

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** December 5, 2022  
**Subject:** December 13, 2022 Madisonville Special Called Regional Planning Commission Agenda

**AGENDA  
MADISONVILLE REGIONAL  
SPECIAL CALLED  
PLANNING COMMISSION  
Madisonville City Hall Board Room  
Tuesday, December 13, 2022  
5:00 p.m.**

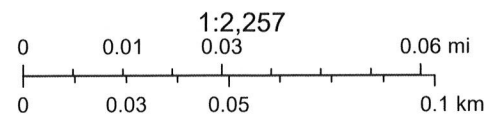
- I. Call to Order
- II. Approval of minutes from the October 18, 2022, meeting
- III. Planned Agenda Items
  - A. Site Plan for Dunkin' donuts, Applicant, Jonathan Sisco, Bluemont Group LLC, Property Owner, Wal-Mart Real Estate Business Trust, 4525 Hwy. 411, Tax Map 067, Parcel 212.01, C-3, Highway Business District, approximately .84 acres;
  - B. Preliminary Subdivision Plat, proposed 204 lots, Gran Village Meadows on Isbill Rd., Applicant, Susan Saunders for East Coast Trucking, Robert Yentzer, Property Owner, Donald Isbill, Executor, Isbill Rd., Tax Map 079, Parcel 073.00, Madisonville Planning Region, approximately 83.0 acres;
- IV. Other Business
- V. Adjournment





Date: December 2, 2022

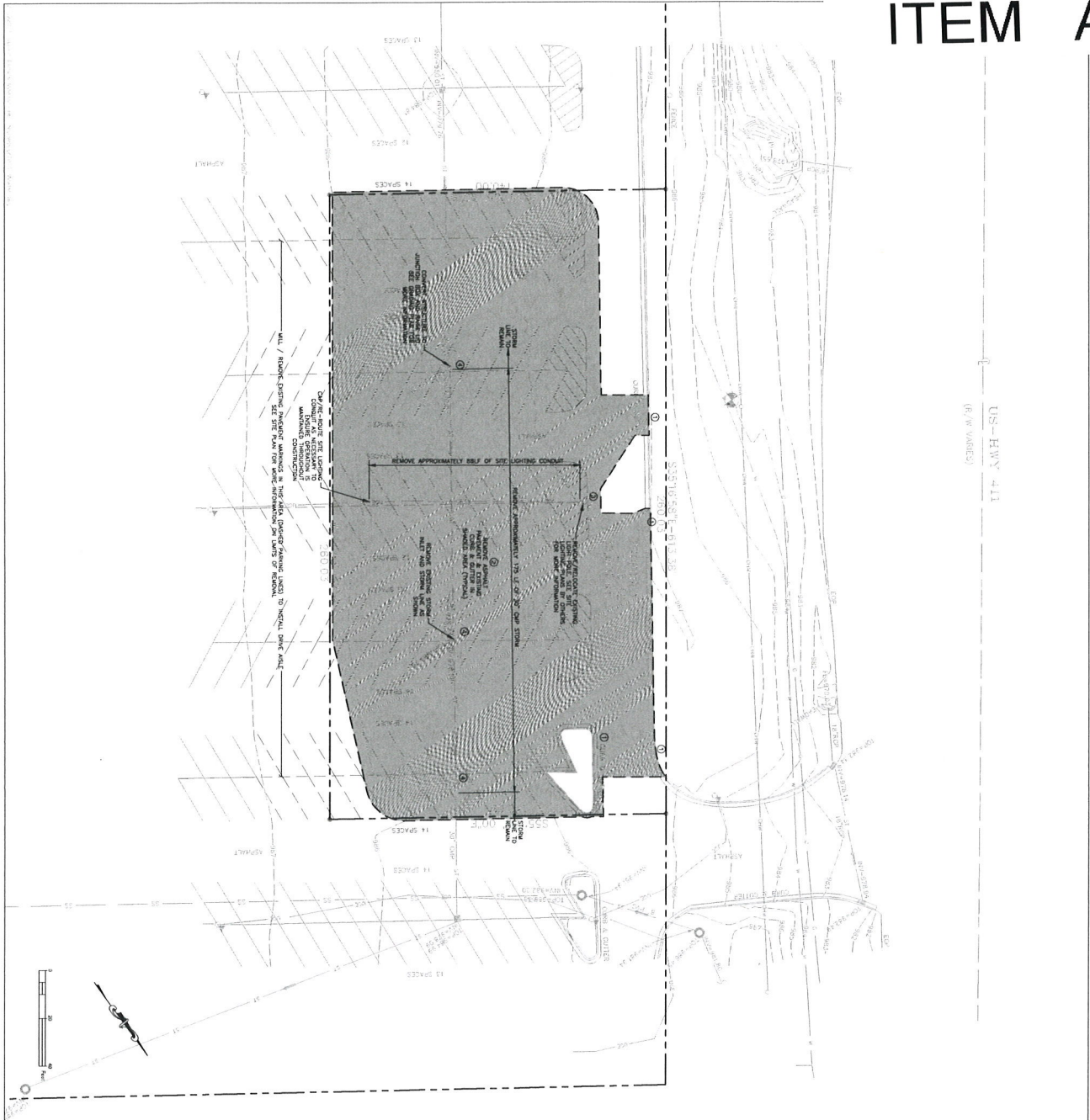
County: Monroe  
Owner: WAL-MART INC  
Address: HWY 411 4525  
Parcel Number: 067 212.01  
Deeded Acreage: 13.63  
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

