

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: October 11, 2022
Subject: October 18, 2022 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, October 18, 2022
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the September 20, 2022, meeting
- III. Planned Agenda Items
 - A. Subdivision Plat, 7-lots, Norman Lee Real Estate, Applicant, Jared Givens, Toomey Lane and Hwy. 68, Tax Map 067, Parcel 32.00, approximately 6.86 acres, Madisonville Planning Region;
 - B. Site Plan, physical therapy office, Applicant & Property owner, Daniel Long, Highway 411, Tax Map 057, Parcel 91.05, C-3, Hwy. Business District, approx. 5.93 acres;
 - C. Site Plan, State of TN, Dept. of Children's and Human Services, Applicant, Brandy Zackery, P.E., Arnold Consulting Engineering Services, Inc., Property owner, Susan Cox, 680 Anderson St., Tax Map 67, Parcel 108.00, C-3, Highway Business District, approximately 2.02 acres;
 - D. Subdivision Plat, 2-lots, Kinnar Kumar Patel and Amar Pate, and VRAJ Real Estate LLC, 4819 and 4789 Hwy. 68, Tax Map 067K, Group C, Parcels 001.00 and 002.00, C-3, Highway Business District, approximately 2.0 acres;
 - E. Site Plan, True Purpose Ministries, housing and office, Sharon Davis, 4930 Hwy. 411, Tax Map 067J, Group A, Parcel 026.00, C-3, Highway Business District, approximately 1.63 acres;
 - F. Amend Madisonville Planning Commission By-Laws, Article III. Meeting, Section 1. Regular Meetings, meeting time from 6:00 p.m. to 5:00 p.m.

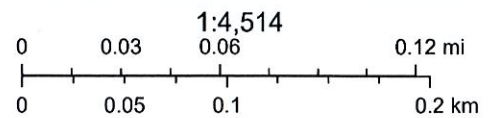
IV. Other Business

V. Adjournment



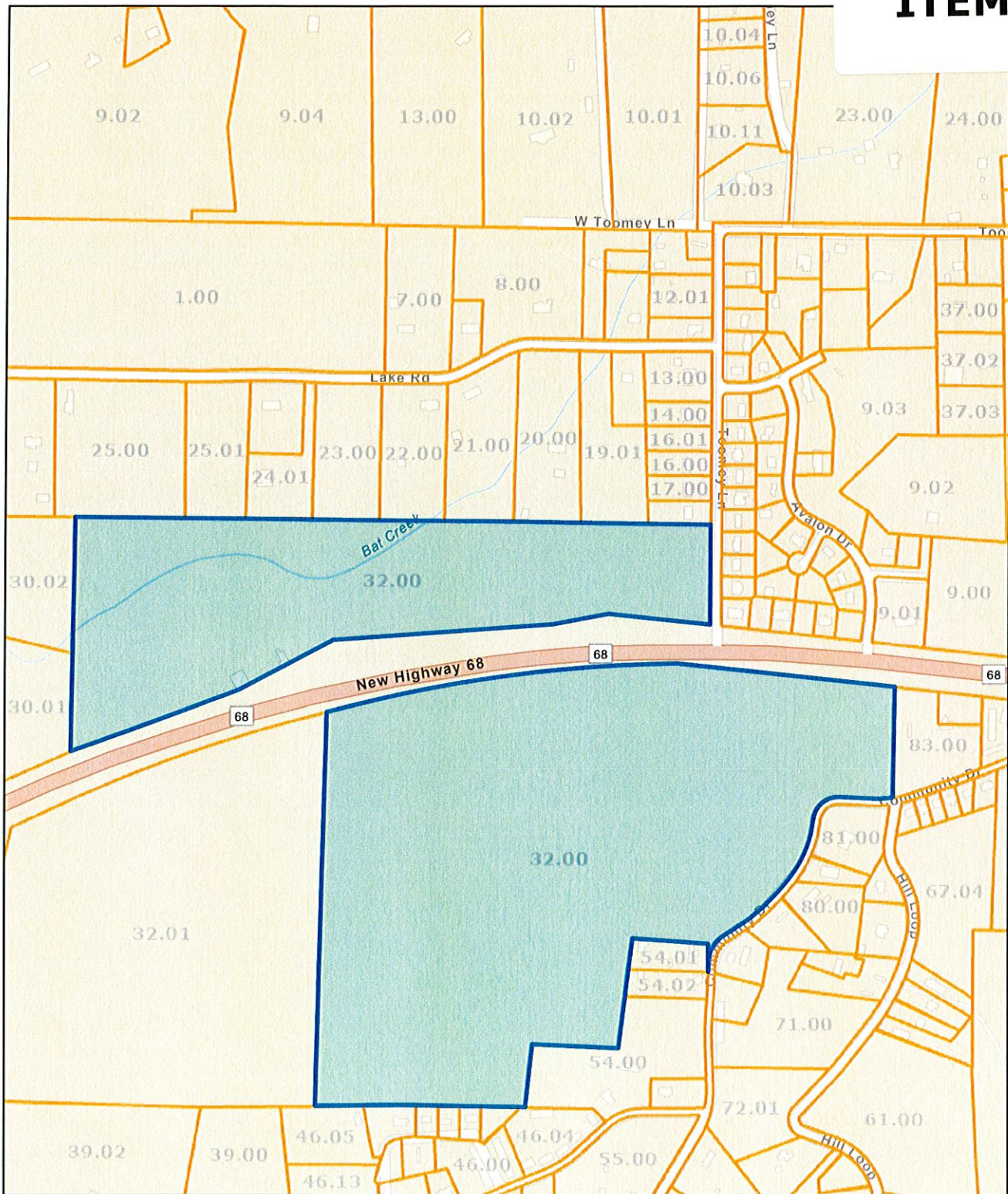
Date: October 11, 2022

County: Monroe
 Owner: THOMAS HUGH E ETUX
 Address: HWY 68 4061
 Parcel Number: 067 032.00
 Deeded Acreage: 0
 Calculated Acreage: 0



