

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: February 10, 2022
Subject: February 15, 2022 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, February 15, 2022
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the January 18, 2022, meeting
- III. Planned Agenda Items
 - A. Discussion to amend Zoning Ordinance, Section 11-308, C-2 Central Business District to allow proposed apartments on 2nd floor of existing commercial uses on 1st floor, Jerry Sloan, Tax Map 67D, Group F, Parcels 15.01, 15.02, 12.00 and 25.00;
 - B. Discussion for proposed amendment to Section 11-408, Signs and Billboards, Highway Business District, Henry Mazelin, Mennonite Christian Community;
 - C. Discussion of proposed building phases, True Purpose Ministries, Sharon Davis, 4930 Highway 411, Tax Map 067O, Group A, Control Map 067J, Parcel 026.00, propose moving building on property for Homeless Service Center, C-3, Highway Business District;
- IV. Other Business
- V. Adjournment

11-307. C-1, Local Business District. The purpose of the C-1, Local Business District is to provide for certain small-scale commercial oriented uses that serve the surrounding neighborhoods. Within the C-1, Local Business District, as shown on the Zoning Map of Madisonville, Tennessee, the following regulations and other applicable provisions of this zoning code shall apply:

1. Uses Permitted.
 - a. Small scale retail sales, provided there is no outdoor sales or storage.
 - b. Indoor eating and drinking establishments.
 - c. Gasoline service stations, provided the conditions in Section 11-407 are met.
 - d. General offices.
 - e. Personal services.
 - f. Churches and other places of worship.
 - g. Day care centers.
 - h. Public utilities (but not buildings, offices, storage areas, or warehousing facilities).
2. Area Regulations. Building location(s) shall comply with the following requirements:
 - a. Minimum depth of front yard: 25 feet
 - b. Minimum depth of rear yard: 20 feet
 - c. Minimum width of side yard: 10 feet
 - d. On lots adjacent to a residential district, all buildings shall be located so as to comply with the side and rear yard setback requirements of the adjacent residential district on the side or rear adjoining the residential district.
3. Height. No building shall exceed three (3) stories or thirty-five (35) feet in height.

11-308. C-2, Central Business District. The purpose of the C-2, Central Business District is to protect and improve Madisonville's traditional downtown by permitting the concentrated development of general commercial type activities. Within the C-2, Central Business District, as shown on the zoning map of Madisonville, Tennessee, the following regulations and other applicable provisions of this zoning code shall apply:

1. Uses Permitted.
 - a. Small scale retail sales, provided there is no outdoor sales or storage. Sidewalk sales permitted.

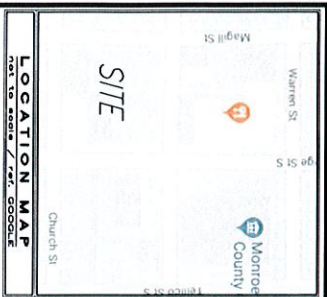
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- b. Financial institutions.
 - c. General offices.
 - d. Indoor eating and drinking establishments, outdoor seating permitted.
 - e. Cultural facilities.
 - f. Indoor recreation facilities.
 - g. Parking lots and parking garages.
 - h. Hotels.
 - i. Churches and other places of worship.
 - j. Philanthropic institutions, clubs, and lodges.
 - k. Public utilities (but not buildings, offices, storage areas, or warehousing facilities).
2. Height. No building shall exceed three (3) stories or thirty-five (35) feet in height.

11-309. C-3, Highway Business District. The purpose of the C-3, Highway Business District is to provide for commercial activities along the major collector and arterial highways leading into the heart of the city. The intent of this district, however, is to encourage concentrations of general commercial activities rather than an extensive strip of commercial development along such highways. In addition, it is the goal and intent to preserve the traffic-carrying capacity of these major collectors and arterials. Within the C-3, Highway Business District, as shown on the Zoning Map of Madisonville, Tennessee, the following regulations and other applicable provisions of this zoning code shall apply:

1. Uses Permitted.
 - a. Retail sales.
 - b. Eating and drinking establishments.
 - c. Hotels, motels, and other overnight lodging establishments.
 - d. Business services.
 - e. Personal services.
 - f. General offices.
 - g. Financial institutions.