The property lines are compiled from information maintained by your local





### Demolition Notes:

Mass related but not included:

- A. Demolition, abandonment or removal from site of all existing buildings, structures, foundations, concrete, asphalt, terra cotta, masonry, brick, stone, and other materials, including all utility lines, conduits, and other underground utilities, and all other items as shown on the plan.
- B. Adjustment, relocation, extension, repair, or removal of all utilities as required by local, state, and federal laws and regulations.
- C. Removal of all debris, rubble, and other materials from the site.
- D. Removal of all debris, rubble, and other materials from the site.

### Special Conditions:

- A. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities, including the local health department, and shall be responsible for the cost of such permits and approvals.
- B. The contractor shall be responsible for the removal and disposal of all debris, rubble, and other materials from the site in accordance with all applicable laws and regulations.
- C. The contractor shall be responsible for the removal and disposal of all hazardous materials from the site in accordance with all applicable laws and regulations.
- D. The contractor shall be responsible for the removal and disposal of all asbestos-containing materials from the site in accordance with all applicable laws and regulations.

### Preparation:

- A. Establish temporary site boundaries and construction work with local authorities, occupants, and general contractor.
- B. Maintain temporary boundaries and other reference points.
- C. Relocatable or disturbed or otherwise at the cost to owner.
- D. Utility shut-off or demolition, establish the location and extent of utility lines in the work area. If applicable, notify utility to remove or relocate utility lines and obtain necessary permits and approvals of all applicable authorities to perform work under any all other applicable laws and regulations.
- E. Maintain project records and record as required, including all items to be removed or relocated through the work area.

### DEMOLITION LEGEND:

- 1. CONCRETE CURB
- 2. PAVEMENT
- 3. LIGHT POLE
- 4. STORM
- 5. ELECTRICAL

1. See the plan for lines of removal.
2. Remove concrete parking island.
3. Remove concrete building and underground electrical to outside limits of proposed building and pavement.
4. Remove existing storm sewer and standing water record sheet (existing) for record information.
5. Remove electrical equipment and electrical conduits and lighting (existing) plans by owner for record information.

