

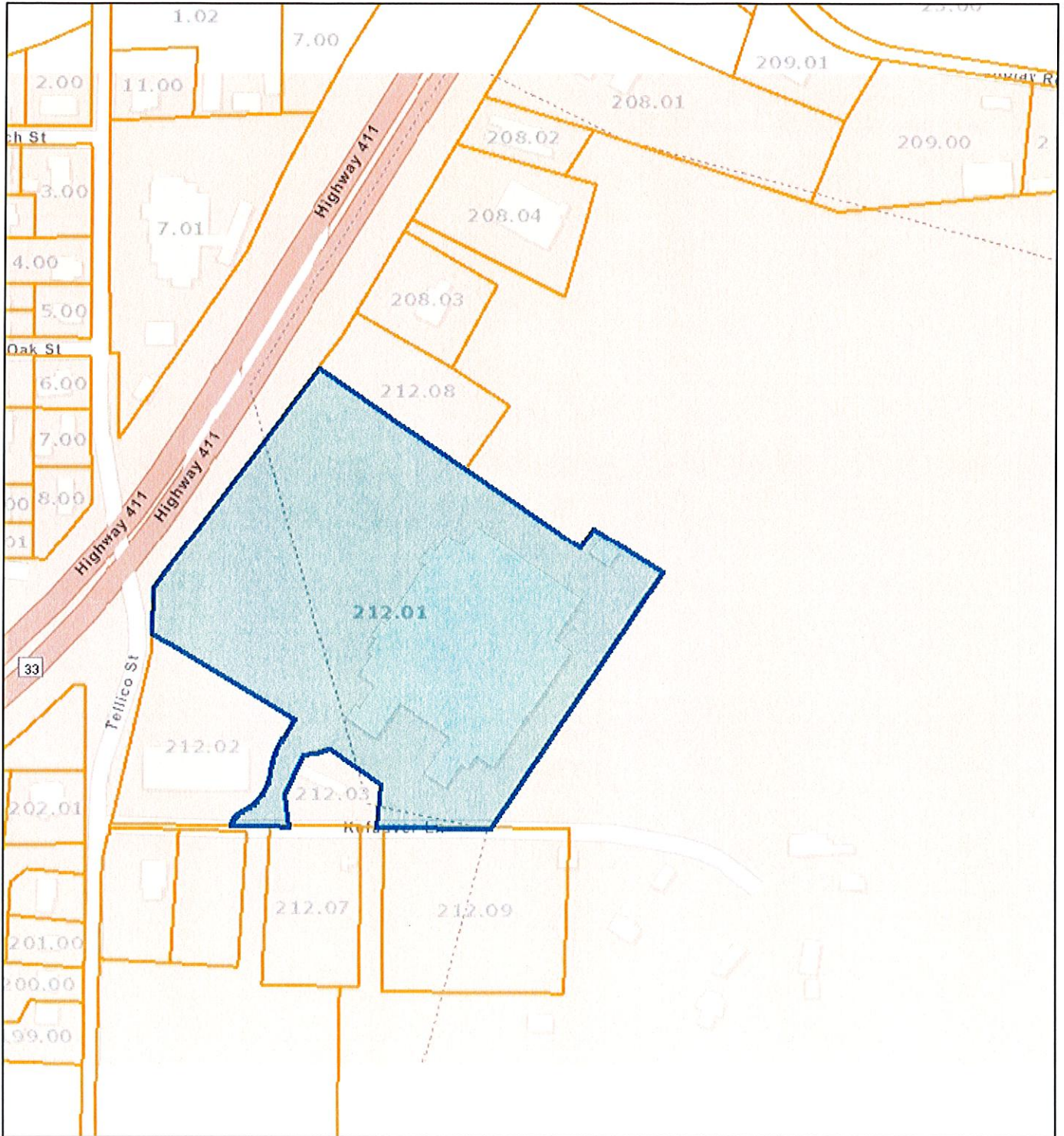
MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: June 14, 2022
Subject: June 21, 2022 Madisonville Regional Planning Commission Agenda

**AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, June 21, 2022
5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the May 17, 2022, meeting
- III. Planned Agenda Items
 - A. Subdivision plat, 1-lot, with variance request for easement, Wal-Mart Real Estate Business Trust, Applicant, Dean Carlson, Carlson Consulting Engineers, Hwy. 411, Tax Map 067, Parcel 212.01, C-3, Highway Business District;
 - B. Subdivision Plat, 6-lots, Property Owners, Samuel and Jimmie Robinson, 286 Povo Rd., Tax Map 068, Parcel 063.00, Madisonville Planning Region, approximately 7.49 acres;
 - C. Review Zoning Ordinance amendment to add a R-3 District;
 - D. Zoning Amendment for right-of-way signs for cultural, historic, tourism;
- IV. Other Business
- V. Adjournment

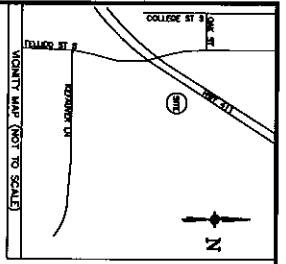
Monroe County - Parcel: 067 212.01



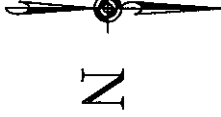
Date: June 14, 2022
County: Monroe
Owner: WAL-MART INC
Address: HWY 411 4525
Parcel Number: 067 212.01
Deeded Acreage: 13.63
Calculated Acreage: 0
Date of Imagery: 2019

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.



TEENESSSEE S.P.C.

