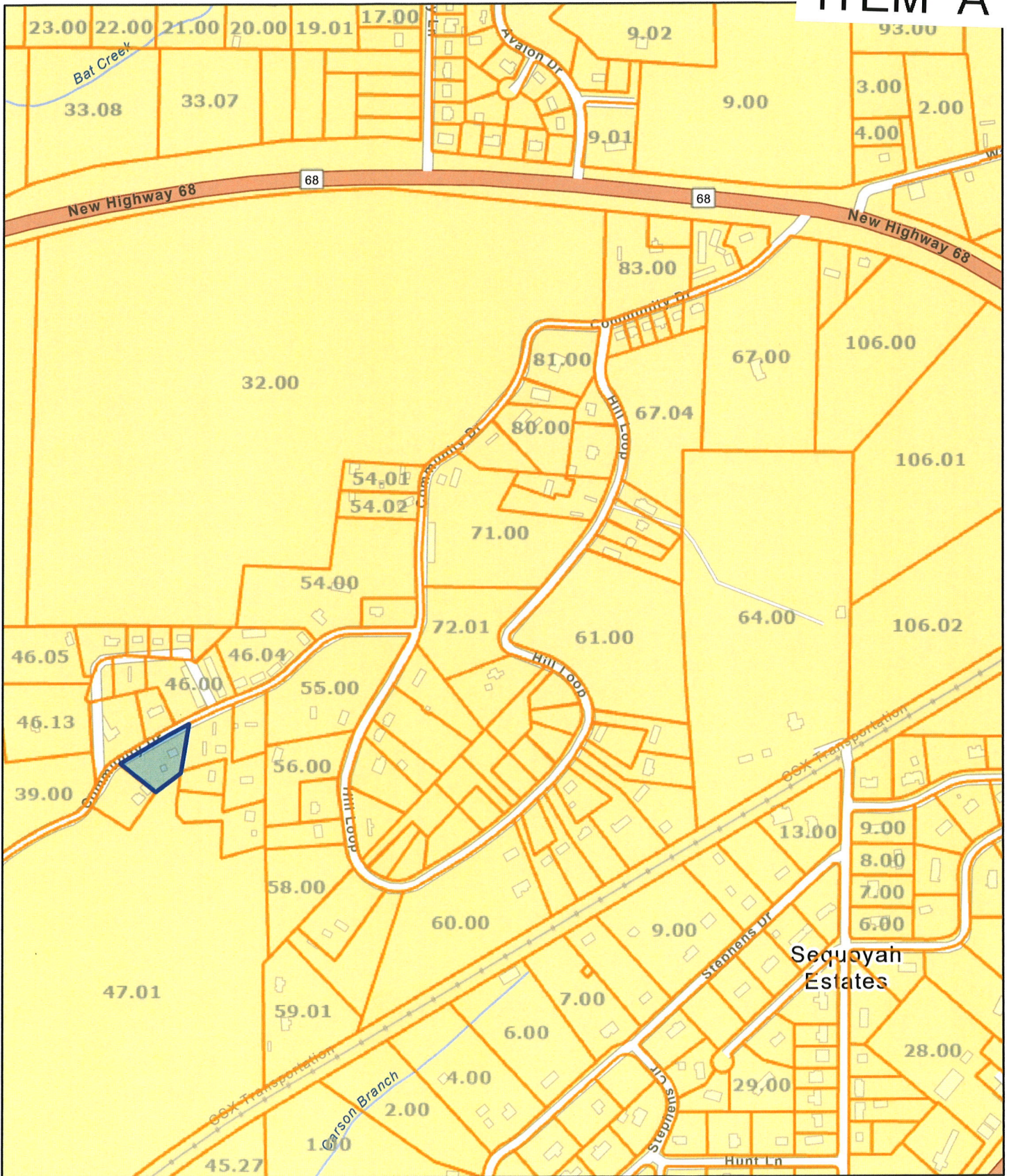


# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** October 11, 2023  
**Subject:** October 17, 2023, Madisonville Regional Planning Commission Agenda