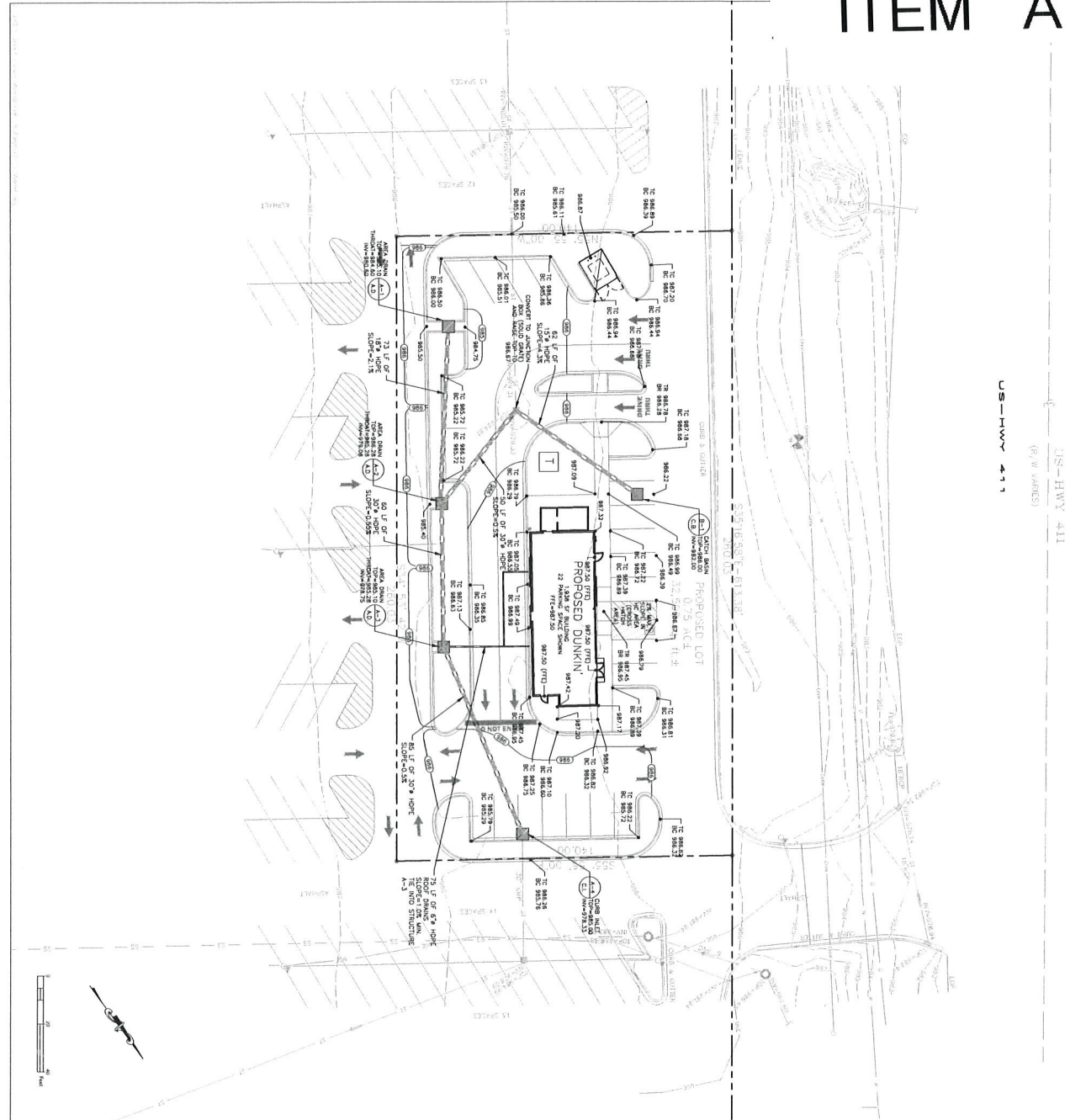
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		<p>PROJECT:</p> <p style="text-align: center;"><b>DUNKIN'</b></p> <p style="text-align: center;">4525 US-411 Madisonville, TN 37354 Parcel Number: 067 212.01</p>	<p>DEVELOPER:</p> <p style="text-align: center;"><b>Bluemont GROUP</b></p> <p style="text-align: center;">P.O. Box 11286 Knoxville, TN 37939</p>	<p>CIVIL ENGINEER:</p> <p style="text-align: center;"><b>MILLER-McCOY, INC.</b> CONSULTING ENGINEERS</p> <p style="text-align: center;">1100 CROSS CREEK ROAD CHATTANOOGA, TENNESSEE 37408 PHONE (423) 898-2861 FAX (423) 898-2864</p> <p style="text-align: center;">Project Engineer: Daniel Cannon, P.E. 423-898-9523 dcannon@miller-mccoy.com</p>
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<p>SHEET NAME:</p> <p style="text-align: center;"><b>DEMOLITION PLAN</b></p>	<p>DATE:</p> <p style="text-align: center;">11-8-22</p>	<p>DRAWN BY:</p> <p style="text-align: center;">DPC</p>	<p>CHECKED BY:</p> <p style="text-align: center;">RNM</p>																				
<p>SHEET NUMBER:</p> <p style="text-align: center;"><b>C-1</b></p>	<p>PROJECT NO.:</p> <p style="text-align: center;">22013</p>	<p>DATE:</p> <p style="text-align: center;">11-8-22</p>	<p>PROJECT NO.:</p> <p style="text-align: center;">22013</p>																				