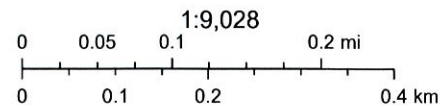
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The property lines are compiled from information maintained by your local



Date: September 16, 2022

County: Monroe
 Owner: THOMAS HUGH E ETUX
 Address: HWY 68 4061
 Parcel Number: 067 032.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



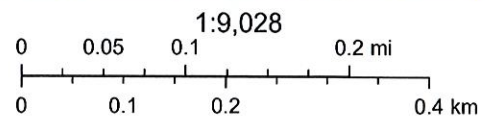
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



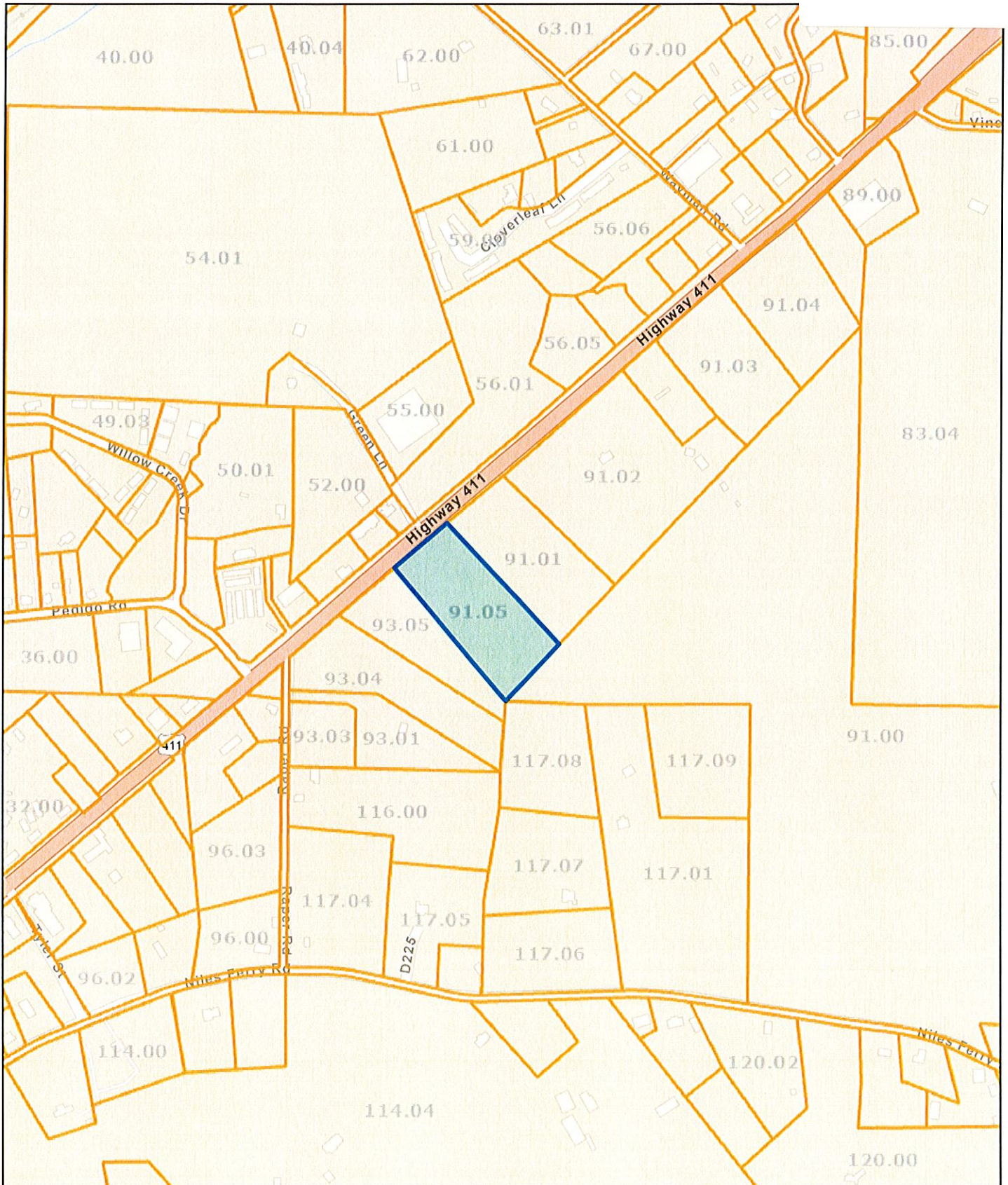
Date: October 12, 2022

County: Monroe
 Owner: GILES BOBBY DARRELL ETUX
 Address: HWY 411
 Parcel Number: 057 091.05
 Deeded Acreage: 5.93
 Calculated Acreage: 0



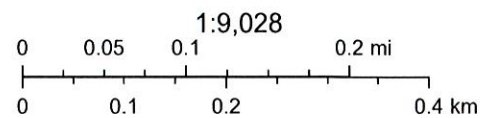
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Date: October 12, 2022

