

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** August 9, 2023  
**Subject:** August 15, 2023, Madisonville Regional Planning Commission Agenda

AGENDA  
MADISONVILLE REGIONAL  
**PLANNING COMMISSION**  
Madisonville City Hall  
Board Room  
Tuesday, August 15, 2023  
*Immediately following the BZA*

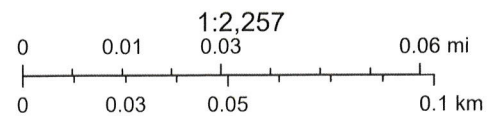
- I. Call to Order
- II. Approval of minutes from the July 18, 2023 meeting
- III. Planned Agenda Items
  - A. Site Plan, expansion of Walmart (approx. 3,278 square feet) for pickup services, Applicant, Jared Hutchison, Property owner, Walmart, 4525 Hwy. 411, Tax Map 67, Parcel 212.01, C-3, Highway Business District, approx. 12.8 acres;
  - B. Subdivision Plat, 7-lots, Printis Woods subdivision, Applicant and Property owner, D&L Partnership, c/o James Lee, 4061 Hwy. 68, Tax Map 67, Parcel 32.00, approx., 83 acres, *Madisonville Planning Region*;
- IV. Other Business
- V. Adjournment





Date: August 9, 2023

County: Monroe  
 Owner: WAL-MART INC  
 Address: HWY 411 4525  
 Parcel Number: 067 212.01  
 Deeded Acreage: 12.79  
 Calculated Acreage: 0



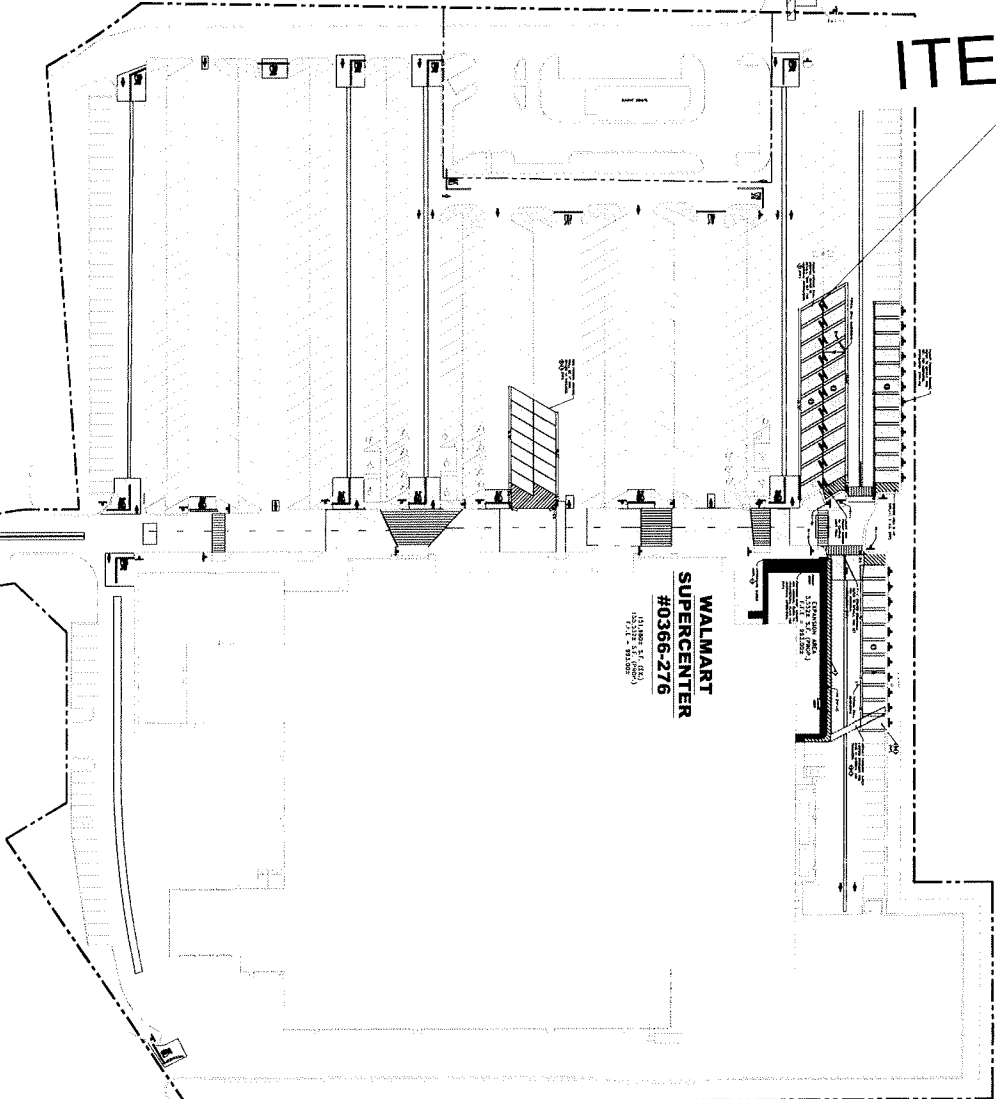
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The property lines are compiled from information maintained by your local