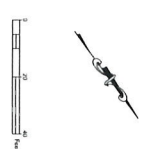




# ITEM A



US-411  
 (R/W 40' SIDES)  
 CURBWAY 4' 11"



GRADING LEGEND	
EXISTING	PROPOSED
ROAD-OF-WAY/PROPERTY LINE	2" W
WATER LINE	3" W
SEWER LINE	4" W
UNDERGROUND POWER LINE	5" W
UNDERGROUND TELEPHONE/DATA LINE	6" W
NATURAL GAS LINE	7" W
CLAMPOUT	8" W
ENGINE POINTE	9" W
WATER WAKES	10" W
WATER CONDUITS	11" W
1" INTERVALS	12" W
SPOT ELEVATION	13" W
STORM SEWER	14" W
CATCH BASIN	15" W
LIGHT POLE (SEE SITE ELECTRICAL PLANS)	16" W

**DISTURBED AREA**  
 Total Disturbed Area = 0.175 ACRES

1. Boundary and geographic information was taken from ALTA Survey by Regions Surveying, Inc. dated 5-1-12.
2. New finished contours shown on top of future grading in areas to receive pavement and lots of disturbed areas to be needed.
3. Areas outside of the parking lot (pavement shown) to be needed shall receive topsoil. The topsoil to be applied shall be determined by geology contractor.
4. Copies of all reports and correspondence shall be submitted to the City of Madisonville. A separate professional engineering report for pavement and building areas.
5. Grading contractor shall verify and coordinate with utility companies or from "knock and call" method to determine the location of all existing utility lines. Grading contractor shall verify and coordinate with all utility companies or from "knock and call" method to determine the location of all existing utility lines. Grading contractor shall verify and coordinate with all utility companies or from "knock and call" method to determine the location of all existing utility lines.
6. Grading contractor shall verify and coordinate with all utility companies or from "knock and call" method to determine the location of all existing utility lines. Grading contractor shall verify and coordinate with all utility companies or from "knock and call" method to determine the location of all existing utility lines.
7. The proposed grading shall be in accordance with the City of Madisonville's grading ordinance and shall be in accordance with the City of Madisonville's grading ordinance.
8. Provide all necessary and adequate safety precautions such as: all signs, lights, barriers and cones required by the local authority and in accordance with the City of Madisonville's grading ordinance. The contractor shall be responsible for all traffic control during the construction of the site. The contractor shall be responsible for all traffic control during the construction of the site.
9. For any work on the site, the contractor shall be responsible for all traffic control during the construction of the site. The contractor shall be responsible for all traffic control during the construction of the site.
10. Complete work to the satisfaction of the City of Madisonville public works department and obtain letter from the Department stating that the work is acceptable.
11. Post necessary notices as required.
12. Grading contractor shall install and maintain procedures to control dust. Contractor shall be responsible for all dust control during the construction of the site. The contractor shall be responsible for all dust control during the construction of the site.
13. Refer to geotechnical report for signs, fencing and barrier to be used.
14. Grading contractor to comply with state and local easement control and all other applicable laws.
15. A suitable site history shall be obtained during site surveying to determine the suitability of the existing soil and existing for the proposed grading and grading shall be in accordance with the City of Madisonville's grading ordinance.
16. All existing products and materials shall be removed and disposed of in accordance with the City of Madisonville's grading ordinance.
17. Before any product or material is used, contractor shall take and retain the same for the purpose of testing and analysis. The contractor shall be responsible for all testing and analysis. The contractor shall be responsible for all testing and analysis.
18. Temporary erosion control devices to be installed prior to beginning of grading. Contractor shall maintain all temporary erosion control devices and shall remove them from the site upon completion of the project. The contractor shall be responsible for all testing and analysis.
19. Cut and fill shall be no more than 3:1, unless noted otherwise.
20. Cut and fill shall be no more than 3:1, unless noted otherwise.
21. For proposed construction see ADDS dated NTS Commercial Addendum and contact by ADS dated 5-1-12.

