

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: September 13, 2023
Subject: September 19, 2023, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, September 19, 2023
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the August 15, 2023 meeting
- III. Planned Agenda Items
 - A. Site Plan for 60' x 150' expansion, Applicant, Richard Murphy, IKON Boats, 260 Industrial Park Rd., M-1, Industrial District, Tax Map 079, Parcel 004.03, Approximately 10 acres, (*see BZA agenda*);
 - B. Subdivision plat, 1-lot with road frontage variance for remaining acreage, Applicant, Joshua Goodwin, Rebecca Goodwin property, Stinnett Rd., Tax Map 057, Parcel 76.00, approx. 18.5 acres, *Madisonville Planning Region*;
 - C. Final Subdivision Plat, 5-lots, Applicant, Jeremy Pearson, Property Owner, 68 Properties Co., LLC, 1142 Tellico St., Tax 079, Parcel 105.00 and Parcel 105.01, R-1 Low Density Residential District and C-3, Highway Business District, approx. 7.55 acres;
 - D. Rezoning request from C-3, Highway Business District to R-1, Low Density Residential District, Property Owner, Lowell Russell, Bradley St., Tax Map 067K, Group B, Parcel 037.00, approximately 4.2 acres;
 - E. Rezoning request from R-1, Low Density Residential to C-3, Highway Business District, part of Parcel 099.00 and part of Parcel 100.01 on Tax Map 079, Hwy. 68, Property Owner and Applicant, Monroe County Homes, Danny Stricklan;

F. Site Plan for 40' x 40' expansion, Restorations Pro., Property Owner and Applicant, Monroe County Homes, Danny Stricklan, 5005 Hwy. 68, Tax Map 079, Parcel 100.01, (*see Item E above*);

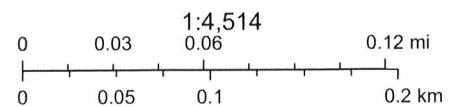
IV. Other Business

V. Adjournment



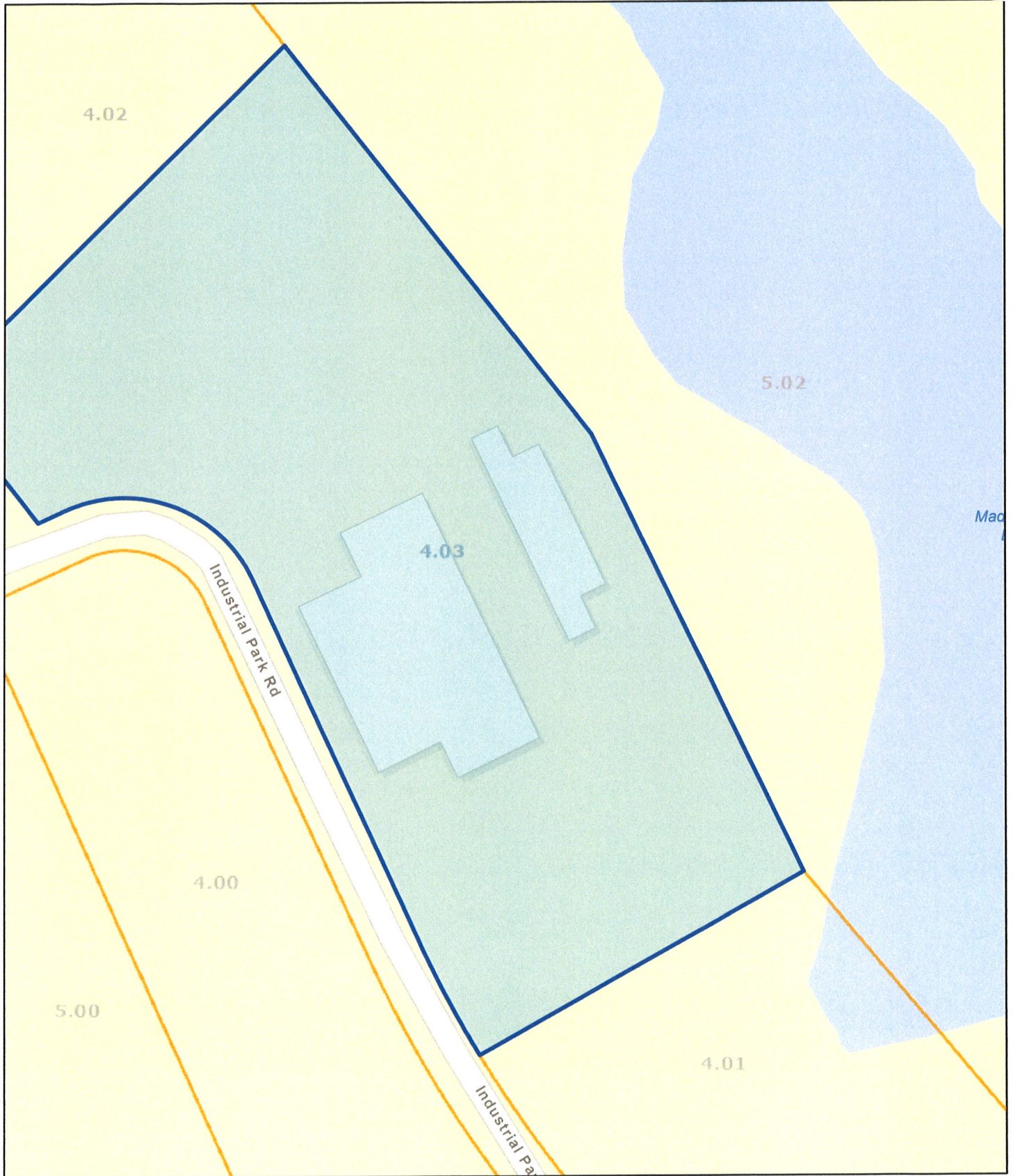
Date: September 5, 2023

County: Monroe
 Owner: HYDRASPORTS CUSTOM BOATS LLC
 Address: INDUSTRIAL PARK RD 260
 Parcel Number: 079 004.03
 Deeded Acreage: 10
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



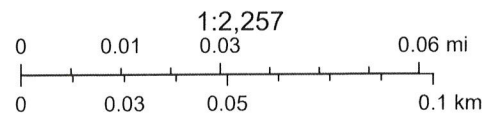
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: September 5, 2023