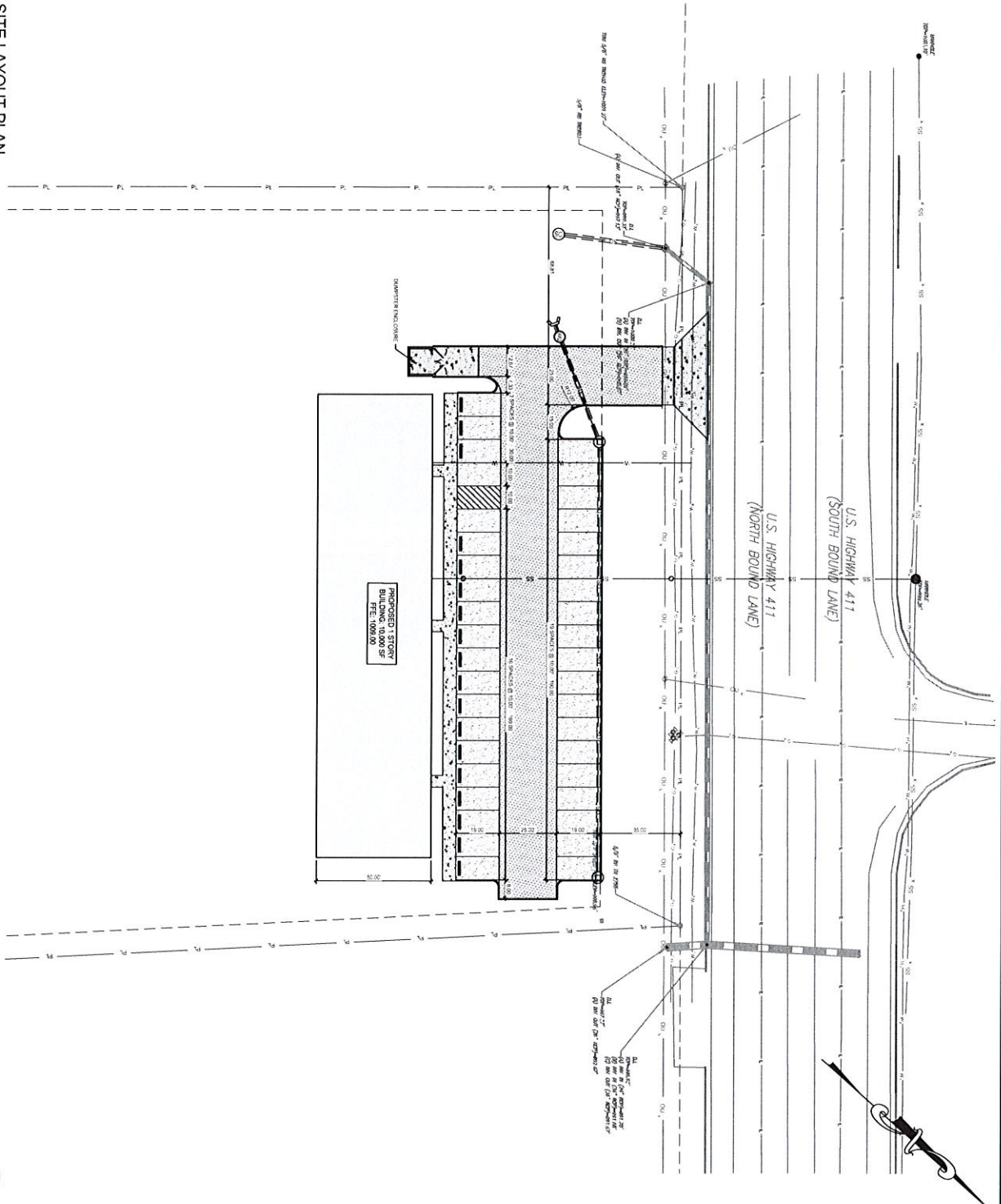
County: Monroe
Owner: GILES BOBBY DARRELL ETUX
Address: HWY 411
Parcel Number: 057 091.05
Deeded Acreage: 5.93
Calculated Acreage: 0



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SITE LAYOUT PLAN



1

SITE LEGEND

	PROPOSED 1-STORY BUILDING
	DRIVEWAY
	PARKING SPACE
	EASEMENT
	UTILITY LINE
	PROPERTY BOUNDARY

AREAS & CALCULATIONS

AREA	AREA (SQ FT)	PERCENTAGE
TOTAL SITE AREA	10,000	100%
PROPOSED 1-STORY BUILDING	10,000	100%
PARKING LOT	2,000	20%
DRIVEWAY	200	2%
EASEMENTS	1,000	10%
UTILITIES	500	5%
PROPERTY BOUNDARY	1,300	13%

PROPERTY INFORMATION

OWNER	DAVID L. LIND
ADDRESS	341 SOUTH TRAIL, N. HARRISBURG, TN 37056
PROPERTY DATA	100x100 FT. LOT
ACRES	2.28
ADJACENT	100x100 FT. LOT

ADJACENT DATA

ADJACENT	100x100 FT. LOT
ADJACENT	100x100 FT. LOT
ADJACENT	100x100 FT. LOT
ADJACENT	100x100 FT. LOT
ADJACENT	100x100 FT. LOT

VICINITY MAP



GRAPHIC SCALE



Know what's below. Call before you dig.