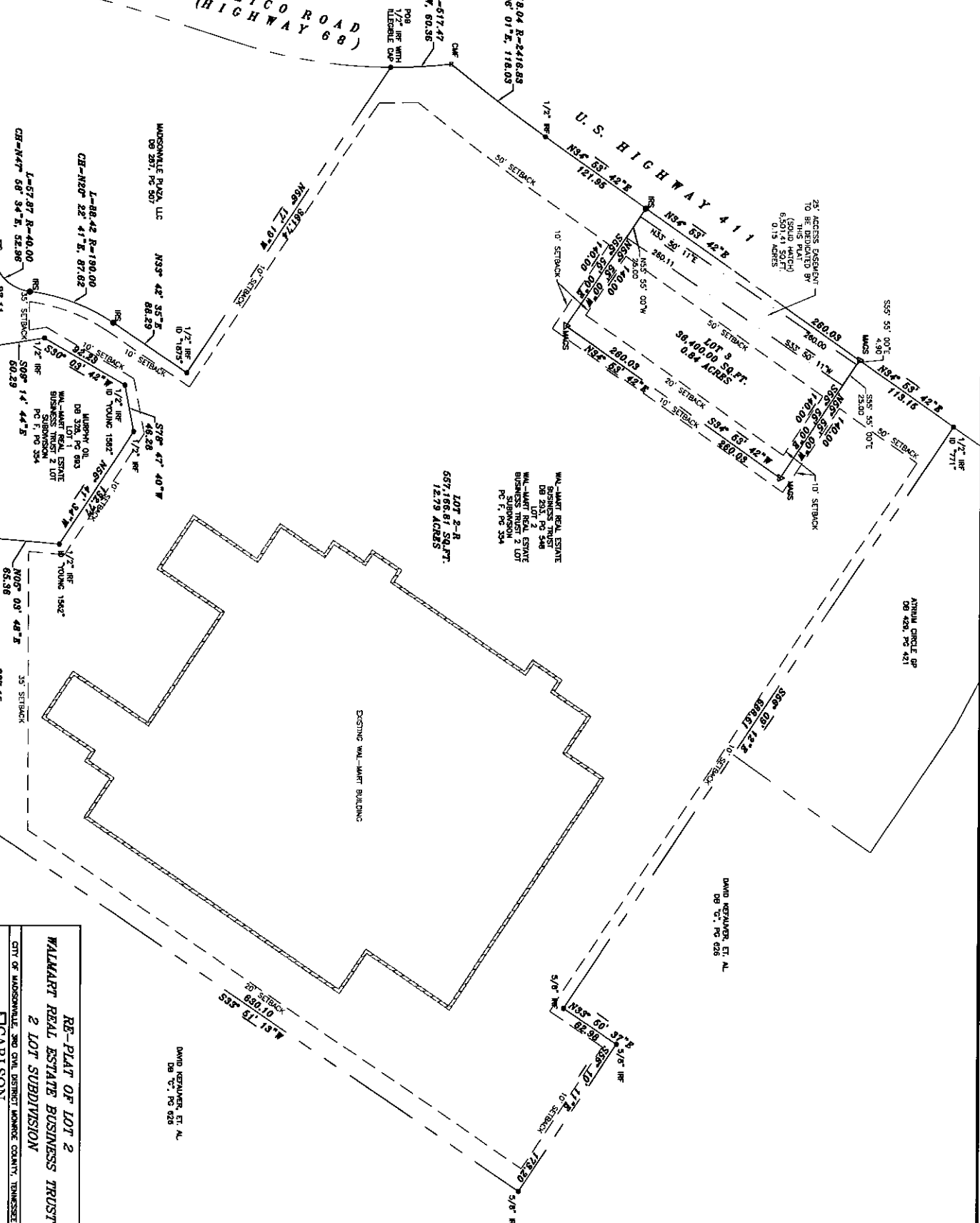


- SYMBOLS LEGEND
- IRC
 - IRC
 - + CHS
 - △ CHS
 - PK WALL FOUND
- IRON REBAR FOUND
 5/8" CHAPPED IRON REBAR SET
 CHISELED MARK SET
 CHISELED MARK SET

TELICO ROAD (HIGHWAY 68)

U. S. HIGHWAY 411

KEPAUVER LANE (HIGHWAY 810)