GRADING & DRAINAGE PLAN	
DATE:	11-8-22
DRAWN BY:	DHC
CHECKED BY:	RHW
PROJECT NO.:	22013
SHEET NUMBER:	C3

**DUNKIN'**  
 4525 US-411  
 Madisonville, TN 37354  
 Parcel Number: 067 212.01

**Bluemont GROUP**  
 P.O. Box 11286  
 Knoxville, TN 37939

**MILLER & COY, INC.**  
 CONSULTING ENGINEERS  
 818 EAST CHERRY, CHATTANOOGA, TENNESSEE 37402  
 PHONE (423) 898-2051 FAX (423) 898-2054  
 Project Engineer:  
 Daniel Cannon, P.E.  
 423-466-9523  
 dcannon@millerandcoy.com





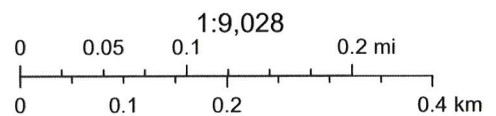


Monroe County - Parcel: 079 073.0 ITEM B



Date: December 5, 2022

County: Monroe  
Owner: ISBILL DONALD BURTON  
Address: ISBILL RD  
Parcel Number: 079 073.00  
Deeded Acreage: 82.9  
Calculated Acreage: 0



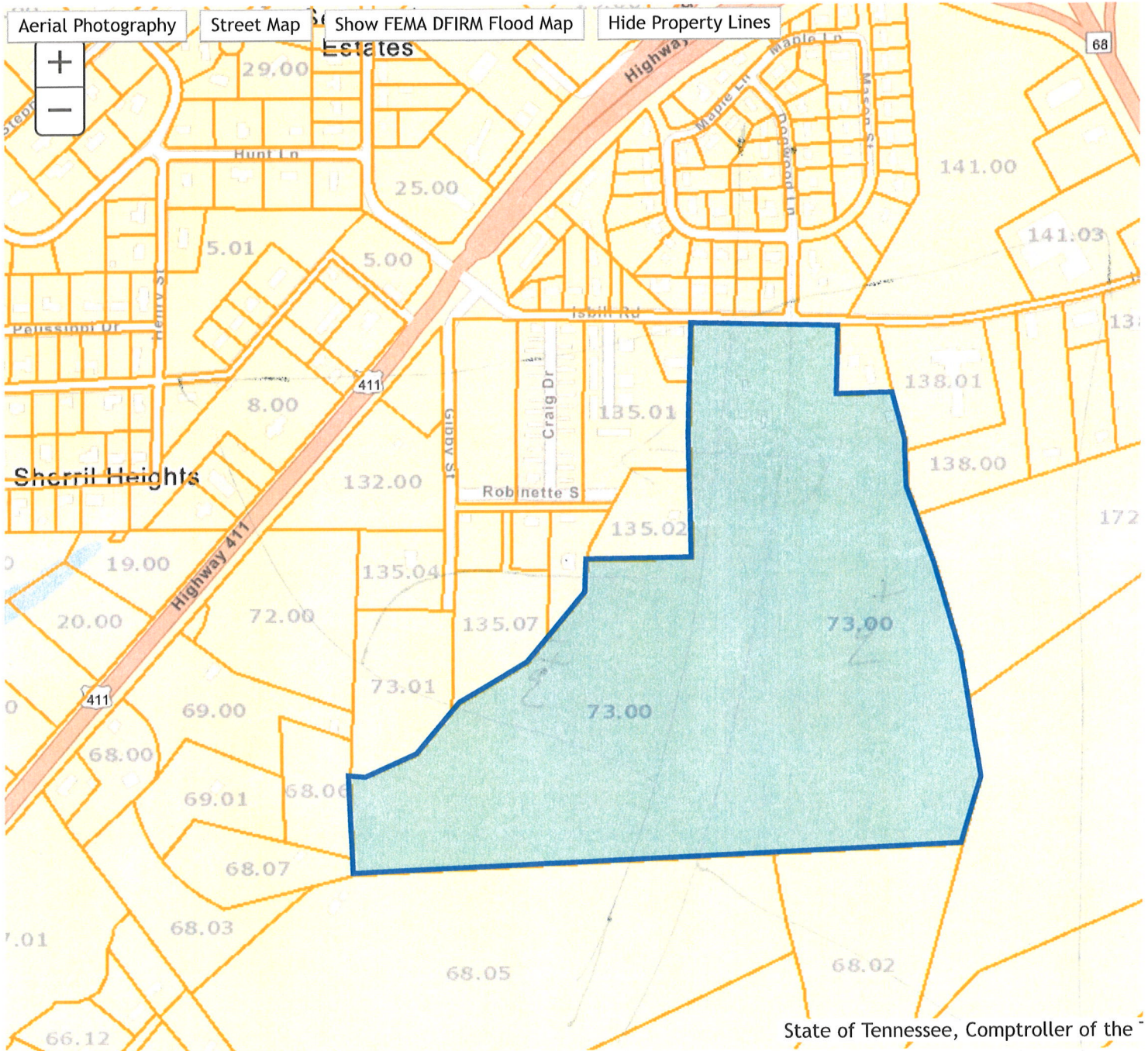
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The property lines are compiled from information maintained by your local