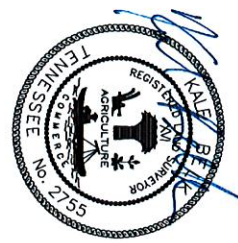
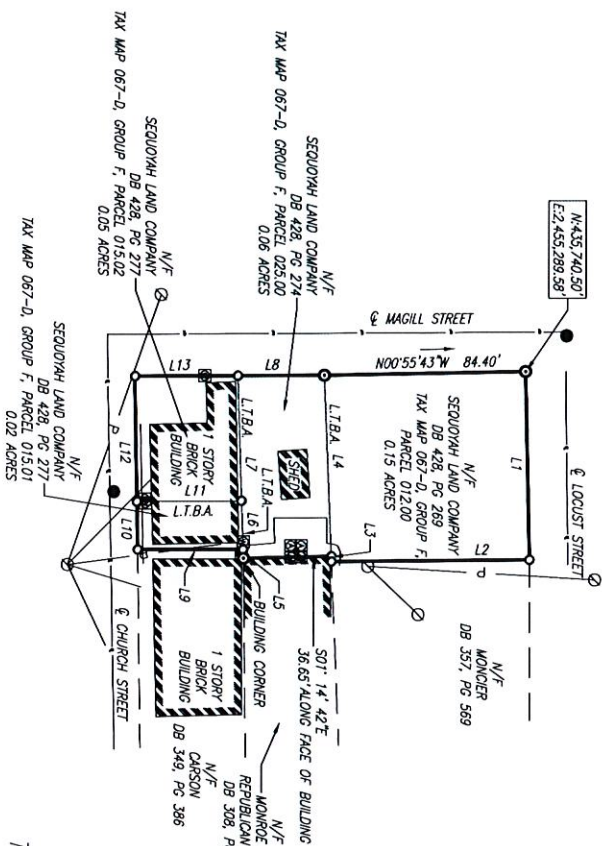
Line #	Length	Direction
L1	78.00'	N88° 49' 17"E
L2	82.95'	S00° 21' 44"E
L3	2.12'	N87° 44' 17"E
L4	75.08'	S87° 44' 17"W
L5	3.67'	S88° 14' 25"W
L6	20.00'	S88° 14' 25"W
L7	52.00'	S88° 14' 25"W

Line #	Length	Direction
L8	36.00'	N00° 17' 43"W
L9	44.20'	S00° 06' 50"E
L10	20.00'	S89° 00' 27"W
L11	43.93'	N00° 06' 11"W
L12	51.83'	S89° 00' 27"W
L13	43.23'	N00° 17' 43"W

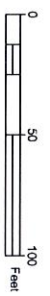
Flood Hazard Note:
By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the FEMA Flood Insurance Rate Map of City of Madisonville, Tennessee and incorporated areas map number 47123C0163D effective February 03, 2010.

GPS NOTES
GPS SOLUTION
REL. POS. ACCURACY: 0.016M
DATE OF SURVEY: SEPT. 19-24, 2018
DATE: WED 23
EPOCH: 2010.0000
EPOCH2: 2010.0000
EPOCH3: 2010.0000
CORS: GND FACTOR: 0.9999037
ELEVATION: ORTHOMETRIC

- Legend:**
- AI ANGLE IRON LINE
 - BEND/BREAK IN LINE
 - BOLLARD
 - CENTER LINE OF ROAD
 - EDGE OF PAVEMENT
 - ELECTRIC BOX
 - ELECTRIC TRANSFORMER
 - IRON PIN FOUND (AS NOTED)
 - IRON PIN SET (5/8" REBAR W/ CAP)
 - IRON PIN SET
 - IRON ROD
 - IRON NAIL SET
 - IRON NAIL
 - NOW, OR FORMERLY
 - OPEN TOP PIPE
 - POWER LINE
 - FENCE LINE
 - FENCE POLE
 - REBAR
 - SCRAPY LAMINATE
 - WATER METER W/ELL
 - WATER VALVE
 - WPT WOOD FENCE POST
 - LINE TO BE ABANDONED
 - L.T.B.A.



Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S
Riceville, TN 37370
01-423-462-2755
E: kbelk@kalebelk.com



Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

This survey fieldwork performed on: August 25 & September 6, 2021
This survey was authorized by: Jerry Sloan

Certification:
This is to certify that this survey is a Category 1 survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the undisturbed survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using a Topcon PS-105 Robotic Total Station or a Sokkia SRS5 Robotic Total Station, and a Topcon Hyper II RTK GPS Unit or a Sokkia GRX1 GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 23,920 feet.

Per the Laws of the State of Tennessee, this tract does not meet the definition of a subdivision, and therefore does not require Planning Commission approval.

Line Abandonment Survey For:
Jerry Sloan
Date: February 10, 2022
Scale: 1"=50'

3rd Civil District District
Monroe County, Tennessee
Tax Map 067-D, Group F, Parcel 012.00, 025.00,
015.00, & 015.01

Deed Book 428, Page 269, Deed Book 428, Page 274
Deed Book 428, Page 277
Plat Book 8, Page 578

DRAWN BY: AM JN: Sloan-082521 LSV: BT

of this ordinance shall be met for each structure as though it were on an individual lot. In general, within the R-1 and R-2 residential districts only one principal building shall be allowed per lot. However, the latter requirements shall not apply to group housing projects (Section 11-416), nor to the placement of a mobile or manufactured home as a temporary, additional dwelling for the care of an ill relative.

- a. In the case of a request to place a mobile or manufactured home on a lot for the temporary use of the caretaker of an ill relative, and where such a lot has one or more existing dwelling(s), the following conditions must be met:
 1. The procedure described in Section 11-703, Procedure for Authorizing Use Permitted on Review shall be followed.
 2. There must be a relationship of blood or marriage between the caretaker and the ill person to whom care is given.
 3. Medical confirmation must be provided to the Board of Zoning Appeals noting the nature of the illness requiring the residence of a caretaker on the site.
 4. Approval by the Board of Zoning Appeals shall be limited to a period of one year, although the board may approve the continuation of the caretaker dwelling at one-year intervals, subject to the provisions of Section 11-703.
2. No building shall be erected on a lot which does not abut at least one (1) street for a distance of twenty-five (25) feet. Such building shall conform to the lot and yard requirements of the district in which it is located.

11-406. Visibility at Intersections. On a corner lot not in the Central Business District, nothing shall be erected, placed planted, or allowed to grow in such a manner as materially to impede vision between a height of three and one-half (3-1/2) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines seventy-five (75) feet from the point of the intersection.

11-407. Gasoline Service Station Restrictions. The following regulations shall apply to gasoline service stations:

1. There shall be a building setback from all street right-of-way lines of a distance of not less than forty (40) feet, except for canopies designed to cover the gasoline pump islands.
2. Gasoline pumps or islands shall not be located closer than fifteen (15) feet to any street right-of-way.
3. Sign requirements as established in Section 11-408 shall be met.

11-408. Signs and Billboards. The purpose of these sign regulations is to balance the need of communication with the need to minimize traffic hazards, reduce clutter, and improve community appearance. The regulations for signs and billboards are enumerated below:

1. **General Provisions.** All signs and billboards erected, replaced, reconstructed, expanded, or relocated on any property within the city shall conform with the provisions of this section.