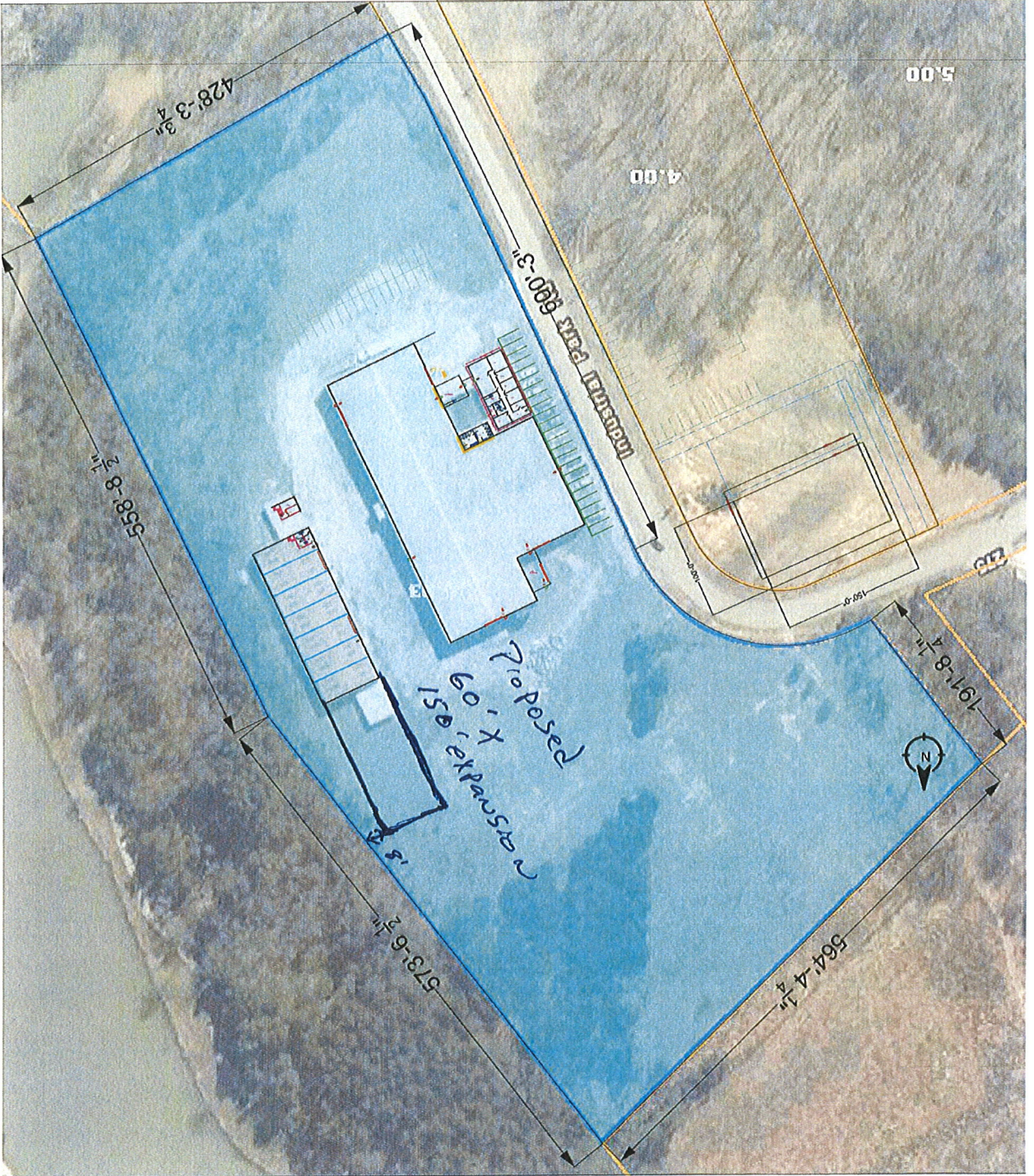
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 Calculated Acreage: 0



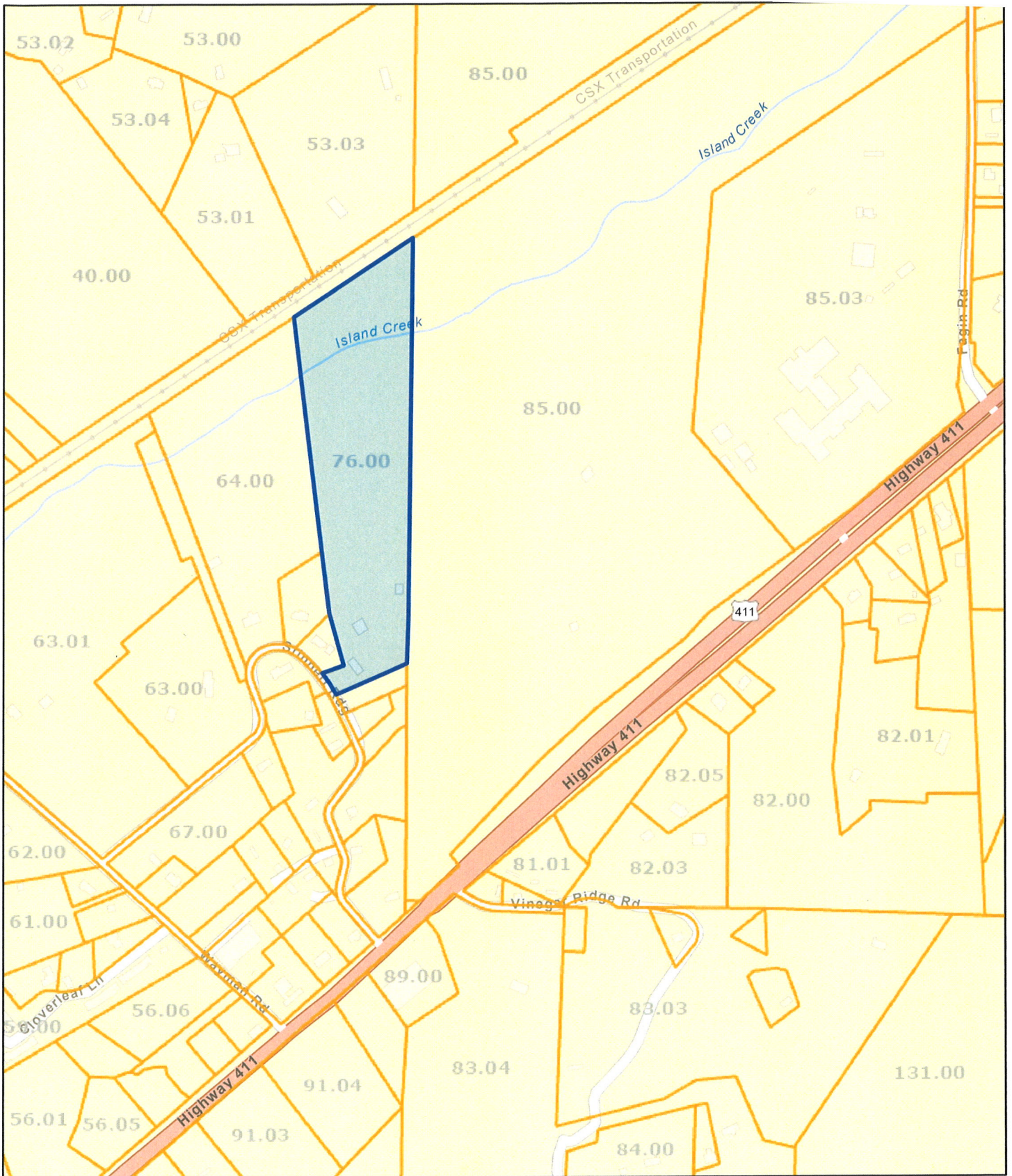
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ITEM A

