11/15/18

APPROVED BY: [Signature]  
 DATE: 11/15/18

1. The boundaries of the subject property are shown by a solid line.  
 2. The boundaries of the subject property are shown by a dashed line.  
 3. The boundaries of the subject property are shown by a dotted line.  
 4. The boundaries of the subject property are shown by a long dashed line.  
 5. The boundaries of the subject property are shown by a short dashed line.  
 6. The boundaries of the subject property are shown by a dash-dot line.  
 7. The boundaries of the subject property are shown by a solid line with a dashed center line.  
 8. The boundaries of the subject property are shown by a solid line with a dotted center line.  
 9. The boundaries of the subject property are shown by a solid line with a long dashed center line.  
 10. The boundaries of the subject property are shown by a solid line with a short dashed center line.  
 11. The boundaries of the subject property are shown by a solid line with a dash-dot center line.  
 12. The boundaries of the subject property are shown by a solid line with a solid center line.

13. The boundaries of the subject property are shown by a solid line with a solid center line.  
 14. The boundaries of the subject property are shown by a solid line with a solid center line.  
 15. The boundaries of the subject property are shown by a solid line with a solid center line.  
 16. The boundaries of the subject property are shown by a solid line with a solid center line.  
 17. The boundaries of the subject property are shown by a solid line with a solid center line.  
 18. The boundaries of the subject property are shown by a solid line with a solid center line.  
 19. The boundaries of the subject property are shown by a solid line with a solid center line.  
 20. The boundaries of the subject property are shown by a solid line with a solid center line.



Grant County, Oregon  
 Surveyor  
 [Signature]

Lot	Area	Volume
1	1.23	1.23
2	1.45	1.45
3	1.67	1.67
4	1.89	1.89
5	2.11	2.11
6	2.33	2.33
7	2.55	2.55
8	2.77	2.77
9	2.99	2.99
10	3.21	3.21
11	3.43	3.43
12	3.65	3.65
13	3.87	3.87
14	4.09	4.09
15	4.31	4.31
16	4.53	4.53
17	4.75	4.75
18	4.97	4.97
19	5.19	5.19
20	5.41	5.41
21	5.63	5.63
22	5.85	5.85
23	6.07	6.07
24	6.29	6.29
25	6.51	6.51
26	6.73	6.73
27	6.95	6.95
28	7.17	7.17
29	7.39	7.39
30	7.61	7.61
31	7.83	7.83
32	8.05	8.05
33	8.27	8.27
34	8.49	8.49
35	8.71	8.71
36	8.93	8.93
37	9.15	9.15
38	9.37	9.37
39	9.59	9.59
40	9.81	9.81
41	10.03	10.03
42	10.25	10.25
43	10.47	10.47
44	10.69	10.69
45	10.91	10.91
46	11.13	11.13
47	11.35	11.35
48	11.57	11.57
49	11.79	11.79
50	12.01	12.01
51	12.23	12.23
52	12.45	12.45
53	12.67	12.67
54	12.89	12.89
55	13.11	13.11
56	13.33	13.33
57	13.55	13.55
58	13.77	13.77
59	13.99	13.99
60	14.21	14.21
61	14.43	14.43
62	14.65	14.65
63	14.87	14.87
64	15.09	15.09
65	15.31	15.31
66	15.53	15.53
67	15.75	15.75
68	15.97	15.97
69	16.19	16.19
70	16.41	16.41
71	16.63	16.63
72	16.85	16.85
73	17.07	17.07
74	17.29	17.29
75	17.51	17.51
76	17.73	17.73
77	17.95	17.95
78	18.17	18.17
79	18.39	18.39
80	18.61	18.61
81	18.83	18.83
82	19.05	19.05
83	19.27	19.27
84	19.49	19.49
85	19.71	19.71
86	19.93	19.93
87	20.15	20.15
88	20.37	20.37
89	20.59	20.59
90	20.81	20.81
91	21.03	21.03
92	21.25	21.25
93	21.47	21.47
94	21.69	21.69
95	21.91	21.91
96	22.13	22.13
97	22.35	22.35
98	22.57	22.57
99	22.79	22.79
100	23.01	23.01