- a. All signs erected, constructed, or placed in any district shall conform to the adopted building codes and if serviced by electrical power, shall conform to the National Electrical Code. Electrical materials and devices used on such signs shall bear the U.L. Label.
 - b. No sign shall be erected or maintained where by reason of its position, wording, illumination, size, shape, or color may obstruct, impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal, or device.
 - c. With the exception of One-Time Event Signs, all signs shall obtain a sign permit from the City of Madisonville.
 - d. The area for all wall signs shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around the sign. The text and other graphics do not have to be physically, visually, or topically connected.
 - e. The area for all pole and ground signs shall be the entire face of the sign, including the advertising surface and any framing, trim, or molding but not including the supporting structures.
 - f. When an entity is no longer in operation, the associated sign(s) shall be removed.
2. Residential Districts. In addition to meeting the General Provisions of this section, all signs within the R-1 Low Density Residential District and the R-2 High Density Residential District shall conform with the following provisions.
- a. Any activity lawfully conducted on the premises shall be permitted one (1) non-illuminated sign up to two (2) square feet in area.
 - b. Uses Permitted on Review shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign up to thirty-two (32) square feet in area. Such sign shall not exceed ten (10) feet in height and shall be set back a minimum of ten (10) feet from all property lines.
 - c. Uses Permitted on Review shall be permitted one (1) non-illuminated or internally illuminated wall sign. Such wall sign may have up to one-half (1/2) square feet of sign area per each linear foot of building wall on which the sign is mounted.
 - d. Residential neighborhoods shall be permitted one (1) non-illuminated ground or pole sign per neighborhood entrance. Such sign may be up to fifty (50) square feet in area, shall not exceed ten (10) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
3. Local Business District. In addition to meeting the General Provisions of this section, all signs within the C-1 Local Business District shall conform with the following provisions.
- a. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to fifty (50) square feet in area, shall not

exceed fifteen (15) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.

- b. Multiple use buildings shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to fifty (50) square feet in area, shall not exceed fifteen (15) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
- c. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated wall sign per road frontage. Such sign(s) may have up to one (1) square feet of sign area per each linear foot of building wall upon which the sign is mounted.
- d. Tenants within a multiple use building shall be permitted one (1) non-illuminated or internally illuminated wall sign per road frontage. Such sign(s) may have up to one (1) square feet of sign area per each linear foot of building wall of tenant space upon which the sign is mounted.

4. Central Business District. In addition to meeting the General Provisions of this section, all signs within the C-2 Central Business District shall conform with the following provisions.

- a. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated wall sign. Such sign may have up to one (1) square feet of sign area per each linear foot of building wall upon which the sign is mounted.
- b. Tenants within a multiple use building or within an attached building shall be permitted one (1) non-illuminated or internally illuminated wall sign. Such sign may have up to one (1) square feet of sign area per each linear foot of building wall of tenant space upon which the sign is mounted.

5. Highway Business District. In addition to meeting the General Provisions of this section, all signs within the C-3 Highway Business District shall conform with the following provisions.

- a. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to two hundred (200) square feet in area, shall not exceed thirty-five (35) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
- b. Multiple use buildings shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to two hundred (200) square feet in area, shall not exceed thirty-five (35) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
- c. Freestanding entities shall be permitted any number of non-illuminated or internally illuminated wall signs per road frontage. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted.

Item B

The total area of such signs shall be one and one-half (1 ½) square feet of sign area per each linear foot of building wall upon which the sign(s) is/are mounted.