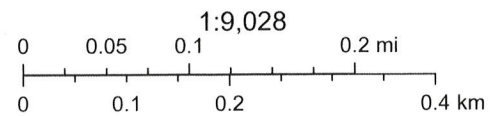


Approx
8 FT
from
Property
Line



Date: August 22, 2023

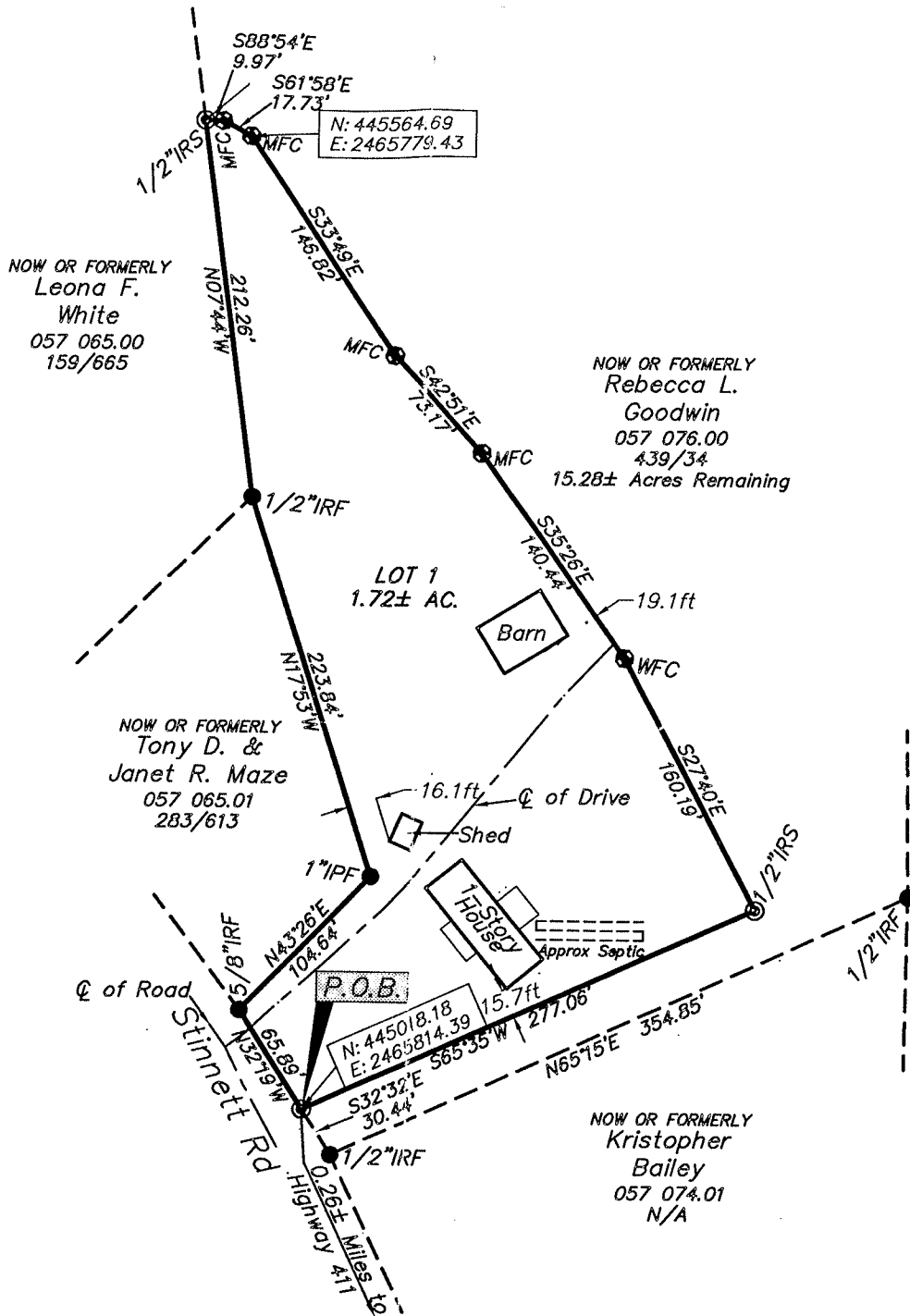
County: Monroe
Owner: GOODWIN REBECCA L
Address: STINNETT RIDGE 170
Parcel Number: 057 076.00
Deeded Acreage: 17
Calculated Acreage: 18.5



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ITEM B



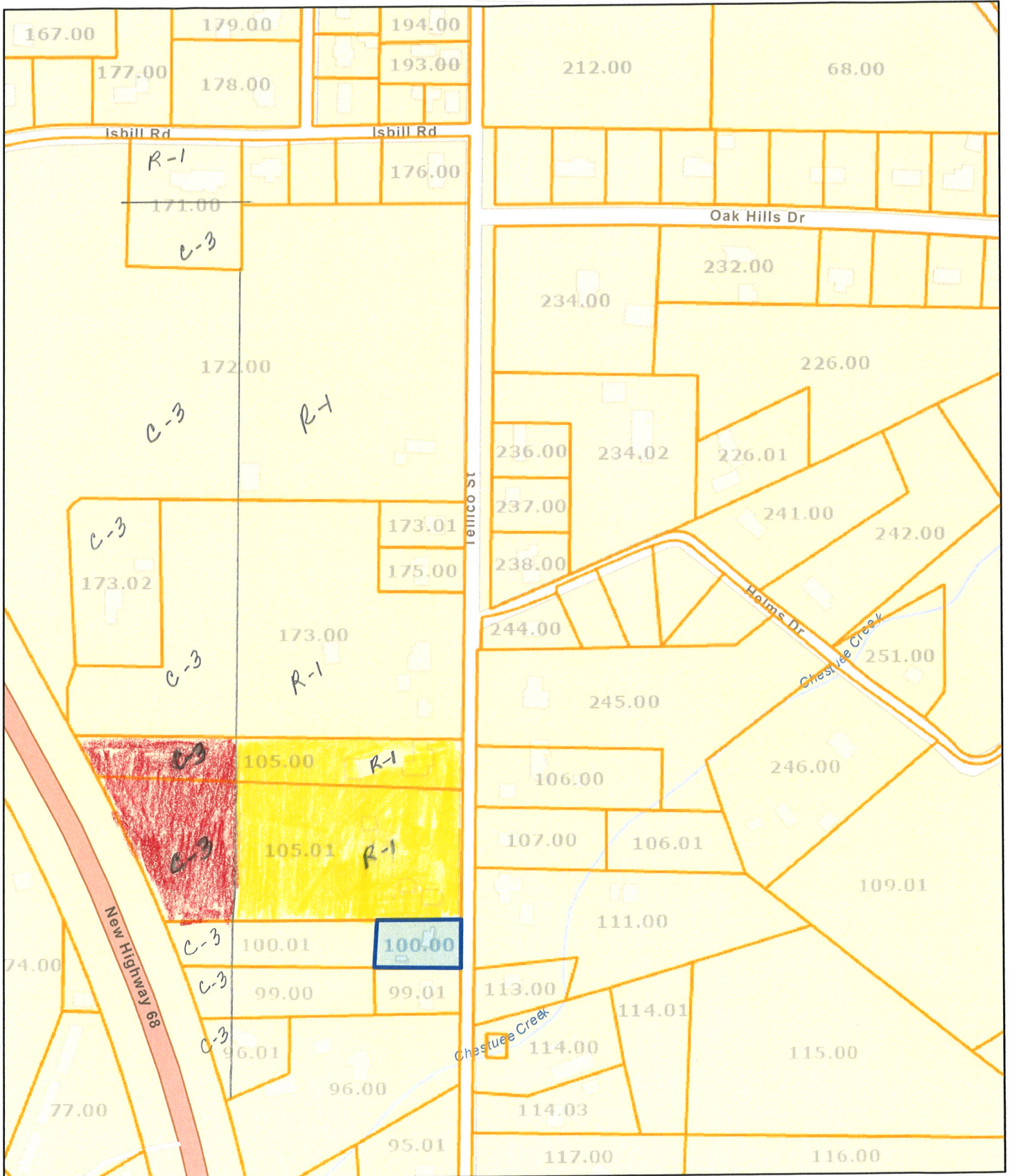
GPS Survey Note: All boundary monuments and survey control was performed using a Trimble IGB network rover, dual frequency was used (L1, L2, L5), GPS survey adjusted real time kinematics based on TDOT GNSS Network-NAD83 (NSR) is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts of .99991425953.