# ITEM A

**WALMART  
SUPERCENTER**  
#0366-276  
1518451 ST. (J25)  
1717 N. WALTON  
MADISONVILLE, TN 37053

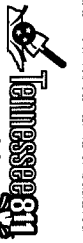


**PARKING INFORMATION**

MARKET	MARKET TYPE	PARKING REQUIRED	PARKING PROVIDED	PERCENTAGE PROVIDED	TOTAL PARKING	TOTAL AREA
WALMART	BUILDING SURF	520 SPACES	520 SPACES	100%	520 SPACES	44,847,000 SF
LOADING	15,500 SF	600 SPACES	600 SPACES	100%	600 SPACES	1,200,000 SF
PROVIDED	132,324 SF	1,120 SF	1,120 SPACES	100%	1,120 SPACES	2,240,000 SF
TOTAL		1,120 SPACES	1,120 SPACES	100%	1,120 SPACES	2,240,000 SF

1. WASHINGTON STATE PARKING REQUIREMENTS IN THE MARKET TYPE PARKING PROJECT.
2. SEE TO CHECK FOR CORRECT PARKING INFORMATION AND TO VERIFY MARKET TYPE.
3. CHECK FOR CORRECT MARKET TYPE AND TO VERIFY MARKET TYPE.
4. CHECK FOR CORRECT MARKET TYPE AND TO VERIFY MARKET TYPE.