- d. Tenants within a multiple use building shall be permitted any number of non-illuminated or internally illuminated wall signs per road frontage. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one and one-half (1 ½) square feet of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.
6. Industrial District. In addition to meeting the General Provisions of this section, all signs within the M-1 Industrial District shall conform with the following provisions.
 - a. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to one hundred (100) square feet in area, shall not exceed thirty-five (35) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
 - b. Multiple use buildings shall be permitted one (1) non-illuminated or internally illuminated ground or pole sign. Such sign may be up to one hundred (100) square feet in area, shall not exceed thirty-five (35) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
 - c. Freestanding entities shall be permitted one (1) non-illuminated or internally illuminated wall sign. Such sign may have up to one (1) square feet of sign area per each linear foot of building wall upon which the sign is mounted.
 - d. Tenants within a multiple use building shall be permitted one (1) non-illuminated or internally illuminated wall sign. Such sign may have up to one (1) square feet of sign area per each linear foot of building wall of tenant space upon which the sign is mounted.
 - e. Industrial parks shall be permitted one (1) non-illuminated ground or pole sign per park entrance. Such sign may be up to two hundred (200) square feet in area, shall not exceed ten (10) feet in height, and shall be set back a minimum of ten (10) feet from all property lines.
 7. One-Time Event Signs. In addition to meeting the General Provisions of this section, all one-time event signs shall conform with the following provisions.
 - a. One-time event signs are permitted in all zoning districts, on developed land, and on vacant land.
 - b. Such signs shall be a maximum of thirty-two (32) square feet, shall not exceed six (6) feet in height, shall be non-illuminated, and shall be affixed to the ground or a building.
 - c. Freestanding one-time event signs shall be set back from all property lines a minimum of ten (10) feet.

d. One-time event signs shall be removed promptly after the completion of the event.

8. Billboards. In addition to meeting the General Provisions of this section, all billboards shall conform with the following provisions.

a. Billboards are permitted within the C-3 Highway Business District.

b. Billboards shall not exceed one thousand five hundred (1,500) square feet in area, exceed thirty-five (35) feet in height, or exceed fifty (50) feet in length. The bottom of the billboard shall be a minimum of five (5) feet above the ground level.

c. Billboards shall meet the minimum building setbacks for the district in which they are located. In addition, billboards shall be set back a minimum of one hundred (100) feet from any residential district.

d. Internal illumination and changing sign faces are permitted provided the billboard has auto dimming which reduces the brightness after sunset.

e. No other billboard may be erected within a seven hundred and fifty (750) foot radius (determined by a straight line and not street distance) from the other billboard.

11-409. Mobile Homes and Mobile Home Parks. The following regulations shall apply to mobile homes and mobile home parks.

1. Single-wide mobile homes are not allowed on individual lots. Existing single-wide mobile homes on individual lots upon passing of this ordinance will be classified as non-conforming use structures as outlined in Chapter 5, Section 11-502 of the "Zoning Code-Madisonville, Tennessee." Single-wide mobile homes are henceforth allowed only in approved mobile home parks as outlined in Section 11-409, subsection 2 of the "Zoning Code-Madisonville, Tennessee."

2. Site and Lot Size Requirements for Mobile Home Parks.

a. No parcel of land containing less than ten (10) acres, nor less than ten (10) mobile home spaces, available at the time of first occupancy, shall be utilized for a mobile home park.

b. There shall not be less than nine thousand (9,000) square feet of lot area for each single-wide mobile home located in the park. No less than twelve thousand (12,000) square feet of park area shall be required for any other manufactured home (double-wide) located in the park.