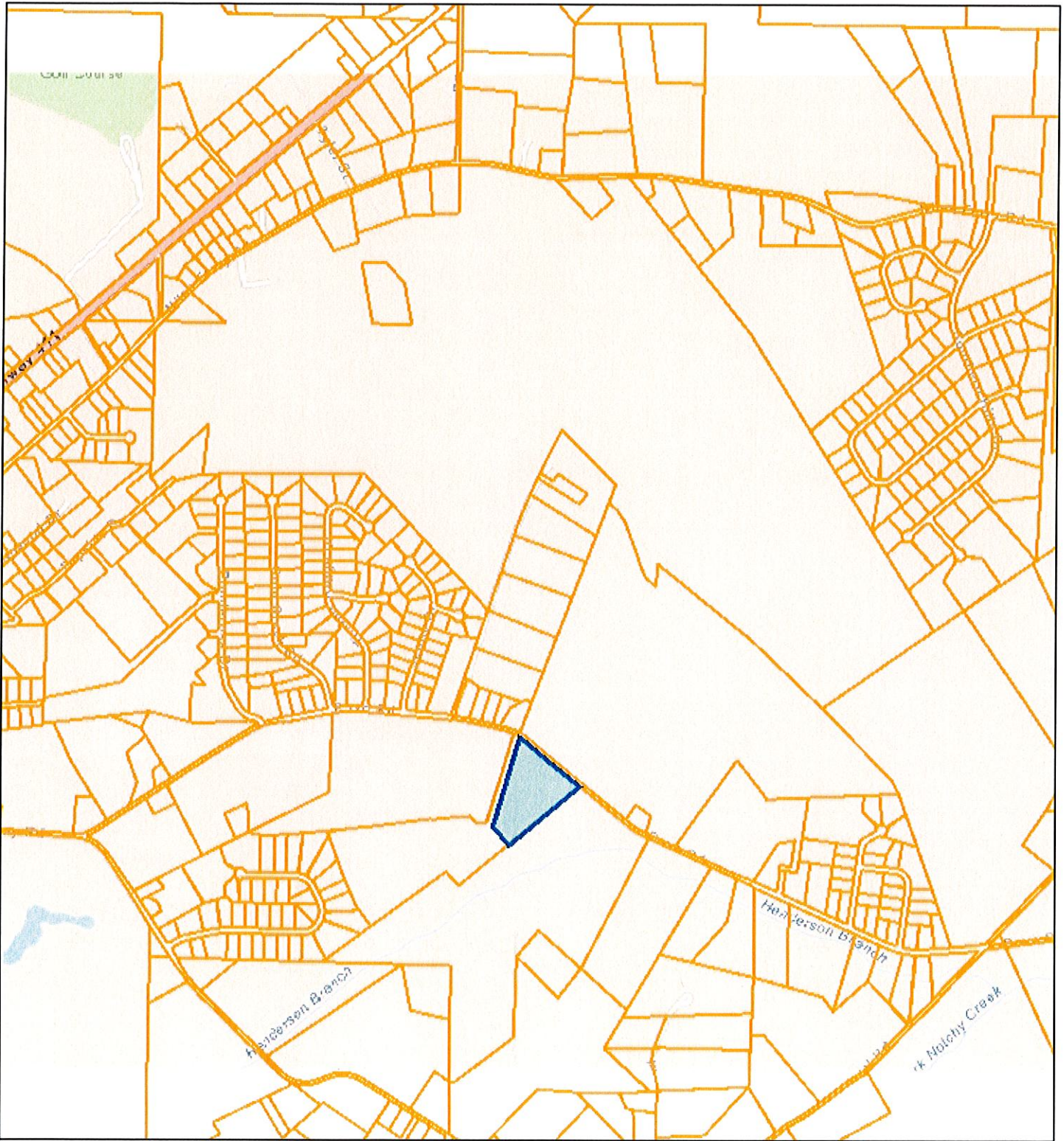
RE-PLAT OF LOT 2
 WALMART REAL ESTATE BUSINESS TRUST
 2 LOT SUBDIVISION

CITY OF MADISONVILLE, 3RD CIVIL DISTRICT MONROE COUNTY, TENNESSEE

CARLSON
 CONSULTING
 ENGINEERS, INC.

SCALE 1" = 80'
 DATE 5/9/2022
 DRAWING FILE: JASONPRICE
 SHEET 1 OF 2

Monroe County - Parcel: 068 063.00



Date: May 5, 2022
County: Monroe
Owner: ROBINSON SAMUEL A &
Address: POVO RD 286
Parcel Number: 068 063.00
Deeded Acreage: 7.49
Calculated Acreage: 0
Date of Imagery: 2019

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.

