#### MEMORANDUM

To:

Madisonville Regional Planning Commission

From:

Laura Smith, Planner

Date:

October 11, 2023

Subject:

October 17, 2023, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION

Madisonville City Hall
Board Room
Tuesday, October 17, 2023
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the September 19, 2023 meeting
- III. Planned Agenda Items
  - A. Subdivision Plat with variance request from minimum lot size requirement, Lot 1 approximately 19,602 square feet, Lot 2 approximately 16,988 square feet, Property owner, Joseph Branton, 359 Community Drive, Tax Map 67, Parcel 46.02, Madisonville Planning Region, approximately .84 acres;
  - B. Subdivision Plat, Applicant, James Lee, Property Owner, Keith Pearson, Tellico St., Tax Map 67, Parcel 173.00, R-1, Low Density Residential District and C-3, Highway Business District, approximately 7.55 acres;
  - C. Site Plan, Westside Baptist Church expansion of mission center, pavilion, fitness center and playground, Toomey Lane and Rogers Lane, Tax Map 067C, Group A, Parcel 038.00, R-1, Low Density Residential District, approximately 8 acres;
  - D. Discussion of Madisonville Road List;
  - E. Discussion of Monroe County Transportation Plan 2024;
- IV. Other Business
- V. Adjournment

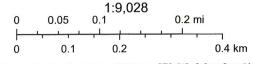
Monroe County - Parcel: 067 046.02 ITEM A 17.00 23.00 22.00 21.00 20.00 19.01 9.02 Bat Cree 3.00 33.07 9.00 2.00 33.08 4.00 9.01 68 New Highway 68 68 New Highway 68 83.00 106.00 67,00 81,00 32.00 67.04 80.00 106.01 54.0 P 54.02 71.00 54.00 64.00 106.02 72.01 61.00 46.04 46.05 46.00 55.00 46.13 56.00 39.00 9:00 13.00 8.00 58.00 7.00 60.00 6.00 9.00 Sequoyan Estates 47.01 7.00 59.01 6.00 28.00 1.010 Branch 4.00 29.00 2.00 Hunt Ln 45.27

Date: October 2, 2023

County: Monroe

Owner: BRANTON A JOSEPH Address: COMMUNITY DR 359 Parcel Number: 067 046.02

Deeded Acreage: 0 Calculated Acreage: 1



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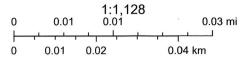
Monroe County - Parcel: 067 046.02 ITEM A 46.16 46.14 46.0 Community Dr Community Dr Williamsburg 53.00 막 Confidity Dr 50.00 48.00 51.00 47.01

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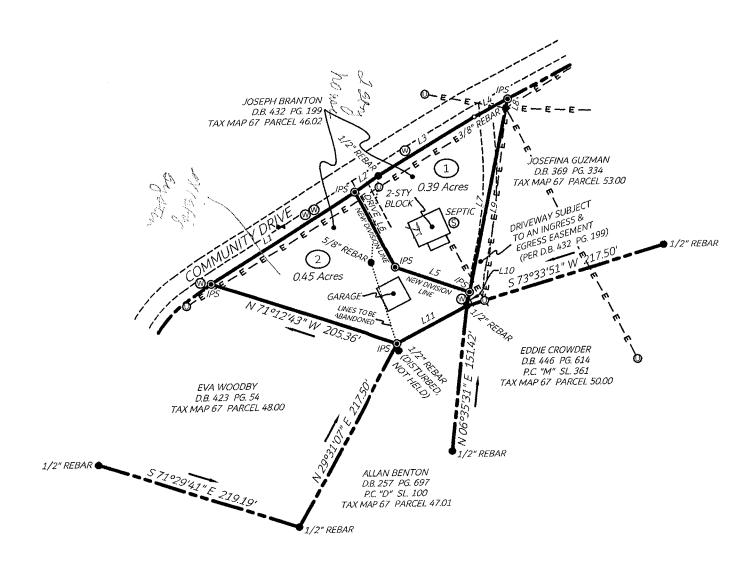
Side & Rear: 12'