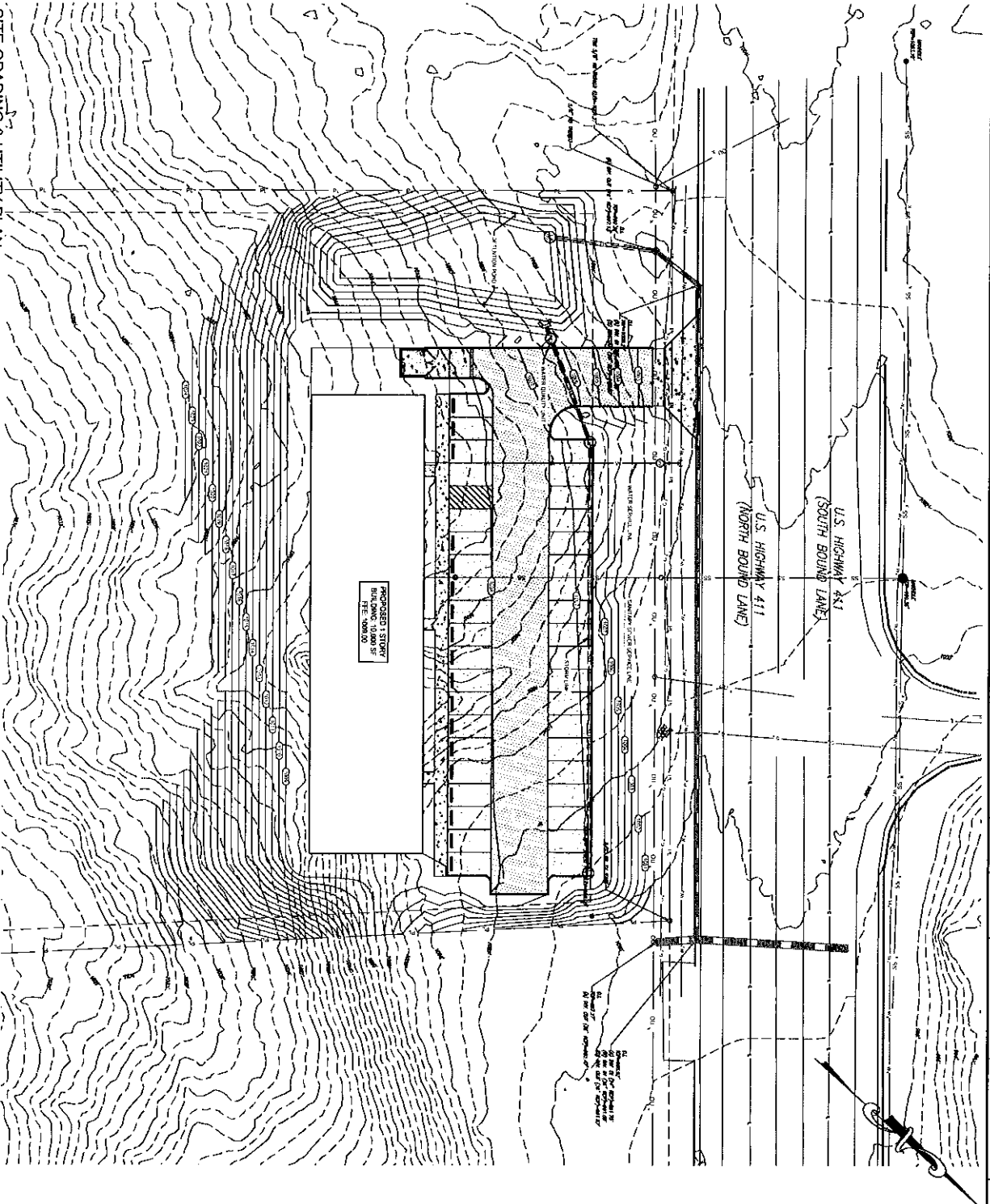
NOT FOR CONSTRUCTION

PHYSICAL THERAPY

DATE	11/11/2020
TIME	10:00 AM
LOCATION	341 SOUTH TRAIL, N. HARRISBURG, TN 37056
PROJECT	PROPOSED 1-STORY BUILDING
CLIENT	DAVID L. LIND
CONTACT	341 SOUTH TRAIL, N. HARRISBURG, TN 37056
PHONE	615-555-1234
FAX	615-555-5678
EMAIL	info@mbi.com
WEBSITE	www.mbi.com

Item B

SITE GRADING & UTILITY PLAN



1

811
Know what's below.
Call before you dig.
1-800-4-A-DIG

GRADING SCALE
1" = 20'

MBI

NOT FOR CONSTRUCTION

PHYSICAL THERAPY

20855

DATE OF PLAN: 2/28/05

PROJECT: PHYSICAL THERAPY

OWNER: [REDACTED]

DESIGNER: [REDACTED]

SCALE: AS SHOWN

DATE: 2/28/05

BY: [REDACTED]

CHECKED BY: [REDACTED]

APPROVED BY: [REDACTED]

PROJECT NO.:

SHEET NO.:

TITLE: SITE GRADING & UTILITY PLAN

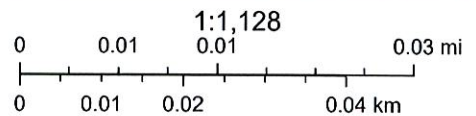
SCALE: 1" = 20'

Monroe County - Parcel: 067 108.00 **ITEM C**



Date: October 12, 2022

County: Monroe
Owner: COX SUSAN
Address: ANDERSON ST
Parcel Number: 067 108.00
Deeded Acreage: 2.02
Calculated Acreage: 0