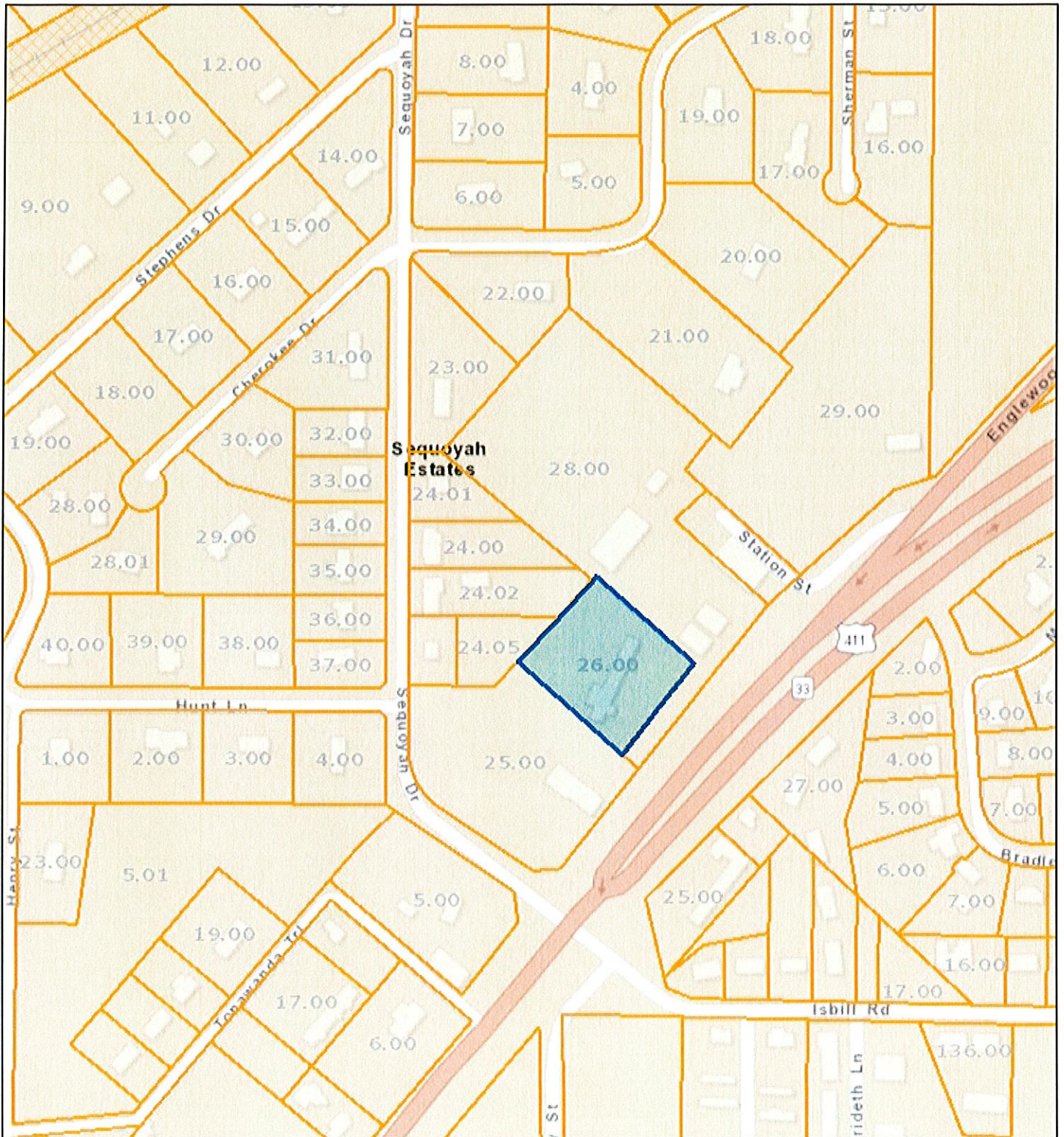
3. Dimensional requirements.

a. Each mobile home space shall have a width of not less than twenty (20) feet plus the width of the mobile home unit, or a total width not less than forty (40) feet; whichever is greater.

b. Minimum space depth with side or street parking must be greater than or equal to the length of the mobile home plus twenty (20) feet, but not less than one hundred and twenty-five (125) feet.