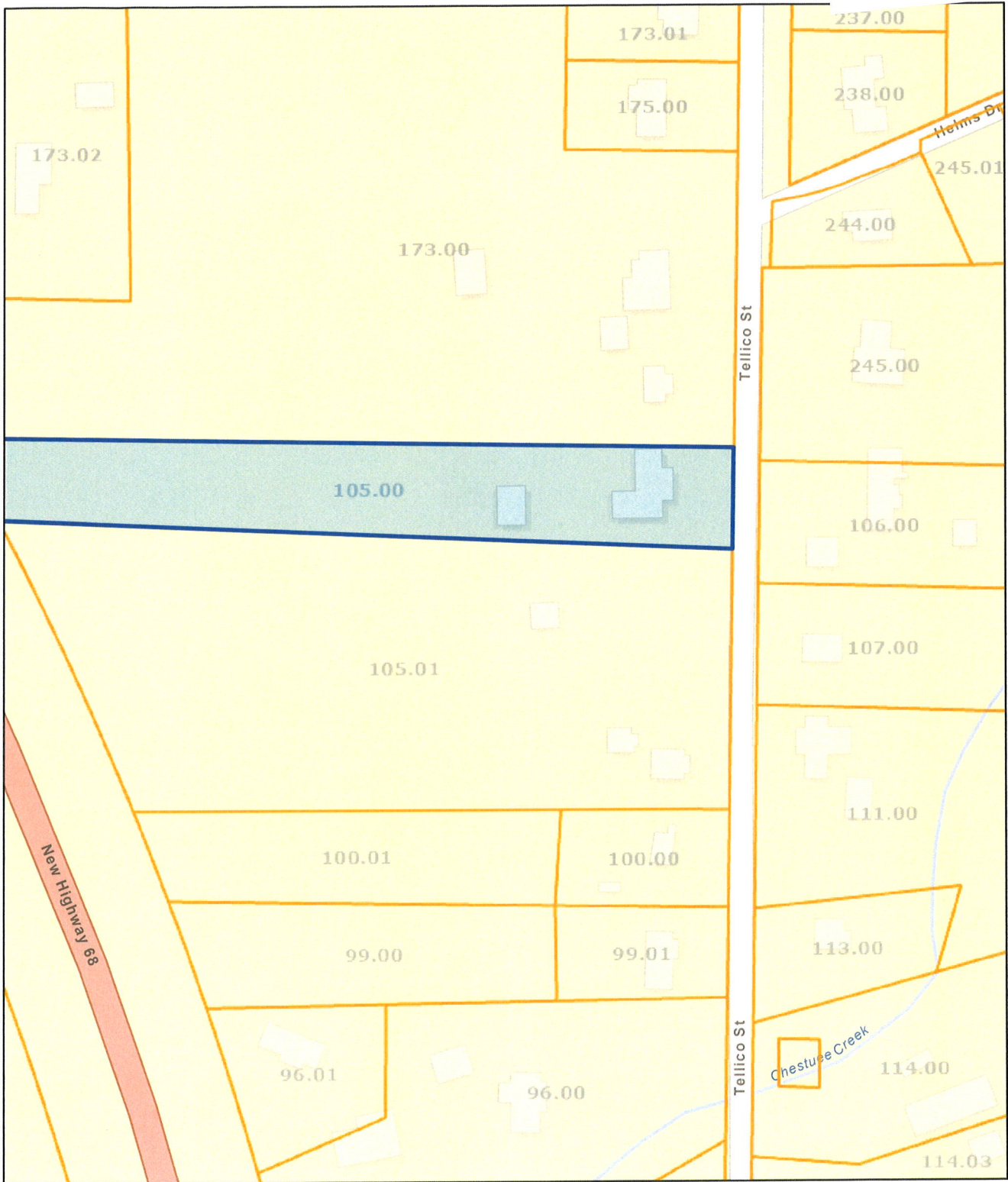
Surveyor's Notes: Copying this original invalidates any and all liabilities and may have been in effect at the time of the original survey as per the date of the survey whose seal is affixed, and the liability expires 4 years from the date of the survey as per Code Ann. § 28-3-114(a) (2000). A determination of the title may best be made by a competent professional who specializes in land title matters. This survey is without the benefit of a complete title examination. The Land Surveyor will not guarantee that all easements which may affect this property are shown or responsible for all permits that are required by government.