## PICKUP STRIPING AND SIGNAGE SITE PLAN

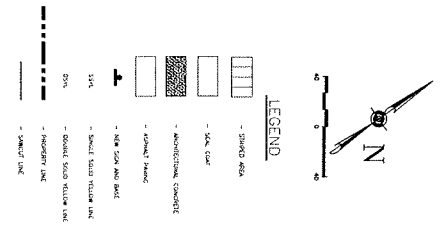


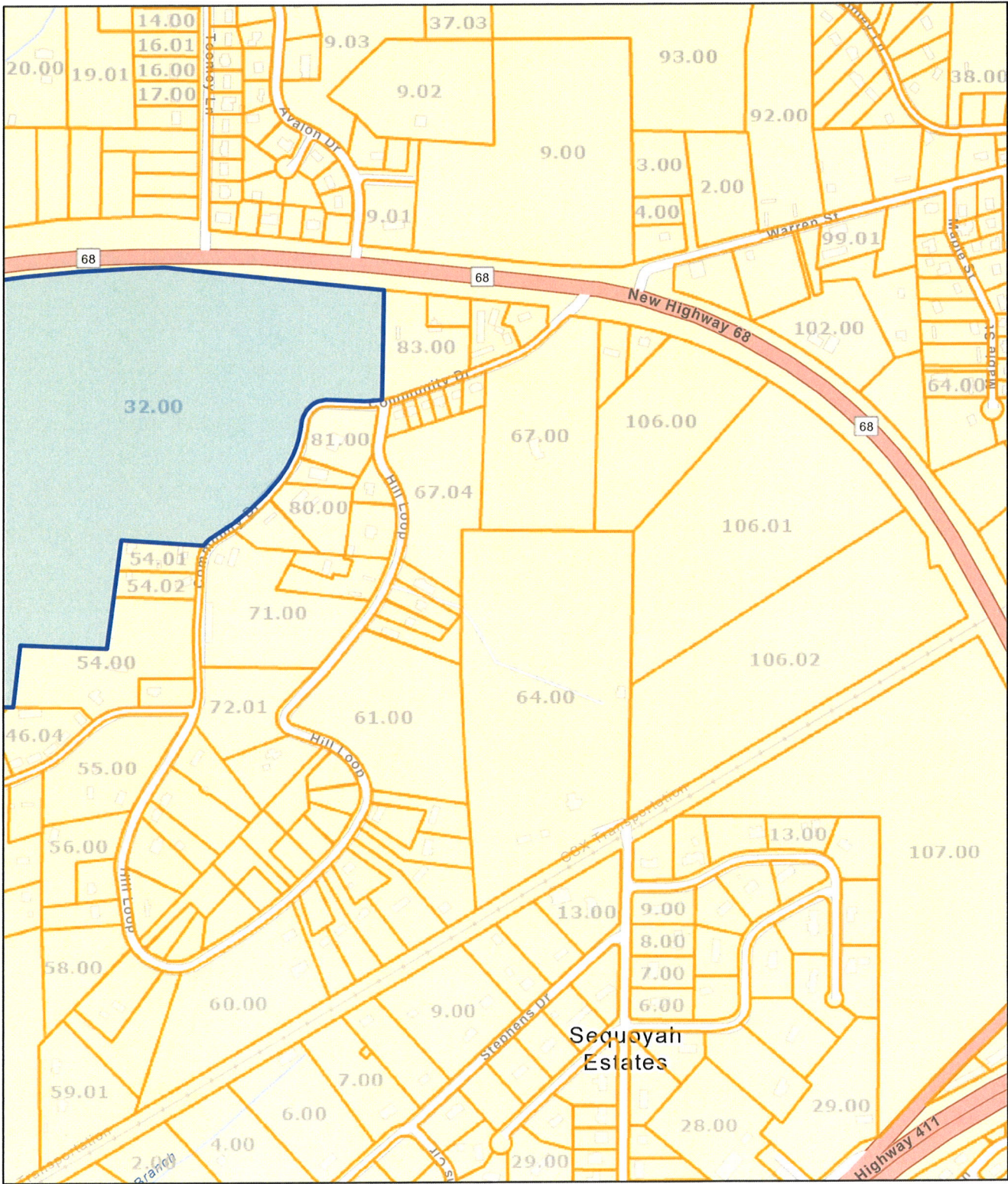
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISONVILLE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR STREET LIGHTING.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISONVILLE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR STREET LIGHTING.
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISONVILLE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR STREET LIGHTING.

**NOTICE TO CONSTRUCTION**

The construction shall be in accordance with the City of Madisonville Planning Department and Engineering Department standards and specifications for street lighting. All construction shall be in accordance with the City of Madisonville Planning Department and Engineering Department standards and specifications for street lighting. All construction shall be in accordance with the City of Madisonville Planning Department and Engineering Department standards and specifications for street lighting.

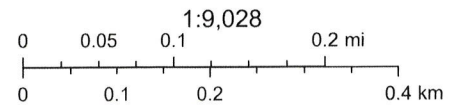
PICKUP STRIPING SIGNAGE	CONSTRUCTION
PAVEMENT MARKING	4" x 4" x 4"
PAVEMENT MARKING	6" x 6" x 6"
PAVEMENT MARKING	8" x 8" x 8"
PAVEMENT MARKING	10" x 10" x 10"





Date: August 8, 2023

County: Monroe  
Owner: D & L PARTNERSHIP  
Address: HWY 68 4061  
Parcel Number: 067 032.00  
Deeded Acreage: 83.1  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2021