Monroe County - Parcel: 067J A 026.00

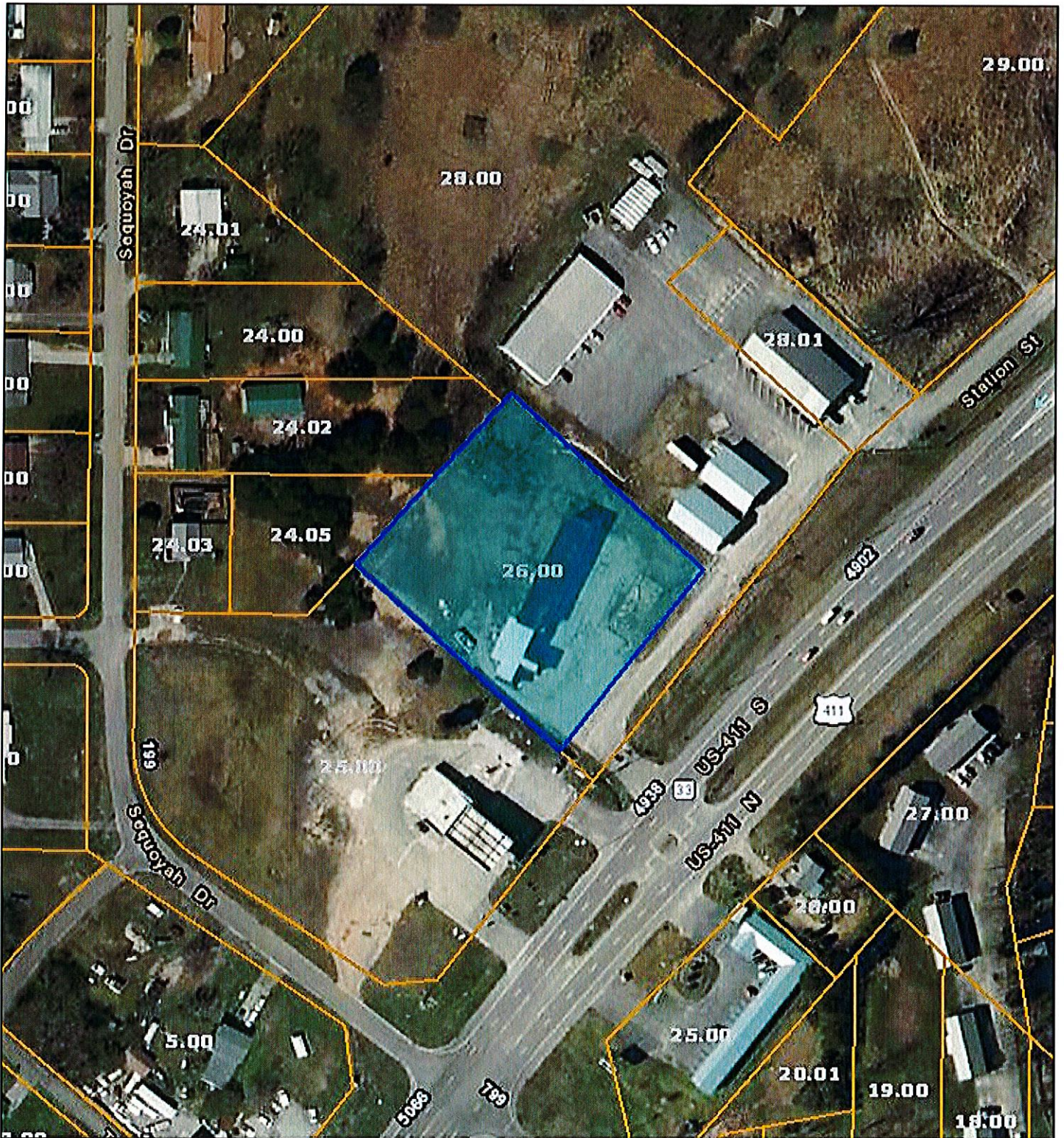
Item c



Date: February 10, 2022
County: Monroe
Owner: TRUE PURPOSE MINISTRIES
Address: HWY 411 4930
Parcel Number: 067J A 026.00
Deeded Acreage: 1.63
Calculated Acreage: 0
Date of Imagery: 2019

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 Assessment (DPA) - Geographic Services

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.



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

Item c

- b. Financial institutions.
 - c. General offices.
 - d. Indoor eating and drinking establishments, outdoor seating permitted.
 - e. Cultural facilities.
 - f. Indoor recreation facilities.
 - g. Parking lots and parking garages.
 - h. Hotels.
 - i. Churches and other places of worship.
 - j. Philanthropic institutions, clubs, and lodges.
 - k. Public utilities (but not buildings, offices, storage areas, or warehousing facilities).
2. Height. No building shall exceed three (3) stories or thirty-five (35) feet in height.