SURVEY FOR: **JOSHUA GOOD**

FINAL PLAT OF LOT 1, REBECCA GOODWIN PROPERTY

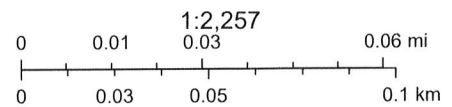
CITY OF MADISONVILLE, 2ND CIVIL DISTRICT





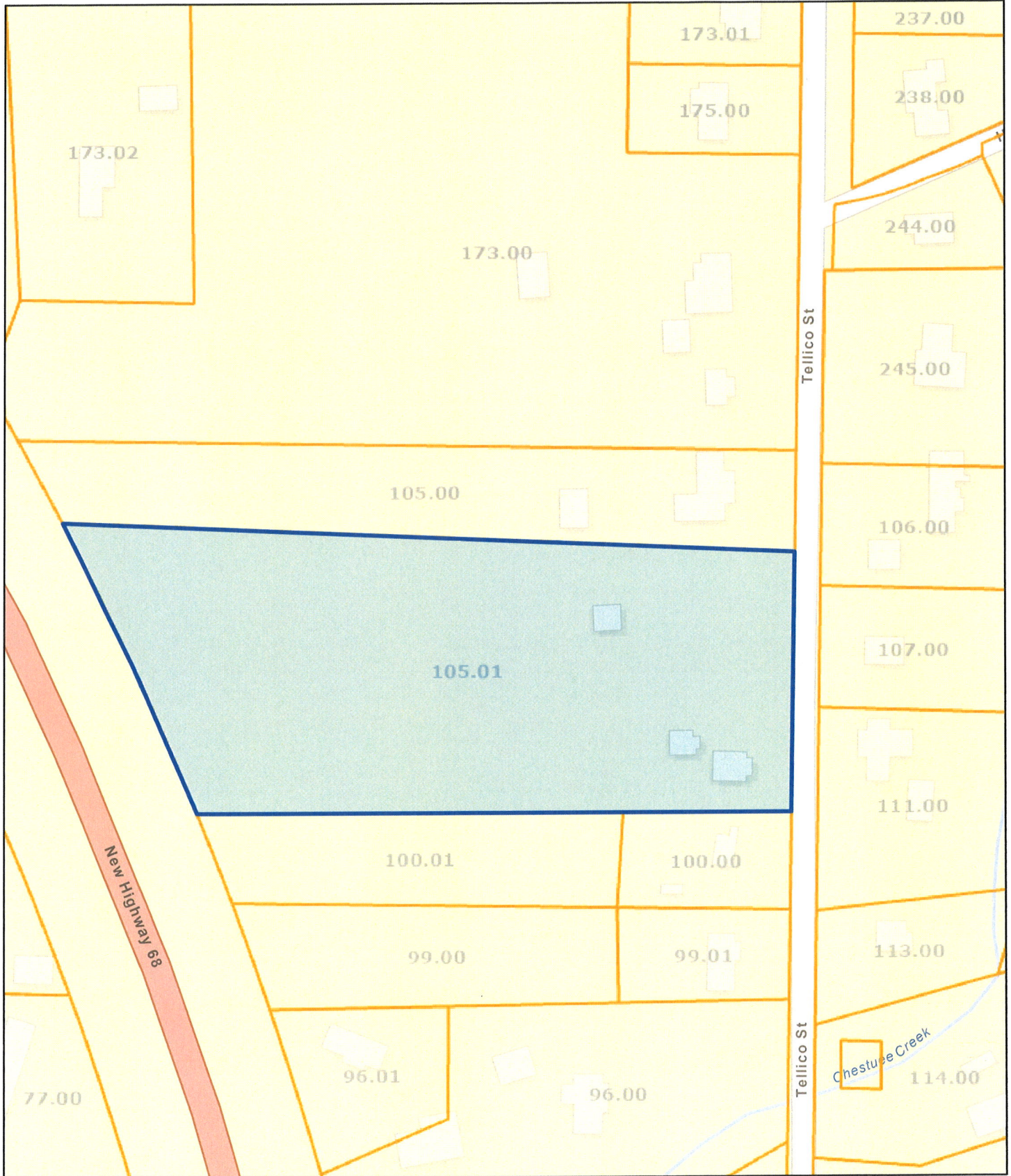
Date: September 13, 2023

County: Monroe
 Owner: PEARSON GARY C ETUX
 Address: TELLICO ST 1154
 Parcel Number: 079 105.00
 Deeded Acreage: 2.45
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



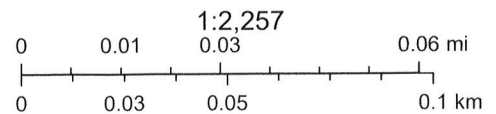
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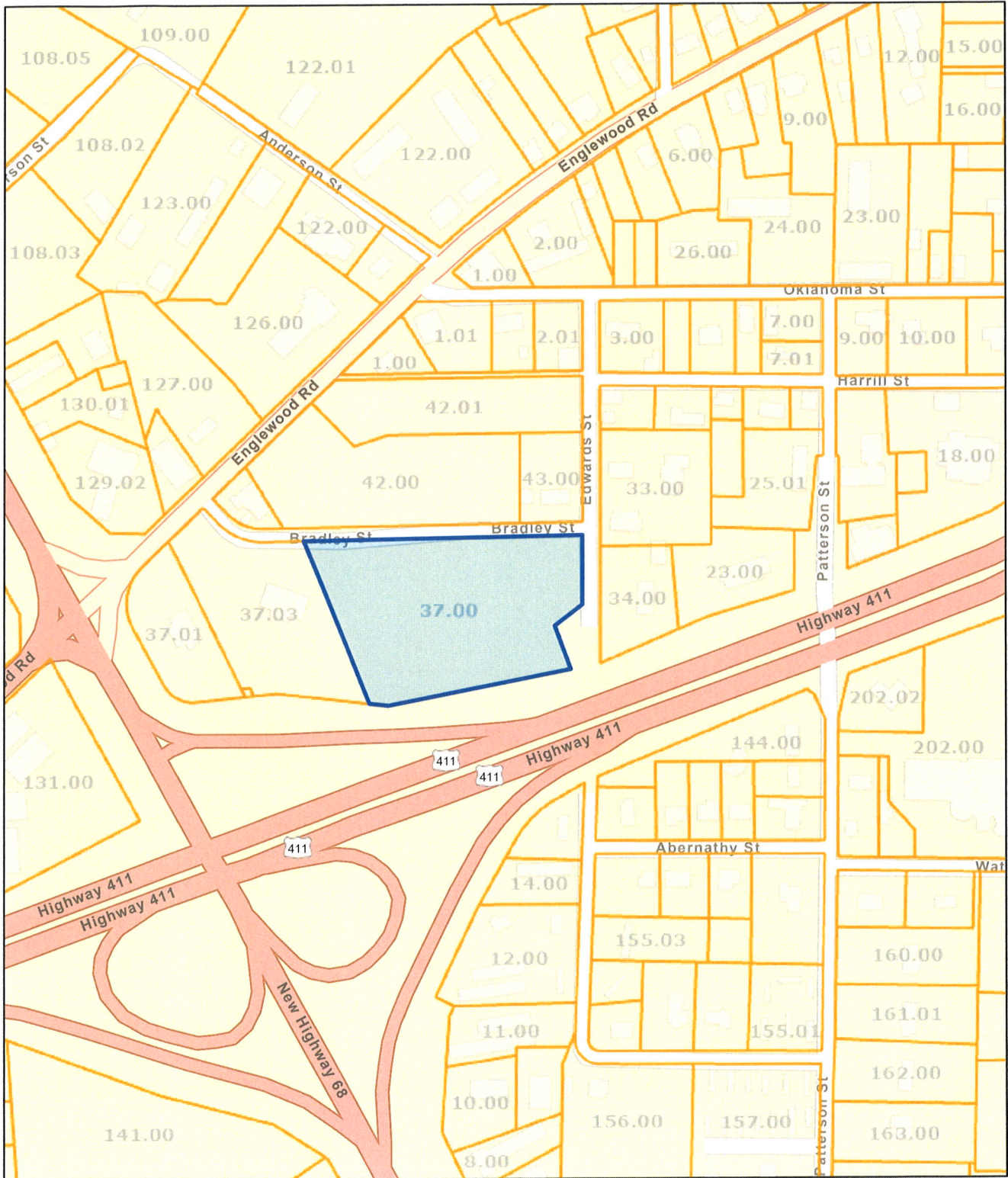
Date: September 13, 2023