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

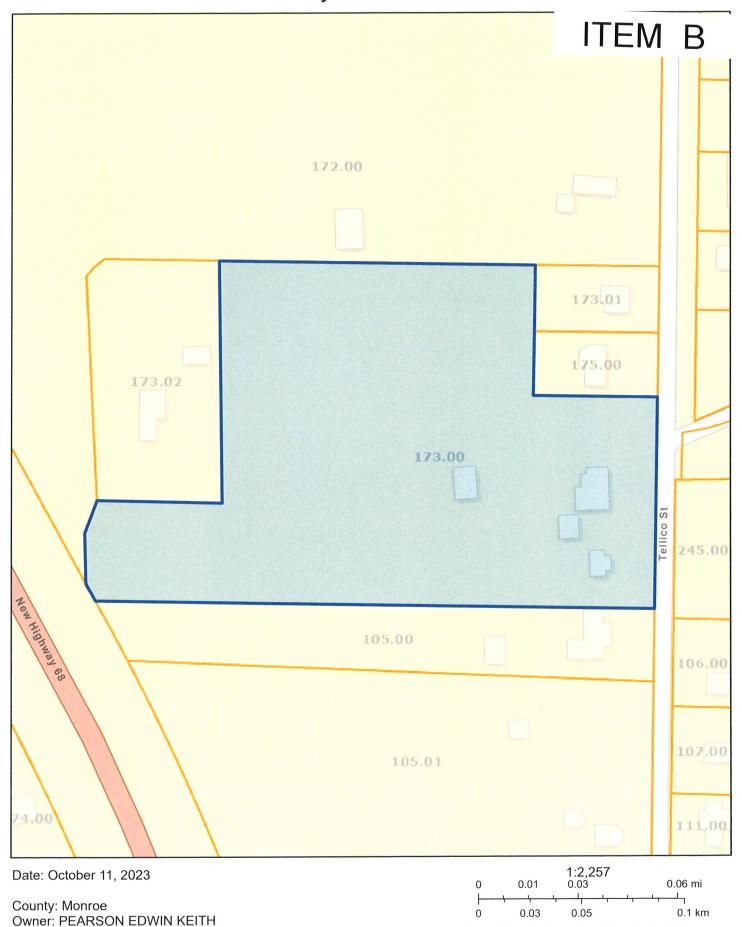
THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE GROUND APPURTENANCES AND MARKINGS, AND SHOULD BE VERIFIED BY THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

For boundary aspects of this survey, RTK GPS positional data was observed on the date of 08-29-2023 utilizing a Topcon GR-5 GNSS receiver. Positional accuracy of the GPS vectors does not exceed: 5 mm + 0.5 ppm. Combined Grid Factor: 0.99991054.





# Monroe County - Parcel: 067 173.00



Address: TELLICO ST 1148
Parcel Number: 067 173.00
Deeded Acreage: 8.17

Deeded Acreage: 8.17 Calculated Acreage: 0 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, State of Tennessee, Comptroller of the Treasury

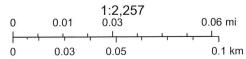
### Monroe County - Parcel: 067 173.00



Date: October 11, 2023

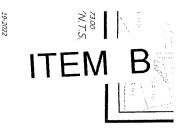
County: Monroe

Owner: PEARSON EDWIN KEITH Address: TELLICO ST 1148 Parcel Number: 067 173.00 Deeded Acreage: 8.17 Calculated Acreage: 0



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The property lines are compiled from information maintained by your local



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FIXED STATION 1 N.42954779 E:2454706.39

Monroe County E-911 Coordinator

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Secretary, Madisonville Regional P.

CERTIFICATION OF APPROVAL OF WATER S I certify list the water system installed, or proposed for in-thefinancial guarantee provided, fully meets requirements of Tennessee. Date

Authorized Representative of Utilit

CERTIFICATION OF STREETS

Lecrify this strees and related appurernances installed or installation along with the financial guarance provided fails specifications established by the Madisonnile Regional Plan specifications established by the Madisonnile Regional Plan

Authorized Representative of City

CERTIFICATE OF APPROVAL OF STREET NAI I certify the street names on this plat have been reviewed is accordance with the policies of the Monroe County Comm.