* **11-309. C-3, Highway Business District.** The purpose of the C-3, Highway Business District is to provide for commercial activities along the major collector and arterial highways leading into the heart of the city. The intent of this district, however, is to encourage concentrations of general commercial activities rather than an extensive strip of commercial development along such highways. In addition, it is the goal and intent to preserve the traffic-carrying capacity of these major collectors and arterials. Within the C-3, Highway Business District, as shown on the Zoning Map of Madisonville, Tennessee, the following regulations and other applicable provisions of this zoning code shall apply:

1. Uses Permitted.
 - a. Retail sales.
 - b. Eating and drinking establishments.
 - c. Hotels, motels, and other overnight lodging establishments.
 - d. Business services.
 - e. Personal services.
 - f. General offices.
 - g. Financial institutions.

Item c

- h. Medical facilities.
- i. Day care centers.
- j. Funeral homes and mortuaries.
- k. Automobile, truck, and boat repair services.
- l. Gasoline service stations, provided the conditions in Section 11-407 are met.
- m. Self Service Storage Facilities (Mini-Warehouses).
- n. Wholesale and distributing centers not involving more than five thousand (5,000) square feet for storage of wares to be wholesaled or distributed.
- o. Parking lots and parking garages.
- p. Cultural facilities.
- q. Recreation Facilities.
- r. Churches and other places of worship.
- s. Cemeteries, provided the conditions in Section 11-412 are met.
- t. Philanthropic institutions, clubs, and lodges.
- u. Group Homes, Residential Treatment Facilities, and Mental Health Related Facilities.
- v. Nursing Homes and Assisted Living Facilities.
- w. Travel trailer parks, provided the conditions in Section 11-410 are met and that such parks comply with the following requirements:
 - 1) All travel trailer sites shall meet the minimum building setback requirements;
 - 2) All parking lots and driveways shall be set back a minimum of ten (10) feet from all property lines;
 - 3) A minimum of twenty-five (25) percent of the gross land area of the site shall be reserved as functional open space for the enjoyment of visitors of the park; and
 - 4) A site plan, per Section 11-418, shall be submitted to the planning commission.
- x. Telecommunication towers, provided the conditions in Section 11-417 are met.

- y. Public utilities and associated buildings, storage areas, warehousing areas, and warehousing facilities.
- 2. Area Regulations. Building location(s) shall comply with the following requirements:
 - a. Minimum depth of front yard: 35 feet
 - b. Minimum depth of rear yard: 20 feet
 - c. Minimum width of side yard: 10 feet
 - d. On lots adjacent to a residential district, all buildings shall be located so as to comply with the side and rear yard setback requirements of the adjacent residential district on the side or rear adjoining the residential district.
- 3. Height. No building shall exceed three (3) stories or thirty-five (35) feet in height.

11-310. M-1, Industrial District. The purpose of the M-1, Industrial District, is to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally require good accessibility to major rail or highway transportation routes. Such activities may have certain adverse effects upon surrounding properties and may, in some instances, not be compatible with various other zoning districts or other types of land use activities in the community. Within the M-1, Industrial District, as shown on the Zoning Map of Madisonville, Tennessee, the following regulations and other applicable provisions of this zoning code shall apply:

- 1. Permitted Uses.
 - a. Industry related offices.
 - b. Agricultural implement sales and service repair.
 - c. Equipment and machinery sales and service repair.
 - d. Automobile and truck sales and service repair.
 - e. Wholesale trade.
 - f. Gasoline service stations, provided the conditions in Section 11-407 are met.
 - g. Animal shelters.
 - h. Commercial laundry and dry-cleaning facilities.
 - i. Building materials and lumber yards.
 - j. Warehousing and storage facilities.