County: Monroe
 Owner: 68 PROPERTIES COMPANY LLC
 Address: TELLICO ST 1164
 Parcel Number: 079 105.01
 Deeded Acreage: 5.32
 Calculated Acreage: 0



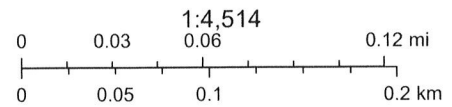
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Date: September 11, 2023

County: Monroe
 Owner: RUSSELL LOWELL
 Address: BRADLEY ST
 Parcel Number: 067K B 037.00
 Deeded Acreage: 4.21
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



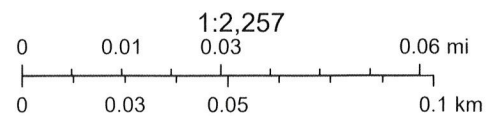
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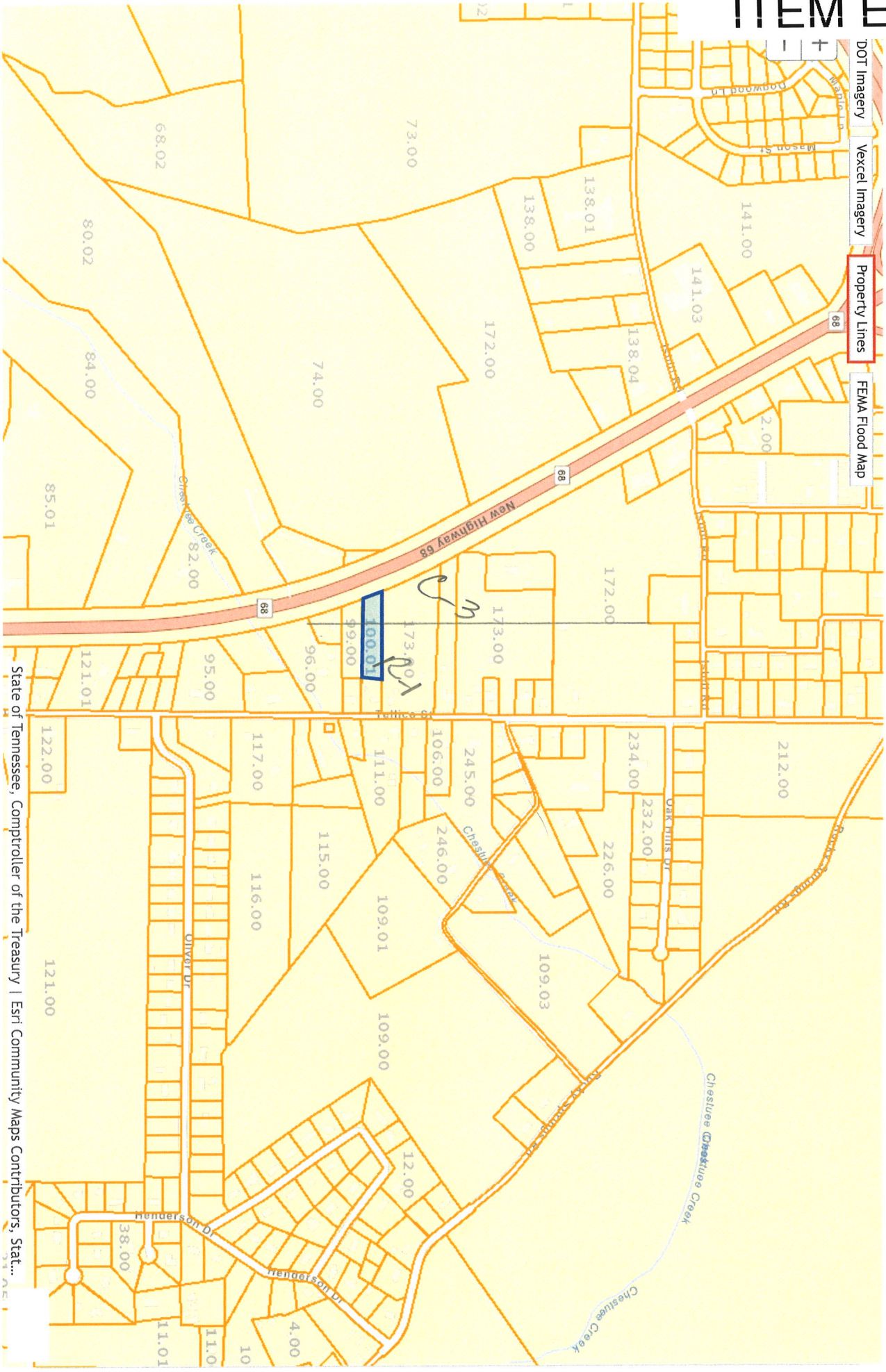