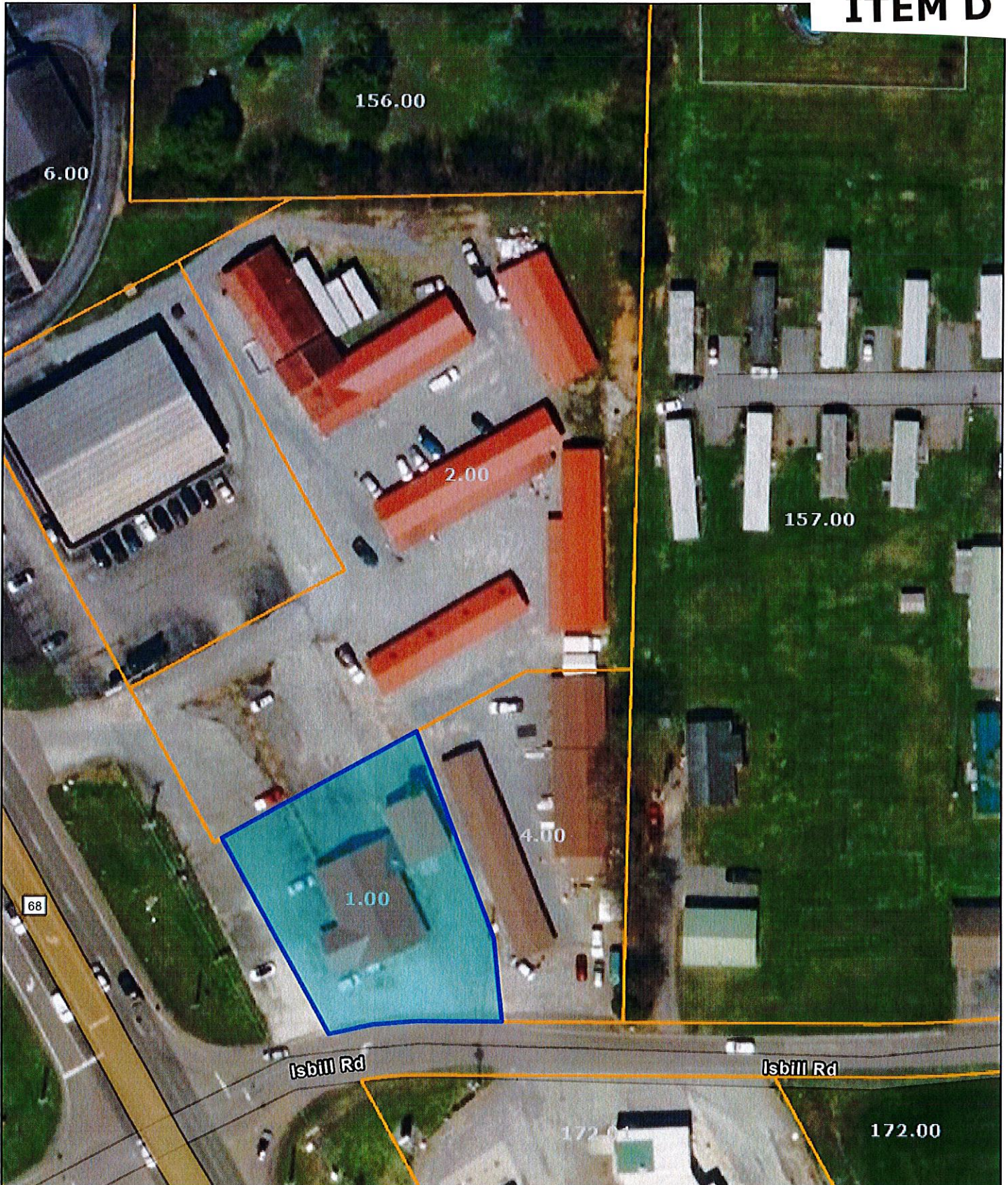


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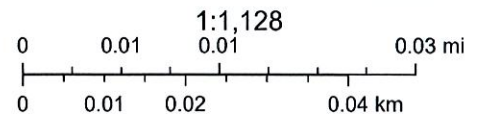
Monroe County - Parcel: 067K C 001.00