Monroe County - Parcel: 068 063.00

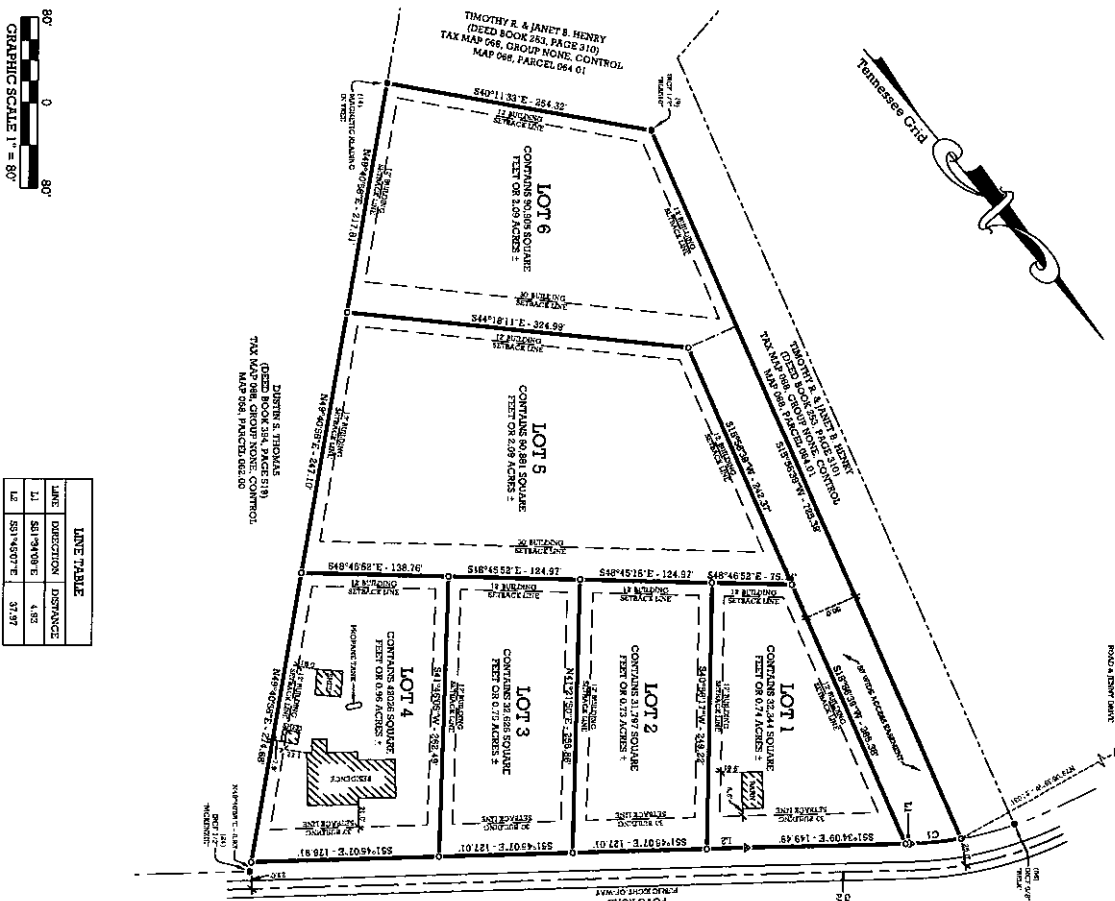


Date: May 5, 2022
County: Monroe
Owner: ROBINSON SAMUEL A &
Address: POVO RD 286
Parcel Number: 068 063.00
Deeded Acreage: 7.49
Calculated Acreage: 0
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) – Geographic Services
TDOT

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.

Lots 1-6 of the Final Plat of the Robinson Property Being a Subdivision of the Property Described in Deed Book 142, Page 535 ~ Parcel of Land Lying in the Third Civil District of Monroe County, Madisonville, Tennessee



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S81°19'09"E	4.83
L2	S51°45'07"E	31.87

CURVE TABLE

CURVE	LENGTH	ADIUS	BEAM	CHORD BEARING	CHORD DISTANCE
C1	47.82'	320.95'	89°18'00"	S59°41'47"E	47.81'

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, Timothy R. & Janice B. Henry (DEED BOOK 142, PAGE 535) of the County of Monroe, State of Tennessee, do hereby certify that I am (we are) the owner(s) of the property shown and described hereon in the plat hereunto attached and that the same is being offered to the public for use as a public street or private use, as noted.

CERTIFICATION OF STREETS
I hereby certify that the street or streets named hereon are proposed for installation, fully meet the specifications established by the Madisonville Regional Planning Commission.

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I hereby certify that the water system shown on the plat hereunto attached meets the requirements of the Tennessee State Health Department, and I hereby approve the same.

CERTIFICATION OF ACQUIRY
I hereby certify that the land shown and described hereon is a true and correct survey to the accuracy of the plat hereunto attached and that the same is being offered to the public as shown hereon, to the specifications of the required planning commission.

CERTIFICATION OF GREEN NAMES
I hereby certify that the street names are in compliance with § 41-1 and do not conflict with other street names in the county.