Date Authorized Representative of Mon County Communications District

CERTIFICATION OF OWNERSHIP AND DEDIC This is to certify that the owner(s) of the property shown. Herebyadogt this subdivision plat and dedicate all streets, s ather public ways and open space to public or private use a

CERTIFICATION OF ACCURACY OF SURVEY I certify that the plat shown and described leveron is a new heacectardy required by the Abdisonable Regional Planning theocompounding that have been blaced as shown hereou in account cations of the Madisonville Regional Phynning Comming Of the Comming C

CERTIFICATION OF SEWERAGE SYSTEM (pu

COMMUNITY SYSTEM)

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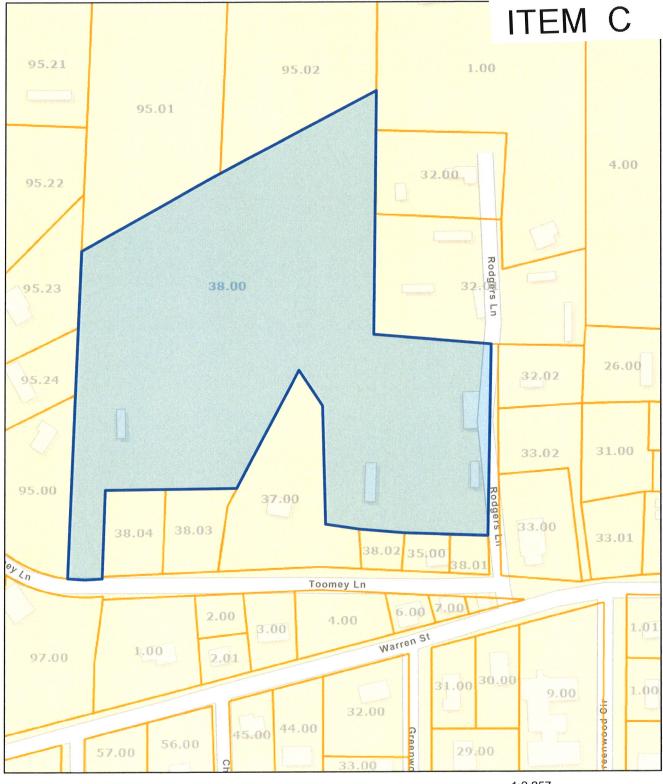
State of Tennessee and is rapproved as shown with all resunoted (not required if 4b is applicable)

Authorized Signature of Utility Pro

Lot \_\_\_\_ los an existing sepric spitem in the event of the system, a reserve mea of suitable soils that can subport th for subsurface sewage disposal has been designated in this Cutting fillings or alteration of the soil conditions may void SEWAGE DISPOSAL CERTIFICATION OF RESERVE AREA FOR SUE

CERTIFICATION OF SUBSURFACE DISPOSAL 
Subdivision is approved for subsurface senge disposal O 
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permit for each by prior to any construction on the probe 
establish the manimum size developed and the specific bont 
the secondary diagnal areas. Owner/developer staff nat o 
multilition (during or filling) of the so dissiparate from 
disposal area addition the prior approval of the approximant, Environmental Specialist

## Monroe County - Parcel: 067C A 038.00



Date: October 11, 2023

County: Monroe

Owner: CHURCH WEST SIDE BAPTIST CHURCH

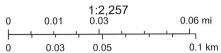
Address: TOOMEY LN

Parcel Number: 067C A 038.00

Deeded Acreage: 8 Calculated Acreage: 0

Date of Vexcel 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: 067C A 038.00



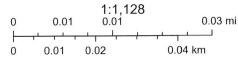
Date: October 11, 2023

County: Monroe

Owner: CHURCH WEST SIDE BAPTIST CHURCH

Address: TOOMEY LN Parcel Number: 067C A 038.00

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