ITEM D



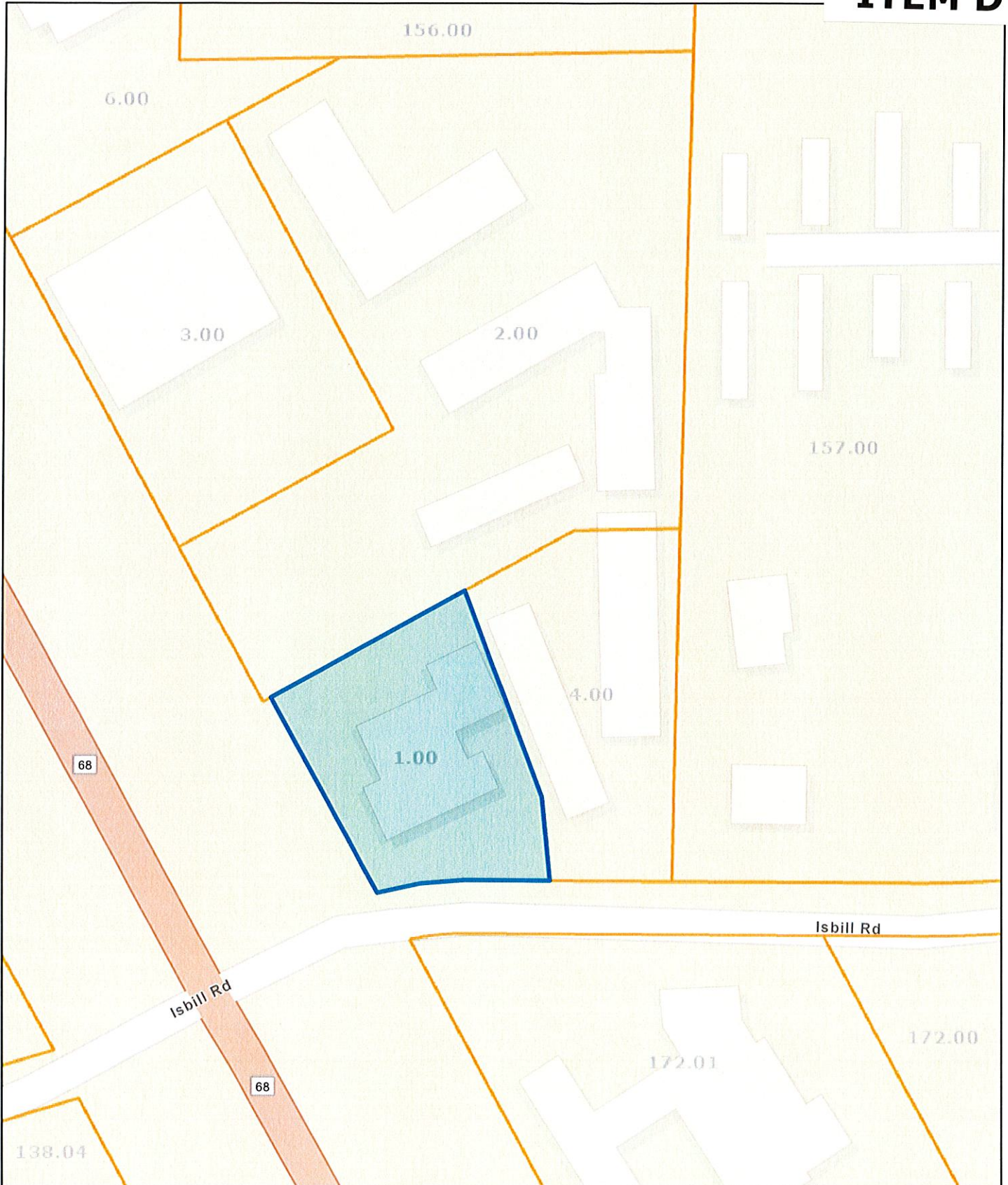
Date: October 11, 2022

County: Monroe
Owner: PATEL KINNAR KUMAR M &
Address: HWY 68 4819
Parcel Number: 067K C 001.00
Deeded Acreage: 0
Calculated Acreage: 0



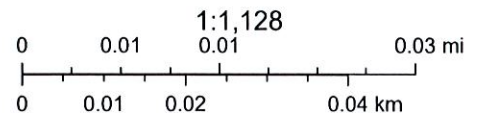
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Date: October 11, 2022

County: Monroe
Owner: PATEL KINNAR KUMAR M &
Address: HWY 68 4819
Parcel Number: 067K C 001.00
Deeded Acreage: 0
Calculated Acreage: 0



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EXISTING WATER AND SEWER CERTIFICATION
 Lots 17 & 20 are presently serviced by The City of Madisonville
 Water and Sewer Department.

City of Madisonville _____ Date: _____

EXISTING STREET CERTIFICATION
 I hereby certify that the street shown on this plat has the
 status of an accepted public street regardless of it's current
 condition.

_____ 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 their planning
 body. All improvements have been recorded, or on acceptable survey
 recording in the office of the Register of Deeds, Monroe County Tennessee.
 The Register of Deeds, Monroe County Tennessee.
 Secretary, Madisonville Regional Planning Commission _____ Date: _____

CERTIFICATE OF OWNERSHIP AND DEMONSTRATION
 This is to certify that the owner of the property shown and described
 hereon lawfully adopt this subdivision plat and dedicate all streets,
 alleys, ways, points, or other public ways and open spaces to public
 or private use as noted.

KINNAR KUMAR M. PATEL _____ Date: _____

AMAR M. PATEL _____ Date: _____

VRJAJ REAL ESTATE LLC _____ Date: _____

CERTIFICATE OF ACCURACY
 I certify that the plat shown and described hereon, is a true and correct
 copy of the record as shown and recorded in the office of the Register of Deeds,
 Monroe County Tennessee. I have compared the same with the original
 specifications of the Madisonville Regional Planning Commission
 _____ Date: _____

Frank B. Thurston, RLS 228 _____ Date: _____

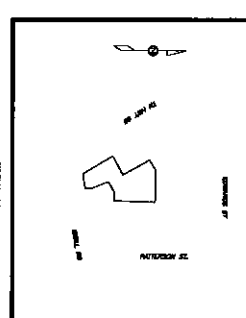
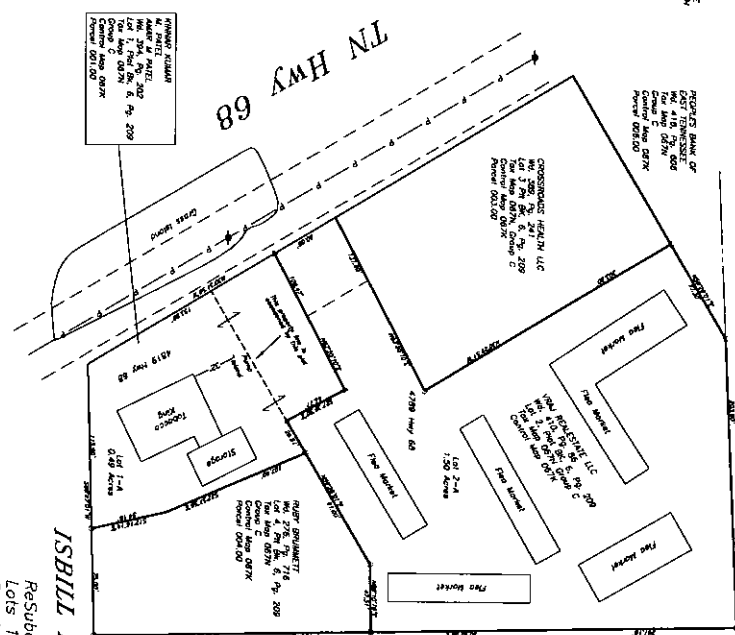
CERTIFICATE OF ELECTRICAL UTILITY SERVICE
 The property shown on this subdivision plat is within the
 service area of FORT LUDLOW ELECTRIC CO-OP
 The following conditions apply:
 Lots _____ are served by existing powerlines.

Fort Ludlow Electric Co-Op _____ 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: _____



I CERTIFY THIS TO BE A CATEGORY
 ONE SURVEY AND THE KIND OF
 SURVEY IS 1.22382
 The Survey was prepared in accordance
 with the rules and regulations
 and surveys in the State of Tennessee

Frank B. Thurston, Cert. no 228

OWNER'S WARRANTY
 We, the undersigned, warrant that the
 survey is true and correct
 to the best of our knowledge
 and belief.