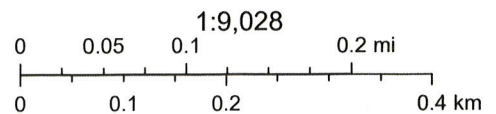
AGENDA  
MADISONVILLE REGIONAL  
**PLANNING COMMISSION**  
Madisonville City Hall  
Board Room  
Tuesday, October 17, 2023  
*Immediately following the BZA*

- 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



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



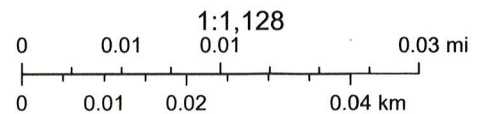
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The property lines are compiled from information maintained by your local



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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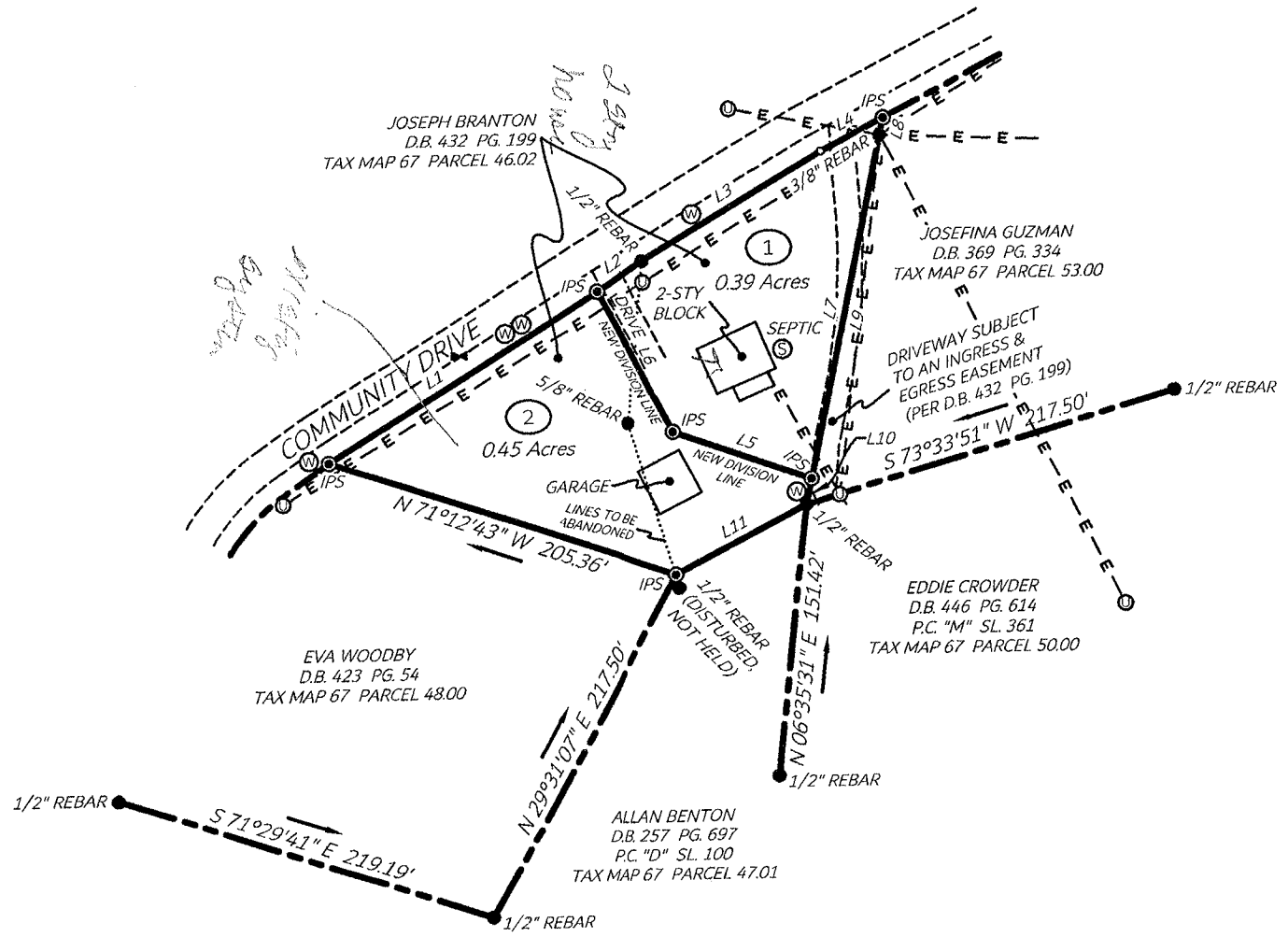
# ITEM A

