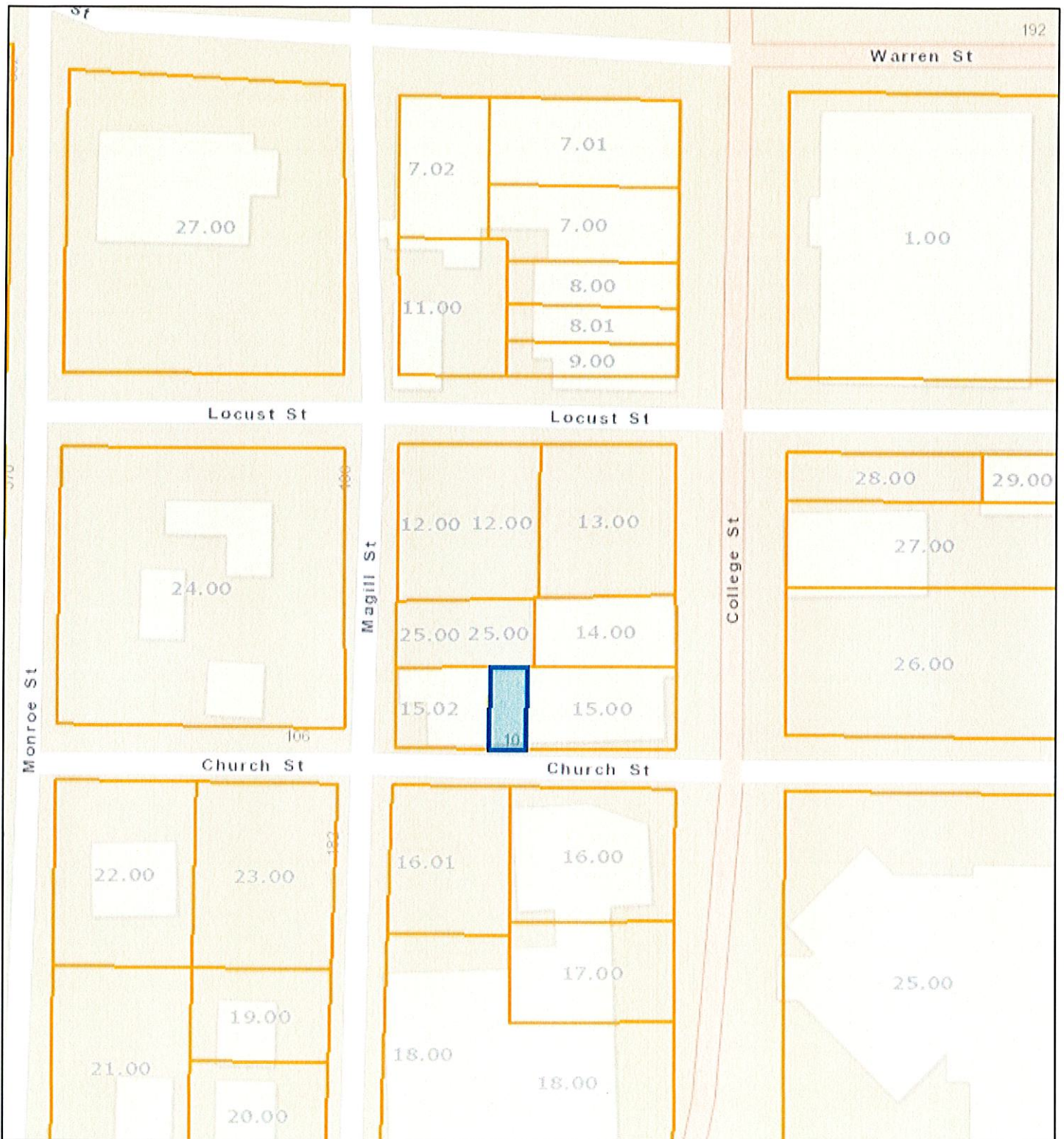


MEMORANDUM

To: Madisonville Board of Zoning Appeals
From: Laura Smith, Planner
Date: February 9, 2022
Subject: February 15, 2022, Meeting of the Madisonville Board of Zoning Appeals