# ITEM B









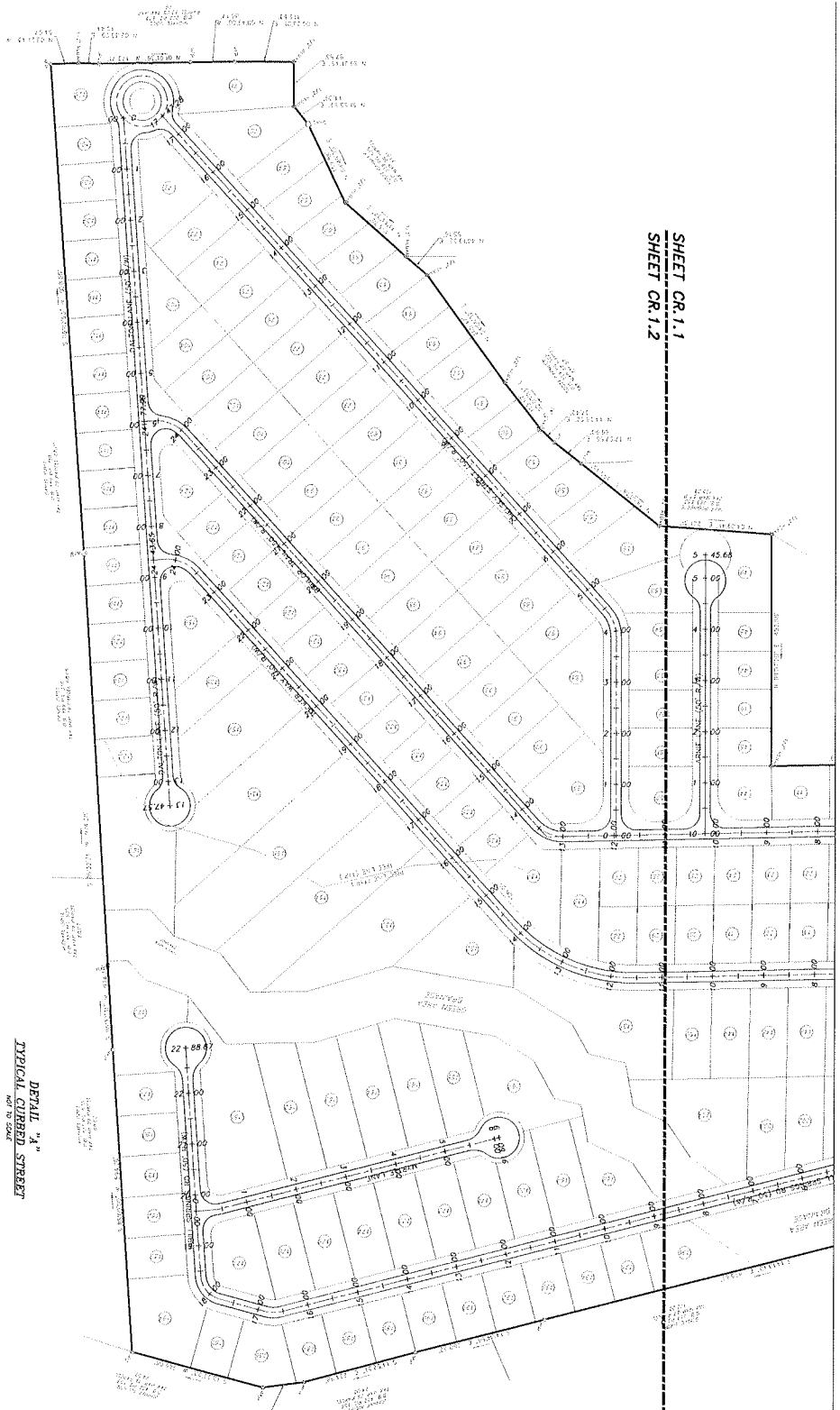






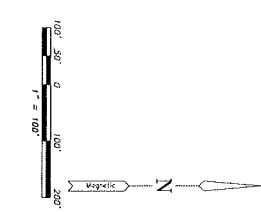
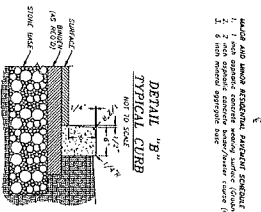
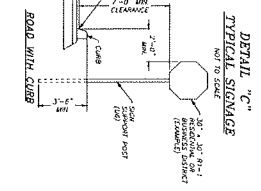
SHEET CR.1.1  
SHEET CR.1.2

SHEET CR.1.1  
SHEET CR.1.2



**GENERAL ROAD NOTES:**

1. Show your project and all forces need to be included as necessary to review.
2. All utility lines shown are approximate and not to be construed as a guarantee of location or depth.
3. The Contractor shall verify the location, depth, and character of all utilities shown on this plan.
4. All utility lines shall be 30" or larger.
5. All utility lines shall be 30" or larger.
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11. All utility lines shall be 30" or larger.
12. All utility lines shall be 30" or larger.
13. The Contractor shall verify the location, depth, and character of all utilities shown on this plan.



DATE	BY	REVISIONS

**STERLING CIVIL ENGINEERING**  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1000 VILLAGE BLVD. SUITE 100  
MADISONVILLE, TN 37053  
PHONE: 663.843.8086  
FAX: 663.843.8087  
WWW.STERLINGCIVIL.COM

**OVERALL ROAD PLAN**  
**GRAN VILLAGE MEADOWS**  
**ON ISBILL ROAD**  
ROBERT YENTZER  
MADISONVILLE, TN

**STERLING CIVIL ENGINEERING**  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1000 VILLAGE BLVD. SUITE 100  
MADISONVILLE, TN 37053  
PHONE: 663.843.8086  
FAX: 663.843.8087  
WWW.STERLINGCIVIL.COM