Side & Rear: 12'

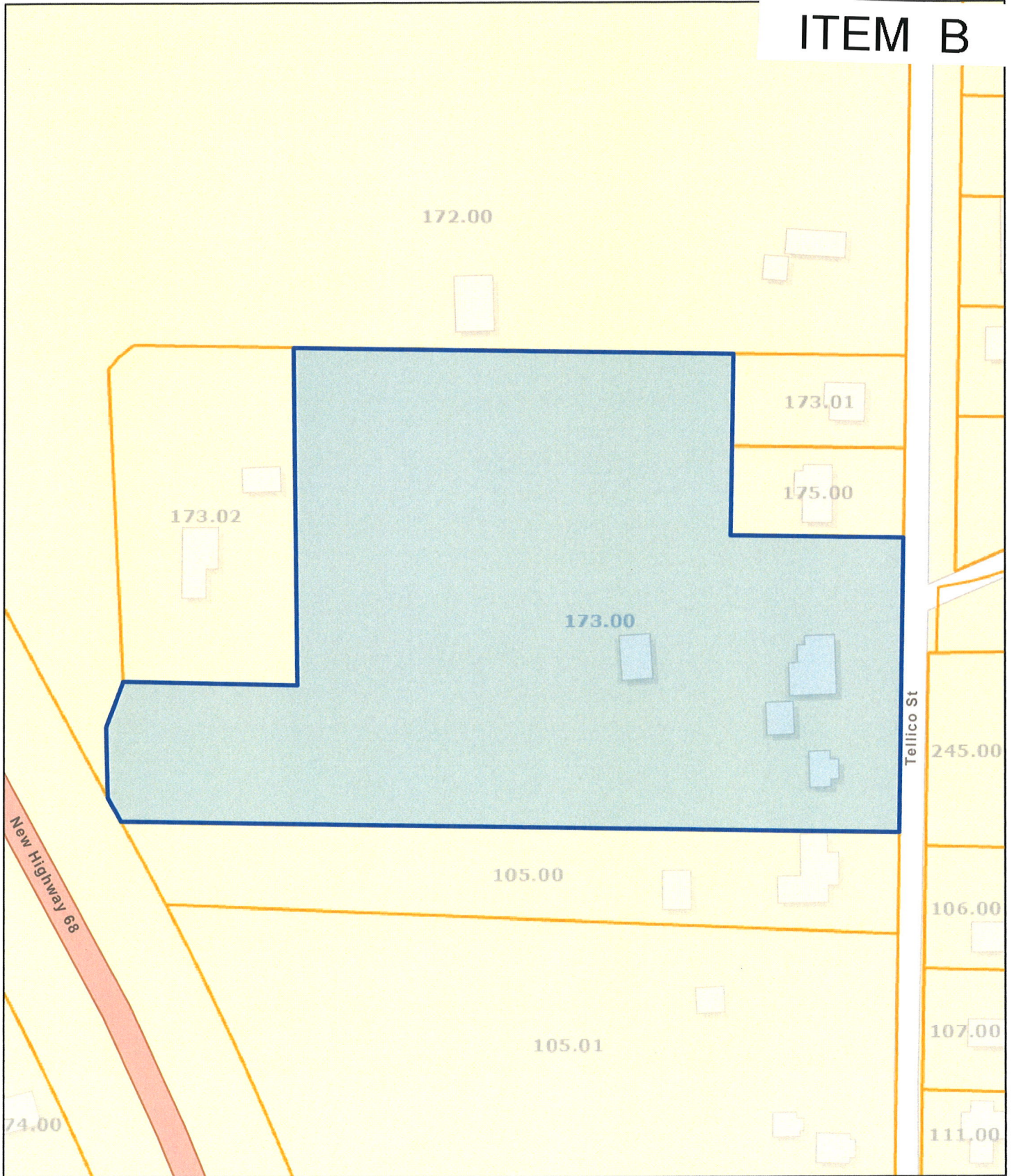
NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.