AGENDA
MADISONVILLE BOARD OF ZONING APPEALS
Madisonville City Hall
Board Room
Tuesday, February 15, 2022
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the December 14, 2021 and January 26, 2022, meetings
- III. Planned Agenda Items
 - A. Concept plan for proposed apartments, and additional story on existing buildings with lower-level space to remain commercial, Jerry Sloan, Tax Map 67D, Group F, Parcels 015.01, 015.02, 012.00, and 025.00, Parcel 012.00, approximately 12,196 square feet combined, Church St., Monroe St., and Locust St., C-2, Central Business District;
 - B. Parking determination for proposed children's clinic, propose 20 parking spaces including 4 handicap accessible spaces, Dayenesi Inc. (Siddharth Shah, P.E.), 4215 Highway 411, Tax Map 068A, Parcel 018.02 and 018.03, C-3, Highway Business District;
- IV. Other Business
- V. Adjournment



Date: February 9, 2022
 County: Monroe
 Owner: SEQUOYAH LAND CO
 Address: CHURCH ST 108
 Parcel Number: 067D F 015.01
 Deeded Acreage: 0.02
 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.

Item A

LOCATION MAP

Monroe County

Church St

Map No. 2

SITE

Line Table

Line #	Length	Direction
L1	78.00'	N89° 49' 17"E
L2	82.95'	S00° 21' 44"E
L3	2.12'	S87° 44' 17"W
L4	73.08'	S87° 44' 17"W
L5	3.87'	S88° 14' 25"W
L6	20.00'	S88° 14' 25"W
L7	52.00'	S88° 14' 25"W

Line Table

Line #	Length	Direction
L8	36.00'	N80° 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 Hendersonville, Tennessee and incorporated areas map number 4712320163D effective February 02, 2010.

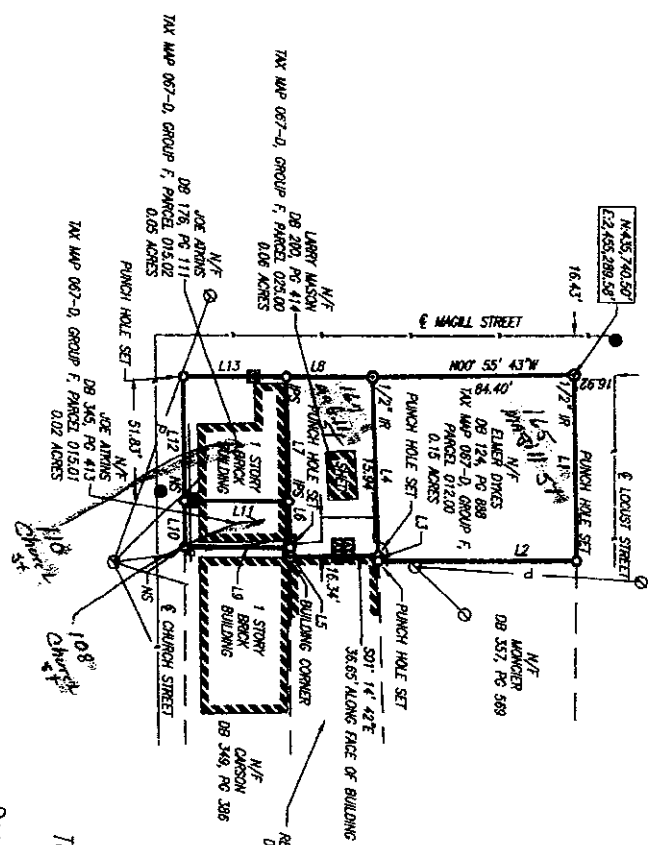
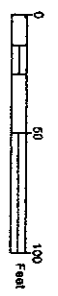
GPS NOTES
 GPS SOLUTION
 REF. POS. MONROE CO. 0.0184
 DATUM OF SURVEY: SFR: 13-24, 2018
 EPOCH: 160.00000
 GEOID: 1728
 ORIG. 1890 FACTOR: 0.99990737
 ELLIPSOID: GRTNBERG