Final Plat for  
 Park View Phase 2  
 For: Charles Sloan  
 Map: 2018-01-28  
 Scale: 1"=100'  
 16000' 50.00' corner  
 to 449 D.E. Road at 602.00'  
 16000' 50.00' corner  
 Grant County, Oregon





Date: December 9, 2021  
County: Monroe  
Owner: MONROE CO MINISTERIAL BENE  
Address: HWY 411 S 5150  
Parcel Number: 0670 C 010.00  
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

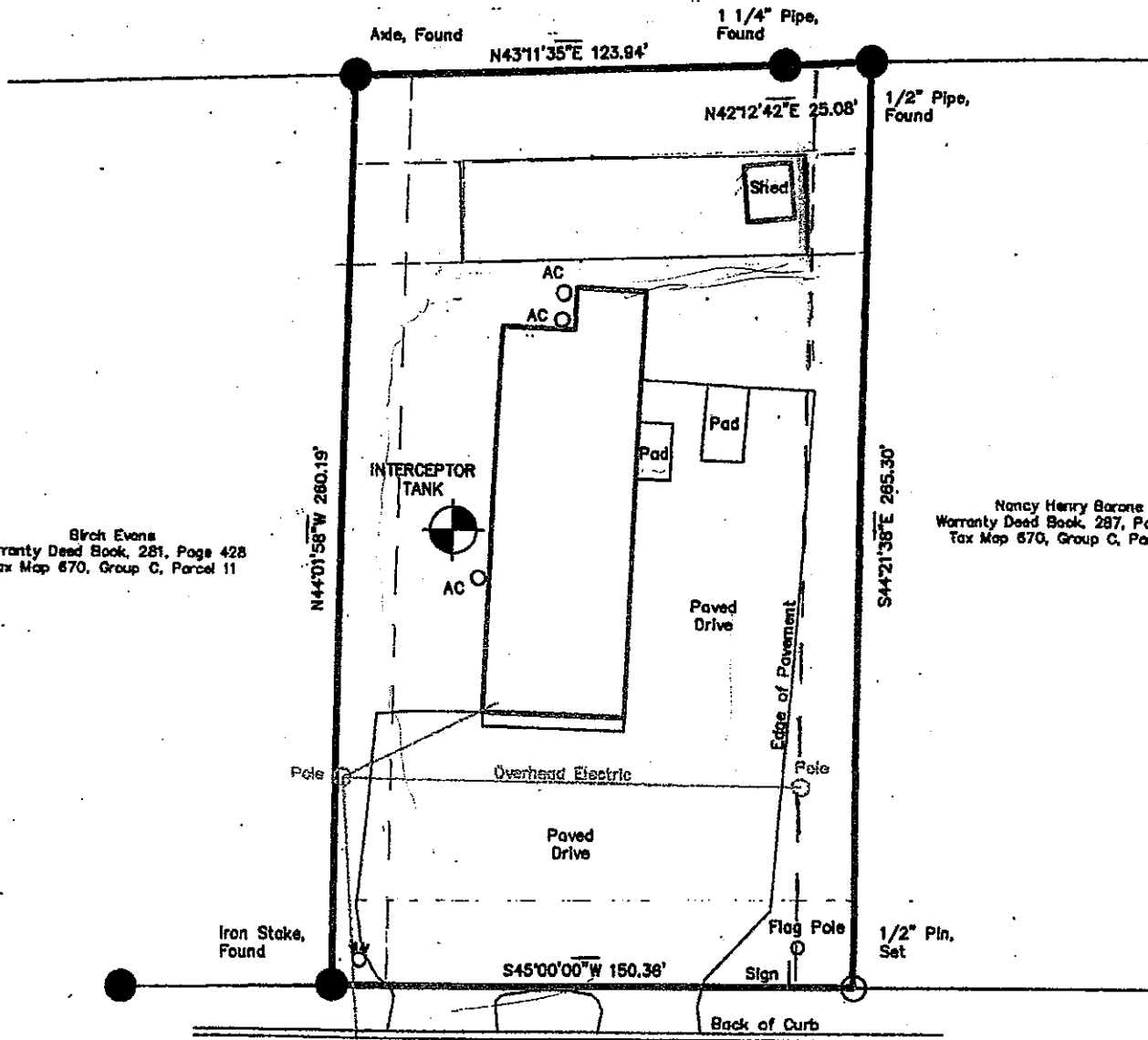
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Charles M. Owen  
 Warranty Deed Book, 281, Page 4  
 Tax Map 670, Group C, Parcel 8