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.

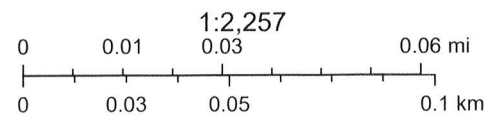


# ITEM B



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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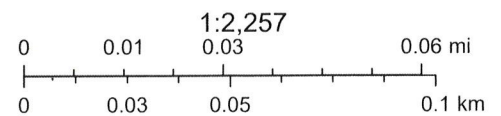
The property lines are compiled from information maintained by your local

ITEM B



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

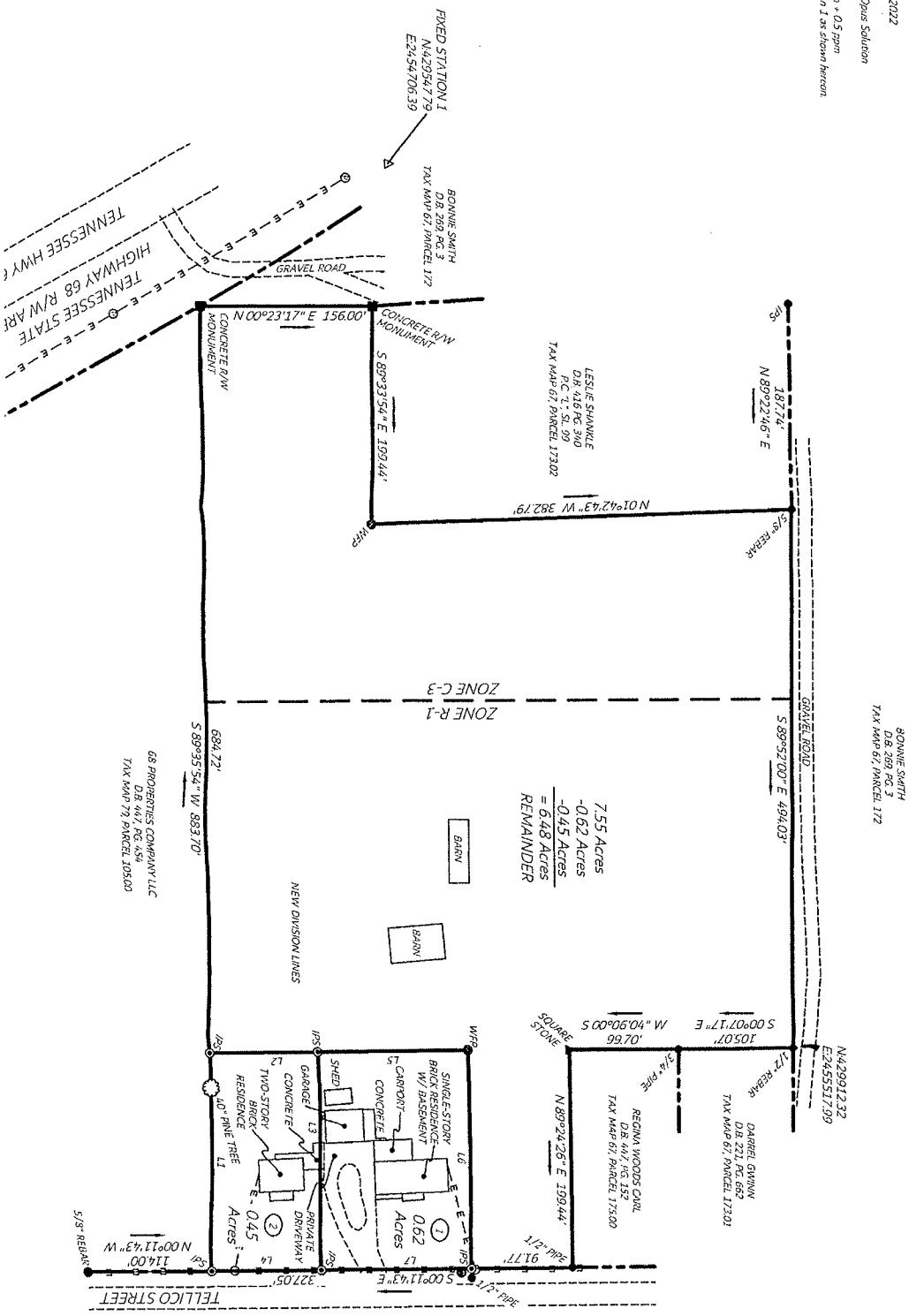


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The property lines are compiled from information maintained by your local

# ITEM B

THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE GROUND UTILITIES AND THE UTILITY AUTHORITY SHOULD BE CONTACTED FOR THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.



19-2022

3/4 Opus Solution  
mm + 0.5 ppm  
Station 1 on station horizon

73.00  
N 7.5

Date: March 20, 2022 John E. Pitt Continuator  
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I certify that this plat has been found to comply with the requirements of the Tennessee Regional Planning Commission, with its variance, if any, which are noted in the minutes of that public hearing. This plat is approved for recording in its present form.

Date: \_\_\_\_\_ Secretary, Middle Tennessee Regional Planning Commission

**CERTIFICATE OF APPROVAL OF WATER SERVICE**  
 I certify that the water system installed or proposed in this plat complies with the requirements of the Tennessee Department of Transportation, fully meets requirements of the Tennessee Department of Transportation, and is approved for recording in its present form.

Date: \_\_\_\_\_ Authorized Representative of Utility Provider  
**EXISTING WATER CERTIFICATION**  
 The property shown on this subdivision plat is within the service area of the \_\_\_\_\_ utility provider. I certify that all lots shown on this plat are to be served by the \_\_\_\_\_ utility provider within the existing road right-of-way.

Date: \_\_\_\_\_ Authorized Representative of City  