- Legend:**
- ▲ ANGLE IRON LINE
 - BEND/BROCK IN LINE
 - BOLLARD
 - ⊙ CENTER LINE OF ROAD
 - ⊙ CENTERLINE OF ROAD
 - ⊙ EDGE OF PAVEMENT
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ IRON PIN ROUND (AS NOTED)
 - ⊙ IRON PIN SET (5/8" REBAR W/ CAP)
 - ⊙ IRON PIN SET
 - ⊙ IRON ROD
 - ⊙ NAIL SET
 - ⊙ NEW OR FORMERLY OPEN OR FORMERLY OPEN FOR PIPE
 - ⊙ POWER LINE
 - ⊙ POWER POLE
 - ⊙ SIGNIFY LAMPOST
 - ⊙ WATER METER/WELL
 - ⊙ WOOD EDGE POST
 - ⊙ BUILDING SETBACK LINE

Monroe County, Tennessee

9-10-21

Kate Beik
 TN PLS NO. 2755
 3864 Hwy 11 S
 Reesville, TN 37370
 O:(423)462-2755
 E:kbeik@katebeik.com



NO.	DATE	DESCRIPTION	BY
1	9/10/21	rev. 15.02 deed ref.	JB

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 unadjusted survey is one foot in 10,000 feet, and on average error of 0.5 per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Myself and other measurers were also using a Topcon I-3100 electronic total station or a Sola 3005 robotic total station, and a Topcon Hiper 1 FTR GPS unit or a Sola 0821 GPS unit. This map has been calculated for closure and has been found to be accurate within one foot in 23,920 feet.

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

Utilities:
 Information regarding the required 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.