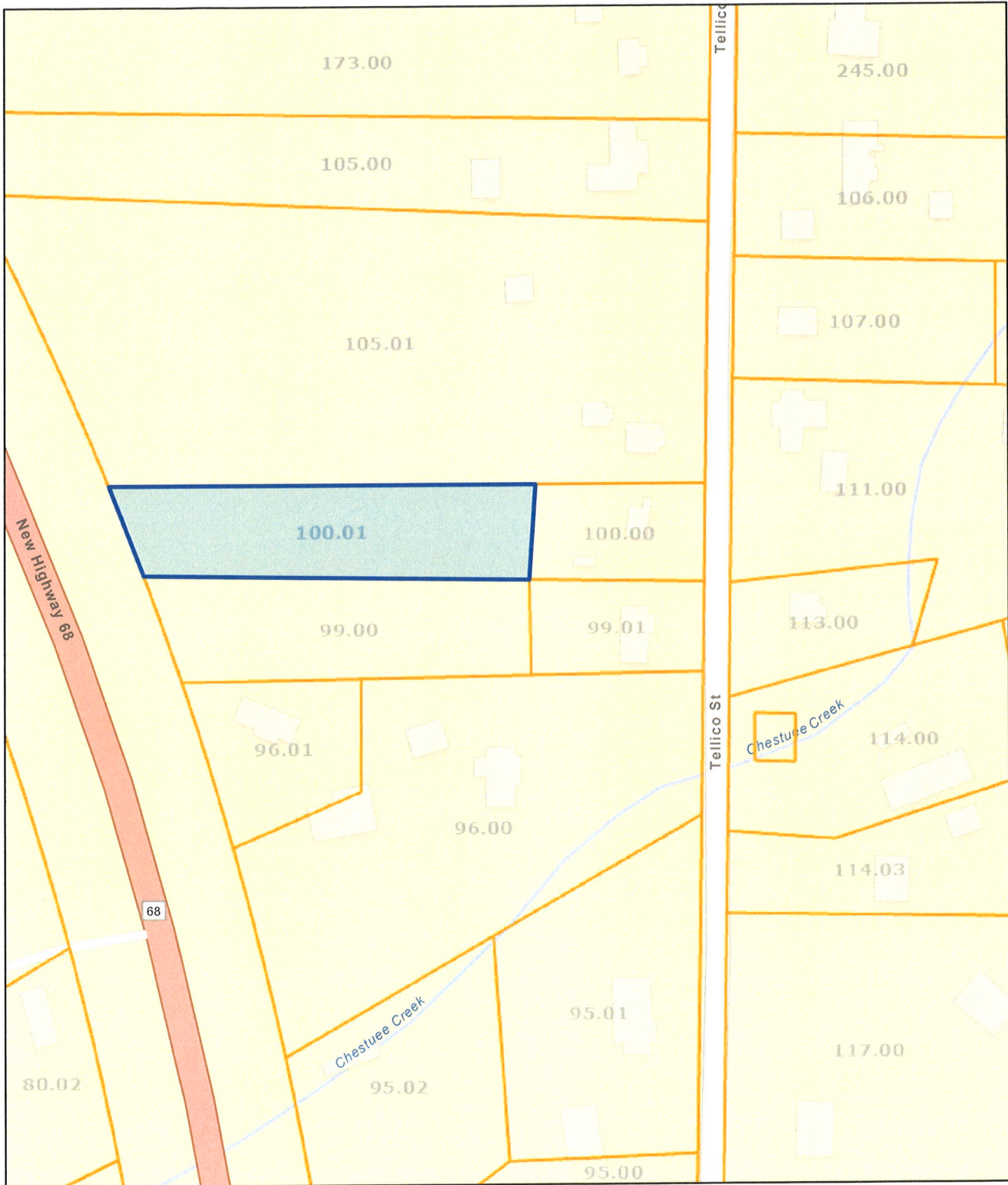
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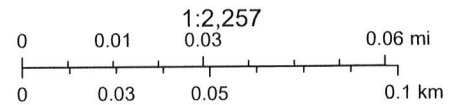
ITEM E





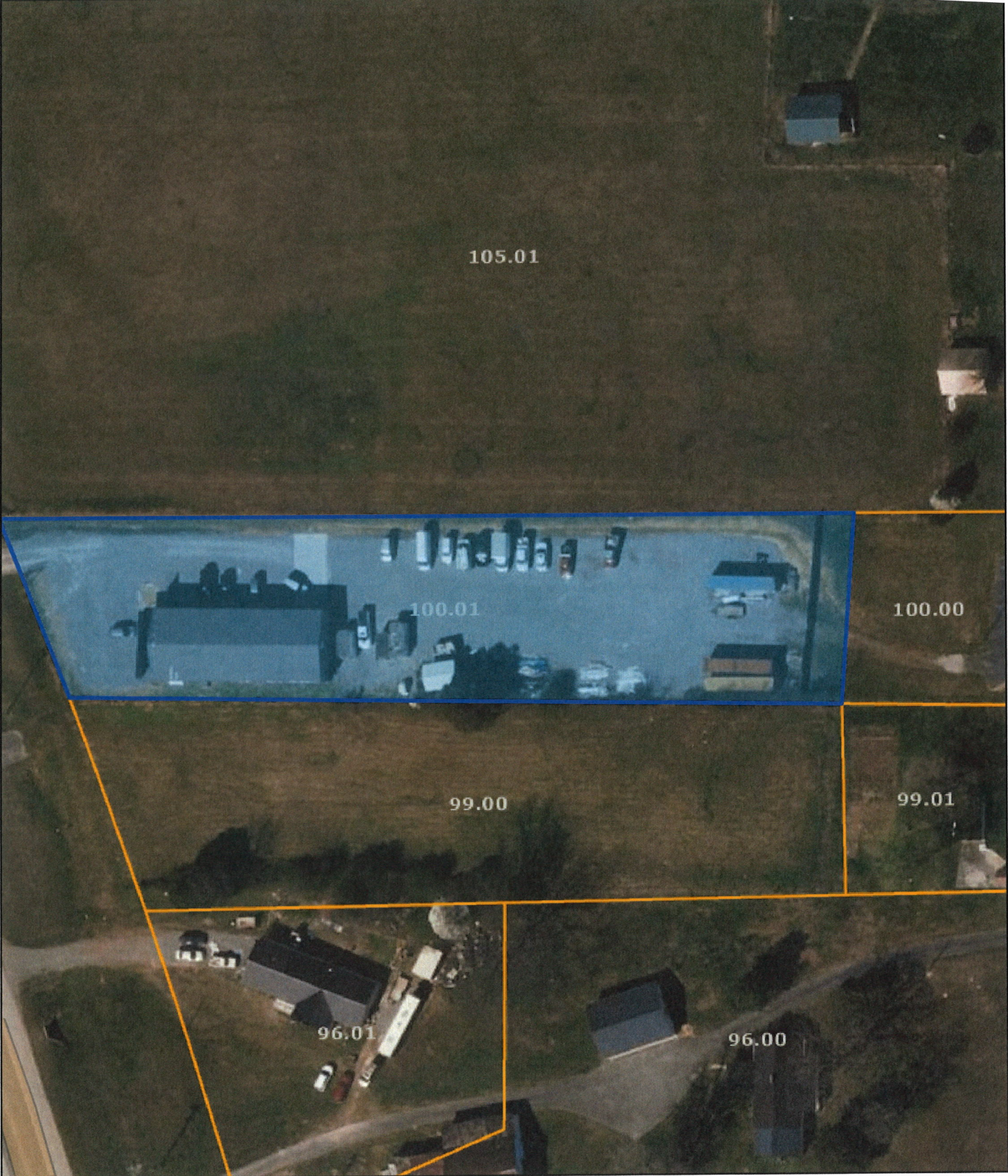
Date: September 8, 2023

County: Monroe
 Owner: MONROE COUNTY HOMES LLC
 Address: HWY 68 5005
 Parcel Number: 079 100.01
 Deeded Acreage: 1.12
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2021



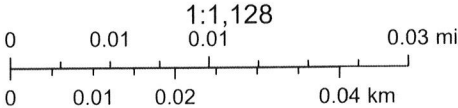
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Date: September 8, 2023

County: Monroe
 Owner: MONROE COUNTY HOMES LLC
 Address: HWY 68 5005
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CERTIFICATION OF OWNERSHIP AND REDUCTION

This is to certify that the entirety of the property shown and numbered herein is owned by the undersigned and no other person, firm or corporation has any interest in the same, and that the same is not subject to any lien or other public charge and is not subject to any other public charge.