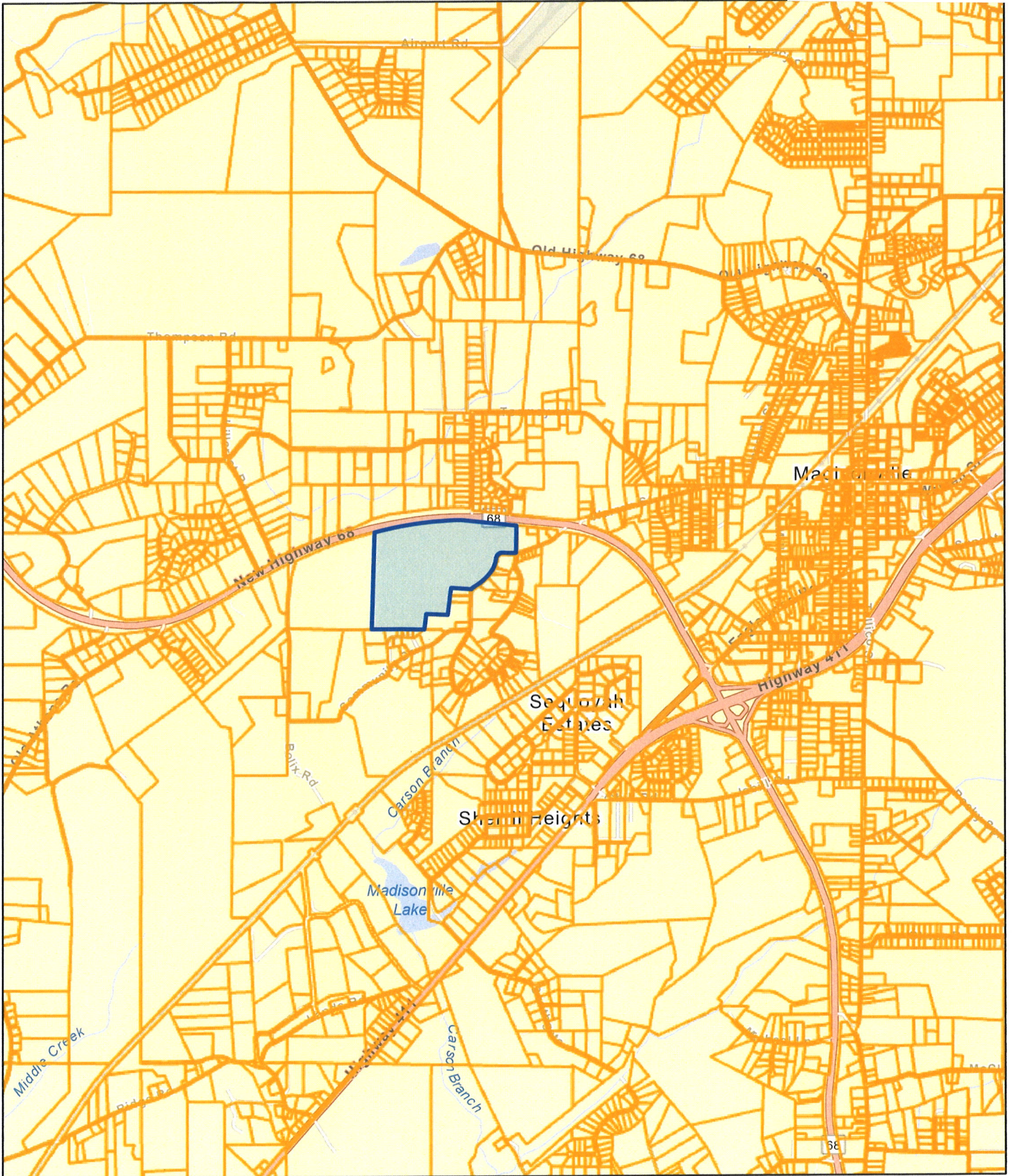


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

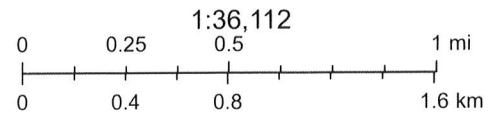


Monroe County - Parcel: 067 032.00 ITEM B



Date: July 31, 2023

County: Monroe  
Owner: D & L PARTNERSHIP  
Address: HWY 68 4061  
Parcel Number: 067 032.00  
Deeded Acreage: 83.1  
Calculated Acreage: 0