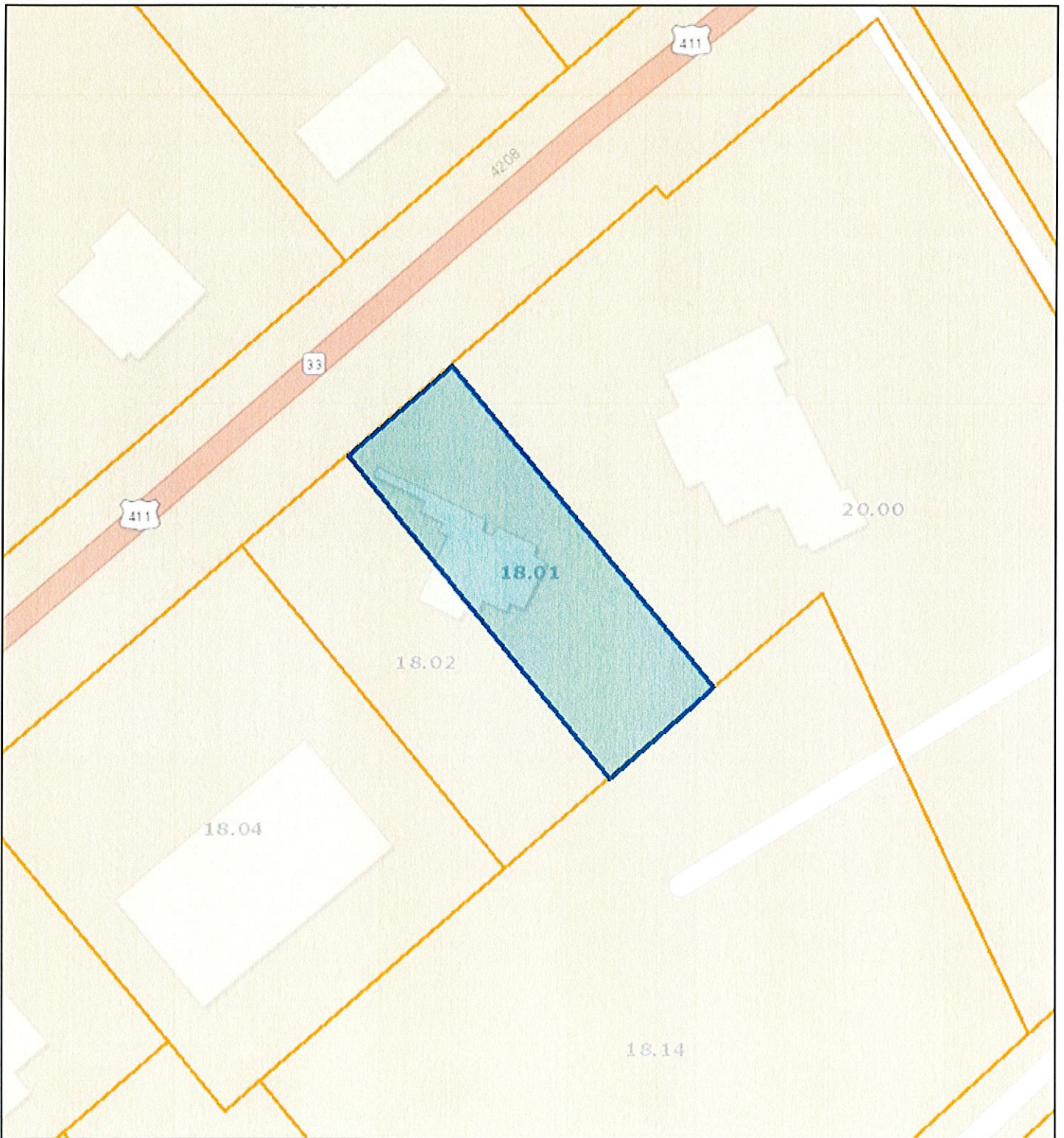
The survey shown hereon was prepared without benefit of any abstract of title; therefore, this surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

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

Survey For:
 Jerry Sloan
 Date: September 7, 2021
 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 124, Page 888, Deed Book 200, Page 414
 Deed 176, Page 109
 Deed 345, Page 413
 DRAWN BY: AM JN: Sloan-082521 LSV: BT