- PLAT NOTES:**
1. Building Set Back: Front = 15', Side = 15', Rear = 25'
 2. All lots are served by public water and sewer.
 3. A 10' Damage 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 C-3 zoning, Highway Business District.

- 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 displaced.
 7. Do not scale this drawing for dimensions not given.

KINNAR KUMAR M. PATEL & AMAR M. PATEL
 Resubdivision of
 Lots 1 & 2 of The
 Dennis Plemons Subdivision
 Plat Bk. 6, Pg. 209
 Wd. 394, Pg. 702, Tax 067K, Parcel 001:00
VRJAJ REAL ESTATE LLC
 Wd. 410, Pg. 86, Tax Map 067K, Parcel 002:00
 Third Civil District
 Monroe County Tennessee
 Scale: 1"=40' ~ October 3, 2022

Frank B. Thurston
 PROFESSIONAL LAND SURVEYOR
 4233 11404
 POST OFFICE BOX 1158
 MADISONVILLE TN 37354
 SURVEYING@TENNESSEEHILLS.NET

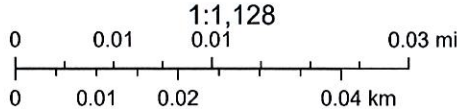
Owners and 24hr. Contracts
KINNAR KUMAR M. PATEL & AMAR M. PATEL
 220 Willow Creek Dr.
 Madisonville Tennessee
 37354
 773-988-2451

Revisions



Date: October 11, 2022

County: Monroe
 Owner: TRUE PURPOSE MINISTRIES
 Address: HWY 411 4930
 Parcel Number: 067J A 026.00
 Deeded Acreage: 1.63
 Calculated Acreage: 0

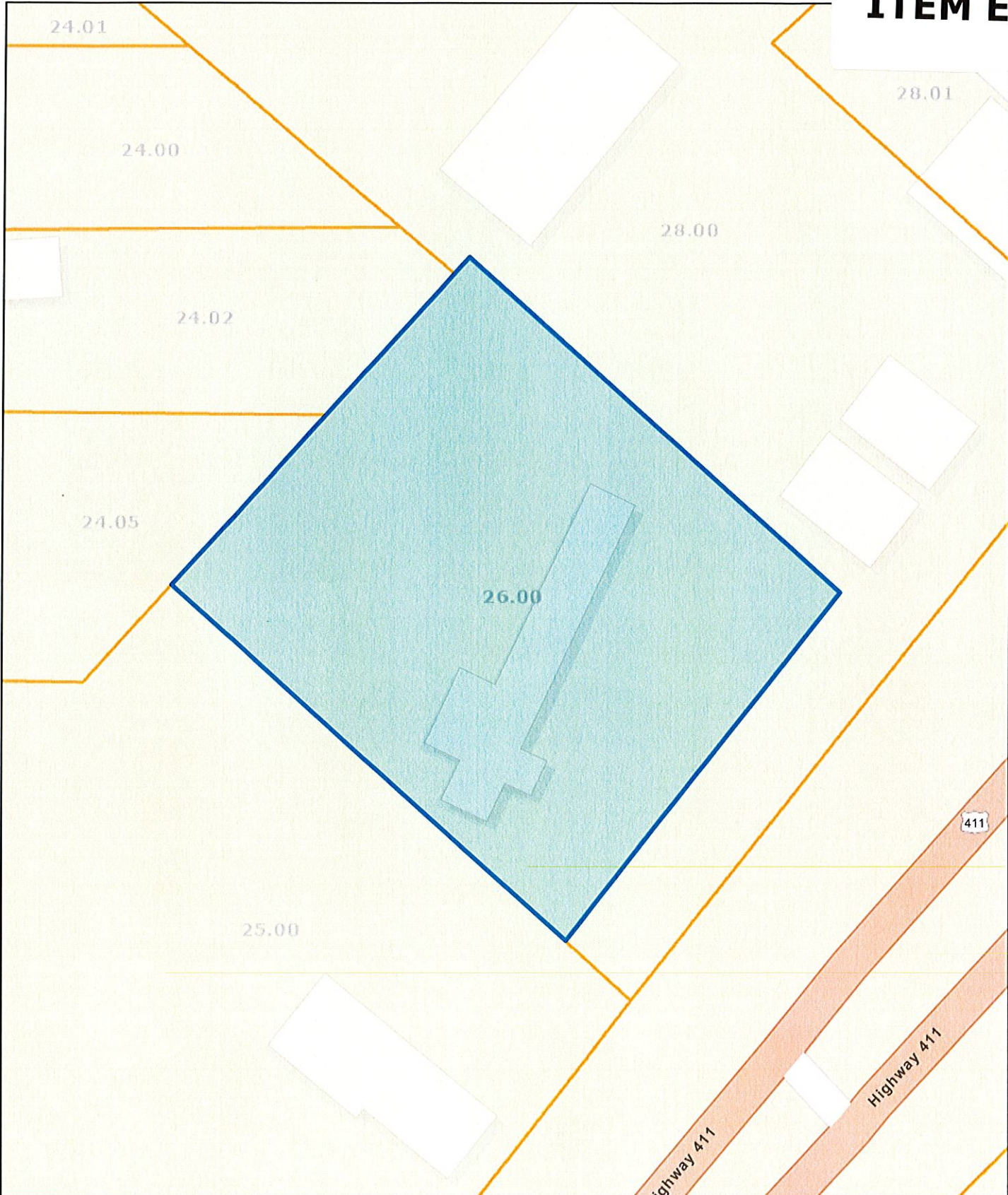


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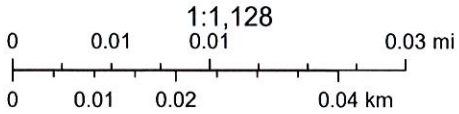
Monroe County - Parcel: 067J A 026.00