Signature: Archie Kestle Date: 5/18/17
 Owner: Archie Kestle
 Signature: _____ Date: _____
 Owner: _____

CERTIFICATE OF ACCURACY

I certify that the plat has been prepared in accordance with the provisions of the laws of this State and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the provisions of the laws of this State and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

CERTIFICATION OF STREET NAMES

I certify that all street names are in compliance with the laws of this State and that the same are a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

Existing Water Certification

The property shown on this subdivision plat is within the service area of the following utility companies and the same are a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

Certificate of Electrical Utility Service

The property shown on this subdivision plat is within the service area of the following utility companies and the same are a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

CERTIFICATE EXISTING SEPTIC SYSTEM

The existing septic system is located as shown on the plat on Lot 1. The same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

EXISTING SEWER CERTIFICATION

The property shown on this subdivision plat is within the service area of the following utility companies and the same are a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL

Lot 1 has an existing septic system. In the event of the failure of the existing septic system, the owner of the property shall be responsible for the installation of a new septic system. The same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle

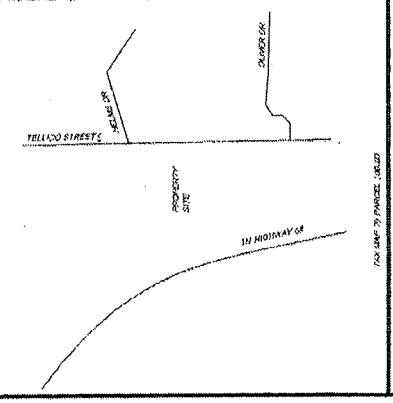
General Notes

This subdivision is shown on Plat No. 118 of 1912, Vol. 118 of the Public Records of this State. The same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

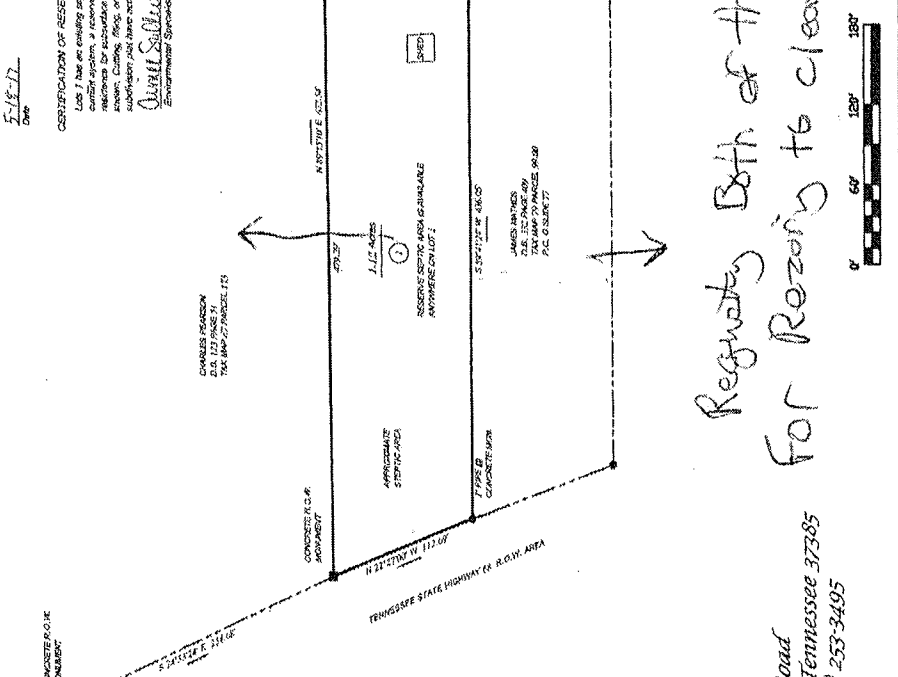
NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.

The property shown on this subdivision plat is within the service area of the following utility companies and the same are a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent, and that the same is a true and correct copy of the original plat as shown to me by the owner or his authorized agent.

Signature: Archie Kestle Date: 5/18/17
 Surveyor: Archie Kestle



- LEGEND
- 1/4" IRON PIPE (4" DIA.)
 - 2" IRON PIPE (6" DIA.)
 - 4" IRON PIPE (12" DIA.)
 - 6" IRON PIPE (18" DIA.)
 - 8" IRON PIPE (24" DIA.)
 - 10" IRON PIPE (30" DIA.)
 - 12" IRON PIPE (36" DIA.)
 - 14" IRON PIPE (42" DIA.)
 - 16" IRON PIPE (48" DIA.)
 - 18" IRON PIPE (54" DIA.)
 - 20" IRON PIPE (60" DIA.)
 - 22" IRON PIPE (66" DIA.)
 - 24" IRON PIPE (72" DIA.)
 - 26" IRON PIPE (78" DIA.)
 - 28" IRON PIPE (84" DIA.)
 - 30" IRON PIPE (90" DIA.)
 - 32" IRON PIPE (96" DIA.)
 - 34" IRON PIPE (102" DIA.)
 - 36" IRON PIPE (108" DIA.)
 - 38" IRON PIPE (114" DIA.)
 - 40" IRON PIPE (120" DIA.)
 - 42" IRON PIPE (126" DIA.)
 - 44" IRON PIPE (132" DIA.)
 - 46" IRON PIPE (138" DIA.)
 - 48" IRON PIPE (144" DIA.)
 - 50" IRON PIPE (150" DIA.)
 - 52" IRON PIPE (156" DIA.)
 - 54" IRON PIPE (162" DIA.)
 - 56" IRON PIPE (168" DIA.)
 - 58" IRON PIPE (174" DIA.)
 - 60" IRON PIPE (180" DIA.)
 - 62" IRON PIPE (186" DIA.)
 - 64" IRON PIPE (192" DIA.)
 - 66" IRON PIPE (198" DIA.)
 - 68" IRON PIPE (204" DIA.)
 - 70" IRON PIPE (210" DIA.)
 - 72" IRON PIPE (216" DIA.)
 - 74" IRON PIPE (222" DIA.)
 - 76" IRON PIPE (228" DIA.)
 - 78" IRON PIPE (234" DIA.)
 - 80" IRON PIPE (240" DIA.)
 - 82" IRON PIPE (246" DIA.)
 - 84" IRON PIPE (252" DIA.)
 - 86" IRON PIPE (258" DIA.)
 - 88" IRON PIPE (264" DIA.)
 - 90" IRON PIPE (270" DIA.)
 - 92" IRON PIPE (276" DIA.)
 - 94" IRON PIPE (282" DIA.)
 - 96" IRON PIPE (288" DIA.)
 - 98" IRON PIPE (294" DIA.)
 - 100" IRON PIPE (300" DIA.)



Regulatory Both of these Lots
 For Rezoning to clean up parcels

TELlico 195 9th and 9th Road
 Tellico Plains, Tennessee 37385
 LAND Telephone (423) 253-3495
 SURVEYING L.L.C.