Birch Evans  
 Warranty Deed Book, 281, Page 428  
 Tax Map 670, Group C, Parcel 11

Nancy Henry Barone  
 Warranty Deed Book, 287, Page 666  
 Tax Map 670, Group C, Parcel 9..



U. S. Highway 411

Project NH-33(33)



OWNER:  
 Monroe County Ministerial Benevolence Fund  
 P. O. Box 157  
 Madisonville, Tennessee 37354

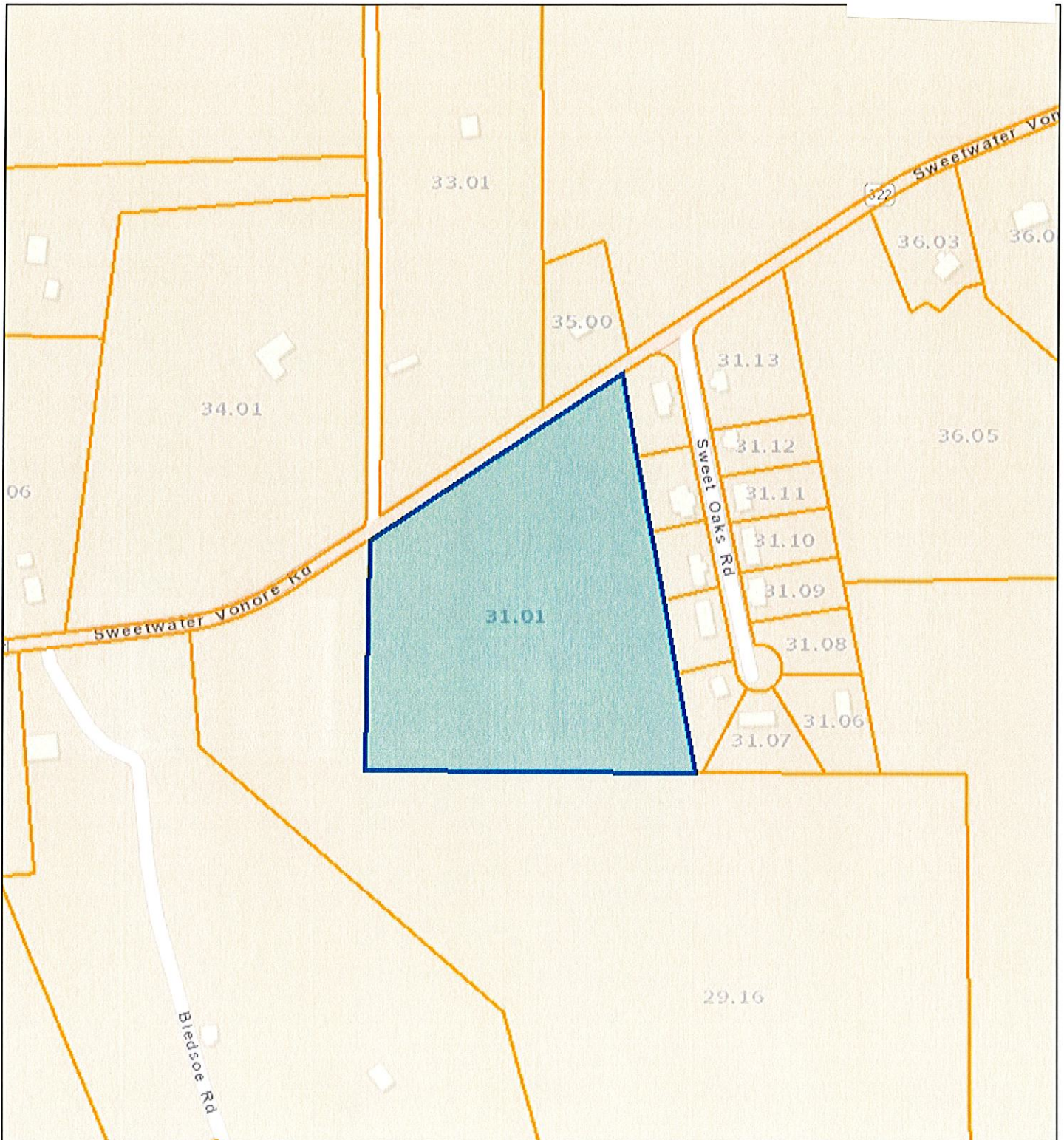
CIVIL DISTRICT: Three  
 WARRANTY DEED BOOK 288  
 PAGE 82  
 CITY: Madisonville  
 COUNTY: Monroe  
 STATE: Tennessee