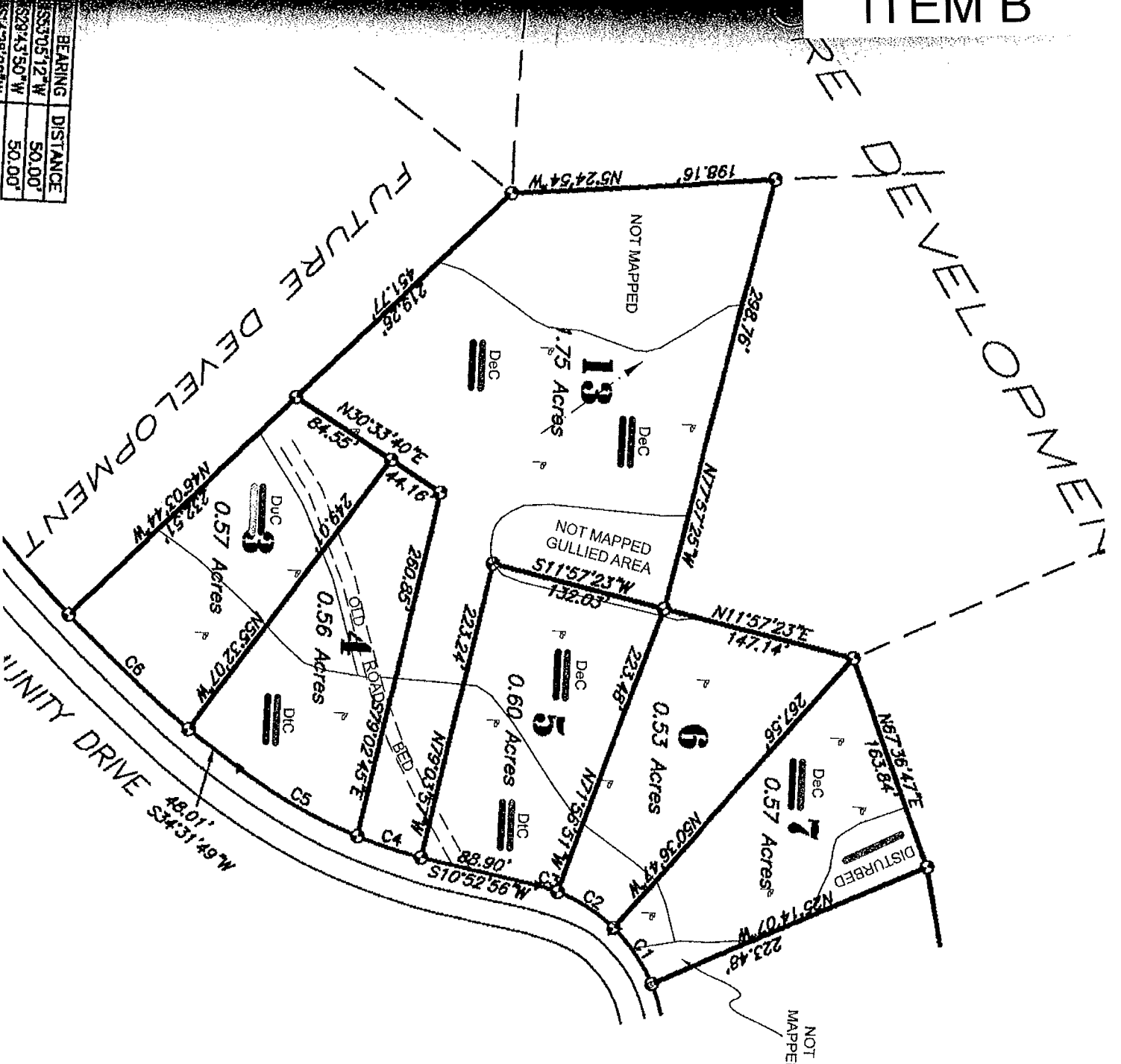
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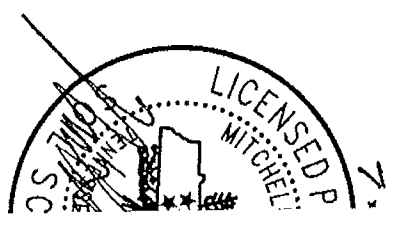
# ITEM B

BEARING	DISTANCE
S33°05'12"W	50.00'
S29°43'50"W	50.00'



Final C.L.D.

- Dec : 5-15% DEW
- Dtc : 5-15% DECA1
- Duc : 5-15% DUNM1
- SOIL N



HIGH INTEN