ITEM E



Date: October 11, 2022

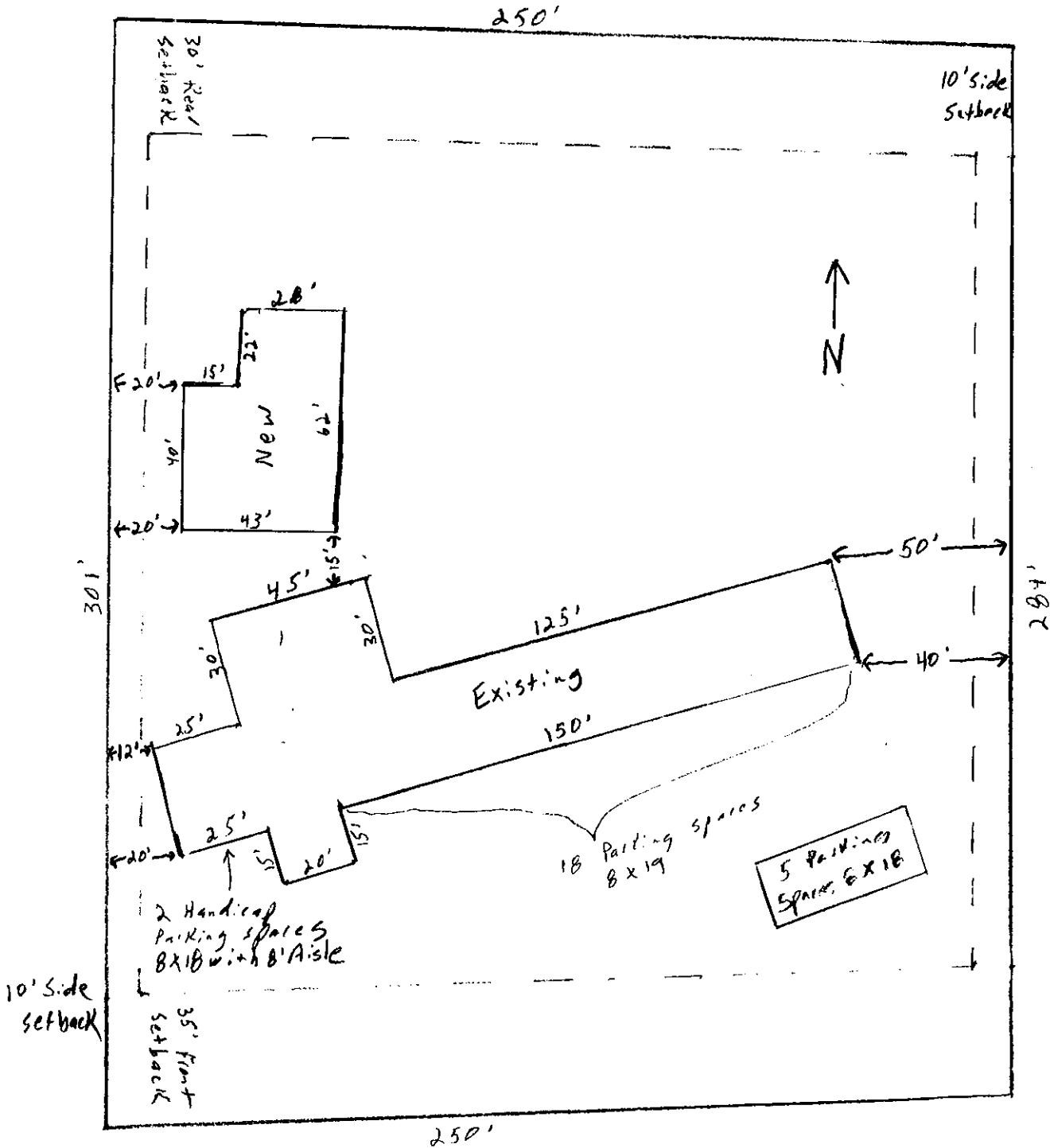
County: Monroe
 Owner: TRUE PURPOSE MINISTRIES
 Address: HWY 411 4930
 Parcel Number: 067J A 026.00
 Deeded Acreage: 1.63
 Calculated Acreage: 0



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ITEM E



1" = 40'
1.63 Acres

True Purpose Ministries
4930 Hwy 411
Map 0670 Group A
Control Map 067J
Parcel 26.00

as directed in TCA 13-3-402 and 13-4-302 and shall have the same authority as the chairman to sign instruments made by the commission. Per TCA 13-3-402. (a)(1), on March 17, 2015, the planning commission designated the County Planner as the alternative designee to sign plats when the secretary of the planning commission is not available to sign.

SECTION 6. Vacancies.

Should the office of chairman, vice-chairman, or secretary become vacant, the commission shall, at its next regular monthly meeting, elect a successor in the manner prescribed for the election of such officer and such election shall be for the unexpired term of said office.

ARTICLE III. Meeting

SECTION 1. Regular Meetings.

The commission shall hold regular monthly meetings on the third Tuesday of each month at 6:00 5:00 p.m.

SECTION 2. Annual Meetings.

The annual meeting of the commission shall be held in July at the Madisonville City Hall, except that such meeting may be held at such other places provided public notice is given.

SECTION 3. Special Meetings.

Special meetings of the planning commission may be called for any purpose at any time by the chairman or by a majority vote of the members of the commission.

SECTION 4. Work Sessions.

Work sessions of the planning commission may be held at the regular monthly meeting or at such time, date, and place as the commission may from time-to-time designate. Such sessions shall be for the purpose of training or for the purpose of reviewing and discussing appropriate issues provided that no resolutions shall be acted upon at a work session.