PLAT CABINET: x  
 SLIDE: x

REVISED	10-10-2013	Finish Survey			
REVISED	x	x	REVISED	x	Final asbuilt
DRAWN	10-1-2013	Preliminary field surveying	REVISED	x	Footer location asbuilt, Okay

LEGEND





Date: December 9, 2021  
County: Monroe  
Owner: LEE ENTERPRISES  
Address: SWEETWATER VONORE RD 3816  
Parcel Number: 018 031.01  
Deeded Acreage: 10  
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

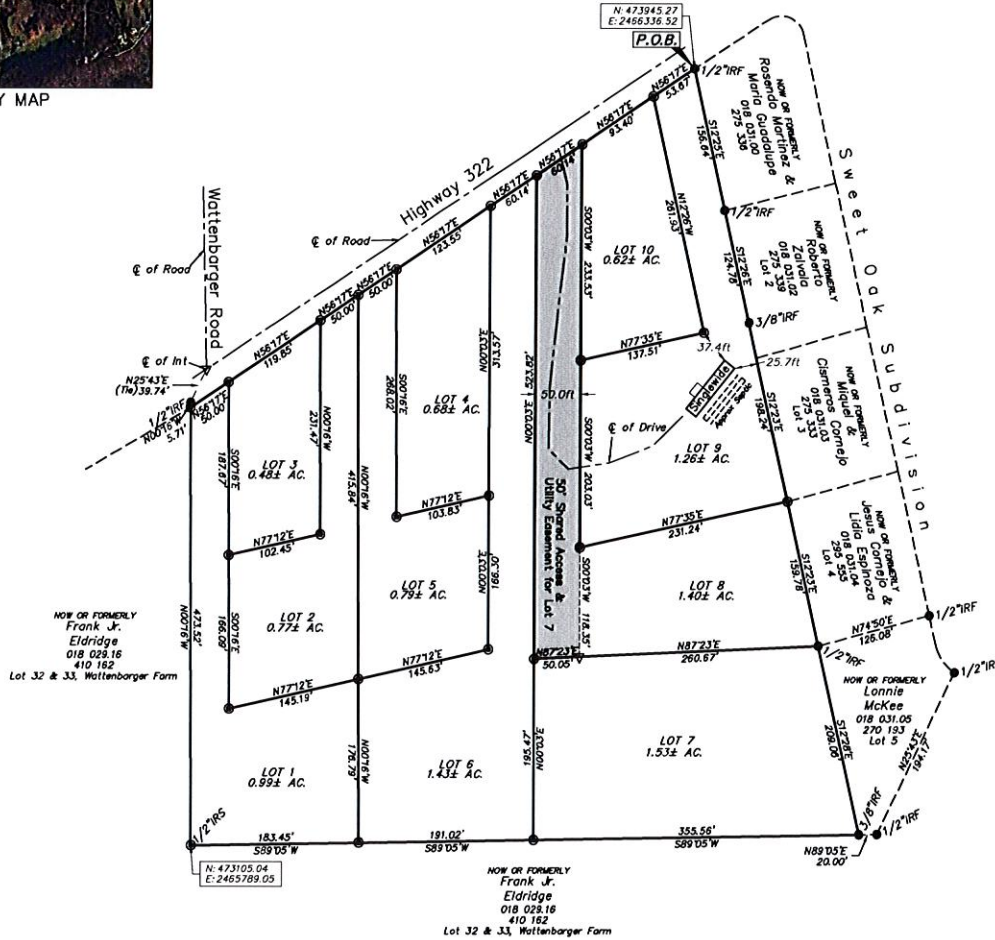
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VICINITY MAP