SHEET CR.1.2  
DATE: 10/20/22  
SCALE: 1" = 100'  
PROJECT: 7649-CR.1  
SHEET NO: S61#7649



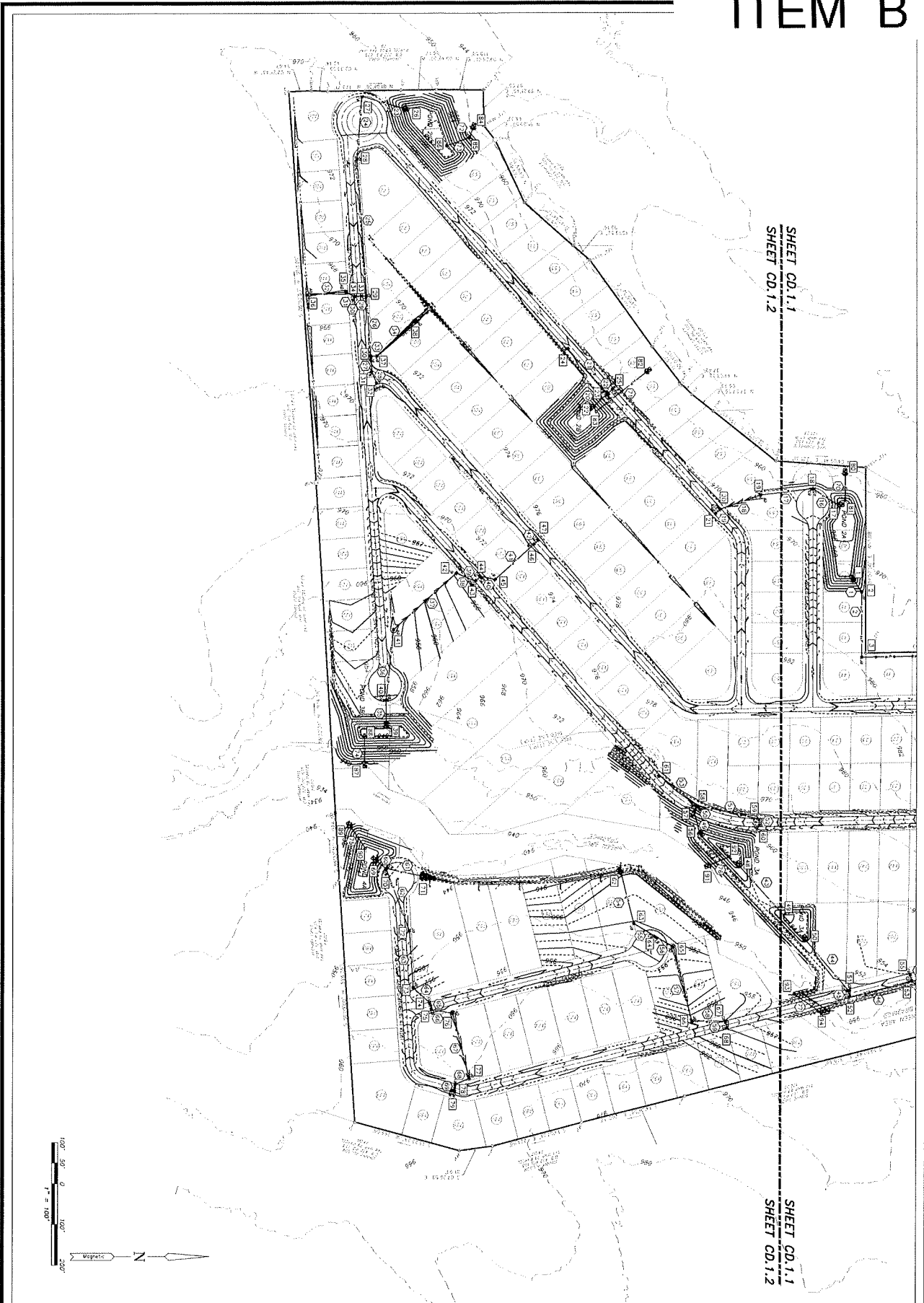
PROJECT NO: 7649-CR.1  
SHEET NO: S61#7649

DATE: 10/20/22  
SCALE: 1" = 100'  
PROJECT: 7649-CR.1  
SHEET NO: S61#7649





# ITEM B



PROJECT NO.	7649-CD.1
DATE	10/20/22
SCALE	1" = 100'
DESIGNED BY	SDJ
CHECKED BY	SDJ
DATE	10/20/22
SCALE	1" = 100'
PROJECT NO.	7649-CD.1
SHEET NO.	CD.1.2



DATE	BY	REVISIONS

**DRAINAGE PLAN**  
**GRAN VILLAGE MEADOWS**  
**ON ISBILL ROAD**  
 ROBERT YENTZER  
 MADISONVILLE, TN

STERLING  
 CIVIL ENGINEERING  
 CONSULTING  
 LAND SURVEYING  
 LAND PLANNING

1000 VILLAGE BLVD  
 MADISONVILLE, TN 37055  
 P.O. BOX 425  
 MADISONVILLE, TN 37055  
 PHONE: 562-5111 FAX: 562-5112  
 WWW.STERLINGENGINEERING.COM