Monroe County - Parcel: 068AA 018.01 *Item B*

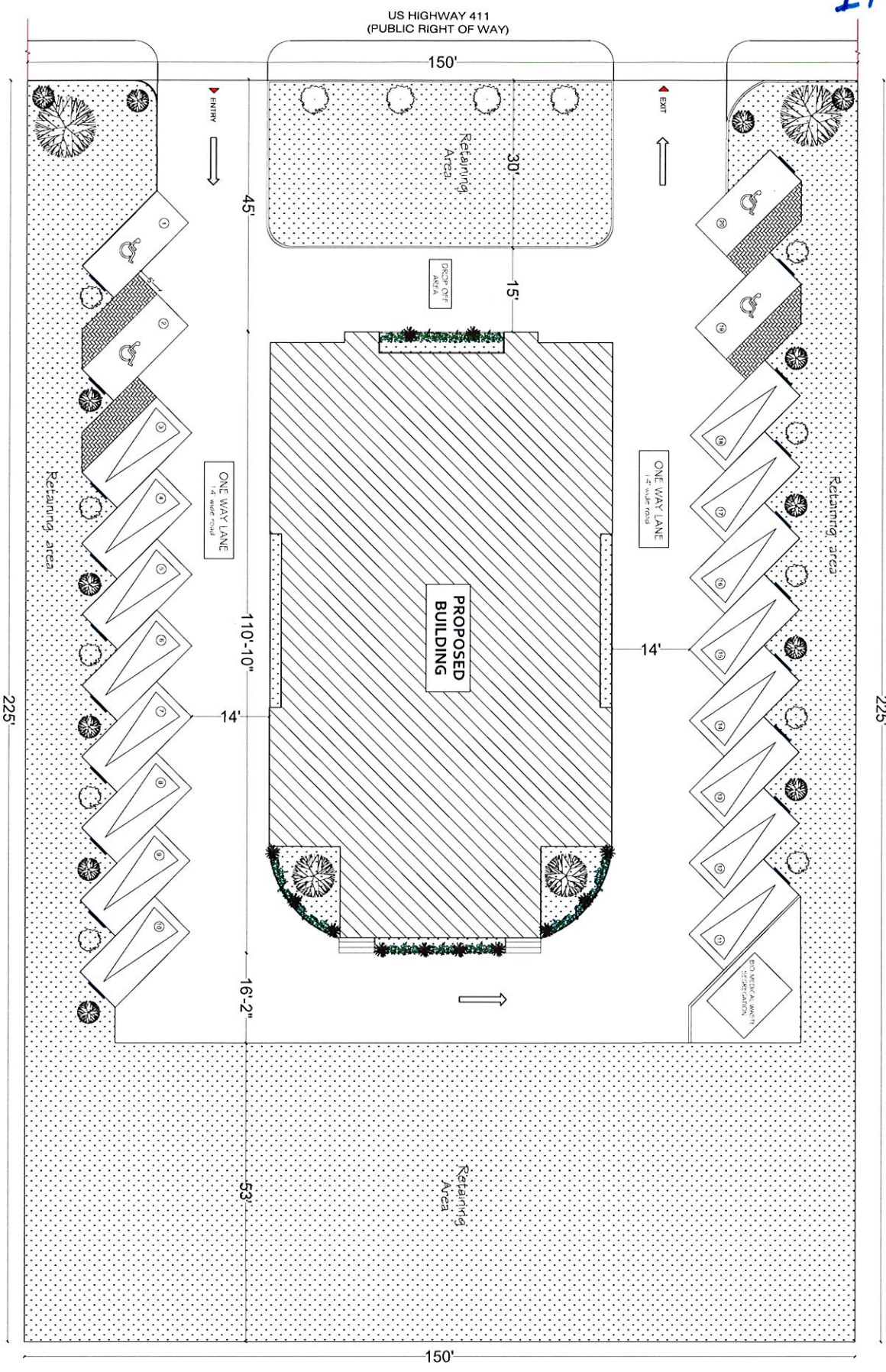


Date: February 10, 2022
County: Monroe
Owner: JAYRICH PROPERTIES LLC
Address: HWY 411 4215
Parcel Number: 068AA 018.01
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019




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.

Item B



SITE PLAN
SCALE: 1/8" = 1'-0"

 <p>DAYNESI, INC. 1341 EAGLE NEST LANE, MADISONVILLE, TN 37052 SIDDARTH "SAM" SHAH P.E.</p>	 <p>Copyright © 2022 ALL RIGHTS RESERVED This Design drawing is the property of Daynesi Inc. and is not to be reproduced or used for any other project without the written permission from Daynesi Inc.</p>	<p>ARCHITECT FIRM</p>  <p>DAYNESI & GUY 1341 EAGLE NEST LANE MADISONVILLE, TN 37052 TEL: 615.833.9111</p>	<p>No. Description Date</p>
			<p>REV A4 RESUBMISSION REVIEW 12/22/2022</p>
<p>MADISONVILLE CHILDREN CLINIC LOT 2 NORTH TOWN CENTER 4215 HIGHWAY 411 MADISONVILLE, TENNESSEE</p>			
<p>SITE PLAN (PROPOSED)</p>			
<p>Project Number: SC 024E 2019 Date: 01.23.2022 Drawn By: Arshad Bajajdar Checked By: Siddarth Sam Shah</p>			
<p>Scale: As indicated</p> <p>C2</p>			