PRELIMINARY PLAT OF  
**LOTS 1-10, TAX ID # 018 031.01**  
 TOTAL AREA = 9.95± ACRES



**Surveyor's notes**

1. **Setbacks:**  
 Front: (35) feet, Rear: (15) feet, Sides: (10) feet
2. **Zoning:** No zoning in Madisonville Urban Growth Boundary
3. **Reference:** 1. Deed Book 428, Page 578  
 2. Plat Cabinet D, Slide 1. (Sweet Oaks Subdivision)  
 3. Plat by Joe Forbitt to R.S. #242, dated 4/27/80.  
 4. Plat Cabinet E, Slide 79. (Wattenbarger Farm)
4. A 10' utility and drainage easement is reserved adjacent to all road right-of-way and 5' either side of side lot lines.
5. Review of the Federal Emergency Management Agency flood insurance rate maps with community-panel number 47123001530 Dated 02/03/2010 indicates this property lies with Zone X, which is not in a flood area.
6. Water by City of Madisonville, sewer by individual septic systems.

"Pursuant to the Subdivision Regulations of City of Madisonville, all the requirements of tentative approval have been fulfilled.

Therefore, this "Preliminary Plat" has been approved by the City of Madisonville Planning Commission on 20\_\_\_\_. This approval does not constitute approval of a Final Plat. This Certificate of Tentative Approval shall expire and be null and void on (Date)\_\_\_\_\_.

Date \_\_\_\_\_ Secretary, City of Madisonville  
 Regional Planning Commission

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver (Trimble 102 network rover, dual frequency) was used (LL, L5). GPS survey performed was network equipped real time kinematic based on 1001 GSS Network-N063 (NORS2007). Vertical datum is NAVD83 (GEOID09). Precision of the GPS mark NPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) and distances are shown having a scale factor of 99994.25953.

Surveyor's Note: Copying this original invalidates any and all liabilities and/or certifications that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 26-3-114(f) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

SURVEY FOR: <b>LEE ENTERPRISES</b> PRELIMINARY PLAT OF LOTS 1-10, TAX ID # 018 031.01 2ND CIVIL DISTRICT, MONROE COUNTY, TENNESSEE	
	JOB NO: 21-759 PLAT 1 DATE: 11/10/2021 AREA: 9.95± ACRES SCALE: 1"=100' DRAWN BY: BKS EQUIP.: NPL322, IGRSE 108 SHEET: 1 OF 1 ACCURACY: category II
IRP=IRON PIN SET IRP=IRON PIN FOUND WPC=WOOD FEN. CORNER MFC=METAL FEN. CORNER CMF=CONC. MON. FOUND NO CORNER SET/FOUND --- PROPERTY LINE --- ADJ. PROP. LINE --- FENCE LINE --- OVERHEAD ELEC.	