EXISTING SEPTIC SYSTEM CERTIFICATE
The existing septic system is located at Lot 4 of the plat (or 4). The location included the septic tank and the main line to the sewer system. To the best of my knowledge the septic system is in proper working order on this date and the septic system and collection system is the property of the individual lot owner.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that this plat has been filed for recording with the Madisonville Register of Deeds and that the same meets the requirements of the Madisonville Register of Deeds and that the same has been recorded in the office of the county register.

CERTIFICATION OF EXISTING LINES
I hereby certify that the plat hereunto attached is in accordance with the requirements of this company, or a lower grade, and that the same has been prepared and approved by the Madisonville Regional Planning Commission.

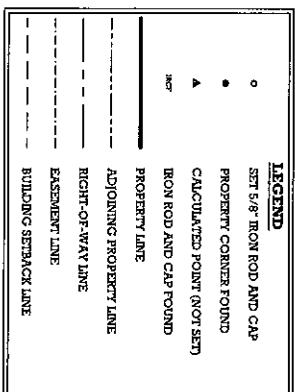
CERTIFICATION OF SURFACE RIGHTS
I hereby certify that the plat hereunto attached is in accordance with the requirements of this company, or a lower grade, and that the same has been prepared and approved by the Madisonville Regional Planning Commission.

CERTIFICATION OF SURFACE RIGHTS
I hereby certify that the plat hereunto attached is in accordance with the requirements of this company, or a lower grade, and that the same has been prepared and approved by the Madisonville Regional Planning Commission.

CERTIFICATION OF SURFACE RIGHTS
I hereby certify that the plat hereunto attached is in accordance with the requirements of this company, or a lower grade, and that the same has been prepared and approved by the Madisonville Regional Planning Commission.

OWNER'S ADDRESS: 286 POVO ROAD, MADISONVILLE, TENNESSEE 37354
OWNER: SAMUEL A. AND JANICE P. ROBINSON
DEED BOOK 142, PAGE 535
TAX MAP 068, GROUP NONE, CONTROL MAP 068, PARCEL 063.00

- SURVEYOR'S NOTES**
1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHT OF WAY, PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR IMPLIED, WHICH MAY EXIST.
 2. UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES). NO ATTEMPT HAS BEEN MADE TO LOCATE UTILITIES BELOW GROUND.
 3. PROPERTY ADDRESS IS 286 POVO ROAD, MADISONVILLE, TENNESSEE 37354.
 4. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP 41260185D, EFFECTIVE FEBRUARY 3, 2010.
 5. FIELD WORK WAS PERFORMED FEBRUARY 3, 2010.
 6. A 5' UTILITY AND DRAINAGE EASEMENT EXISTS ON FRONT AND SIDE LOT LINES. A 10' UTILITY AND DRAINAGE EASEMENT EXISTS ON REAR LOT LINES.
 7. SEPTIC SYSTEM FOR LOT 4 BY EXISTING SEPTIC TANKS.
 8. THE PORTION OF THE PLOTTED AREA OF 578 SQUARE FEET OR 7.38 ACRES, MORE OR LESS, INTO 6 LOTS AS SHOWN HEREON, BUILDING SETBACKS ARE AS FOLLOWS: REAR - 12' SIDES - 12' FRONT - 30'



SURVEYOR'S CERTIFICATION
I, Robert S. Thomas, a duly qualified surveyor, with an undoubted error of claim greater than 1/1000th (1/1000th) of the distance measured, do hereby certify that the plat hereunto attached is a true and correct survey to the accuracy of the plat hereunto attached and that the same is being offered to the public as shown hereon, to the specifications of the required planning commission.

HEALTH DEPARTMENT SURVEYING
810 NEW HIGHWAY 68, SUITE 8
MADISONVILLE, TENNESSEE 37354
(423) 713-0811



Scale: 1" = 80'
Date: 2/16/22
Project #: 22-028
Sheet #: 1 of 1