**CERTIFICATION OF STREETS**  
 I certify that streets and related appurtenances included in this plat are in accordance with the minimum standards provided in the specifications established by the Middle Tennessee Regional Planning Commission.

Date: \_\_\_\_\_ Authorized Representative of City  
**CERTIFICATION OF EXISTING STREET**  
 I hereby certify that the street(s) shown on this plat has (have) been an accepted public street(s) regardless of its (their) status.

Date: \_\_\_\_\_  
**CERTIFICATE OF APPROVAL OF STREET NAME**  
 I certify the street name on this plat has been reviewed in accordance with the policies of the Middle Tennessee Regional Planning Commission.

Date: \_\_\_\_\_  
**CERTIFICATION OF OWNERSHIP AND DEDIC**  
 This is to certify that the owner(s) of the property shown in this plat has (have) agreed to dedicate all streets, easements, and other public ways and open space to public or private use as shown on this plat.

Date: \_\_\_\_\_  
**CERTIFICATION OF ACCURACY OF SURVEY**  
 I certify that the plat shown and described herein is a true and correct copy of the original survey as shown on the plat. I have not been influenced by any person in the preparation of this plat. I have not been influenced by any person in the preparation of this plat. I have not been influenced by any person in the preparation of this plat.

Date: \_\_\_\_\_  
**CERTIFICATION OF SEWERAGE SYSTEM (for community system)**  
 I certify that the sewerage disposal system installed or proposed in this plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

Date: \_\_\_\_\_  
**CERTIFICATION OF SEWERAGE SYSTEM (for individual system)**  
 I certify that the sewerage disposal system installed or proposed in this plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

Date: \_\_\_\_\_  
**CERTIFICATION OF RESERVE AREA FOR SOLID WASTE DISPOSAL**  
 I certify that the reserve area for solid waste disposal shown on this plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

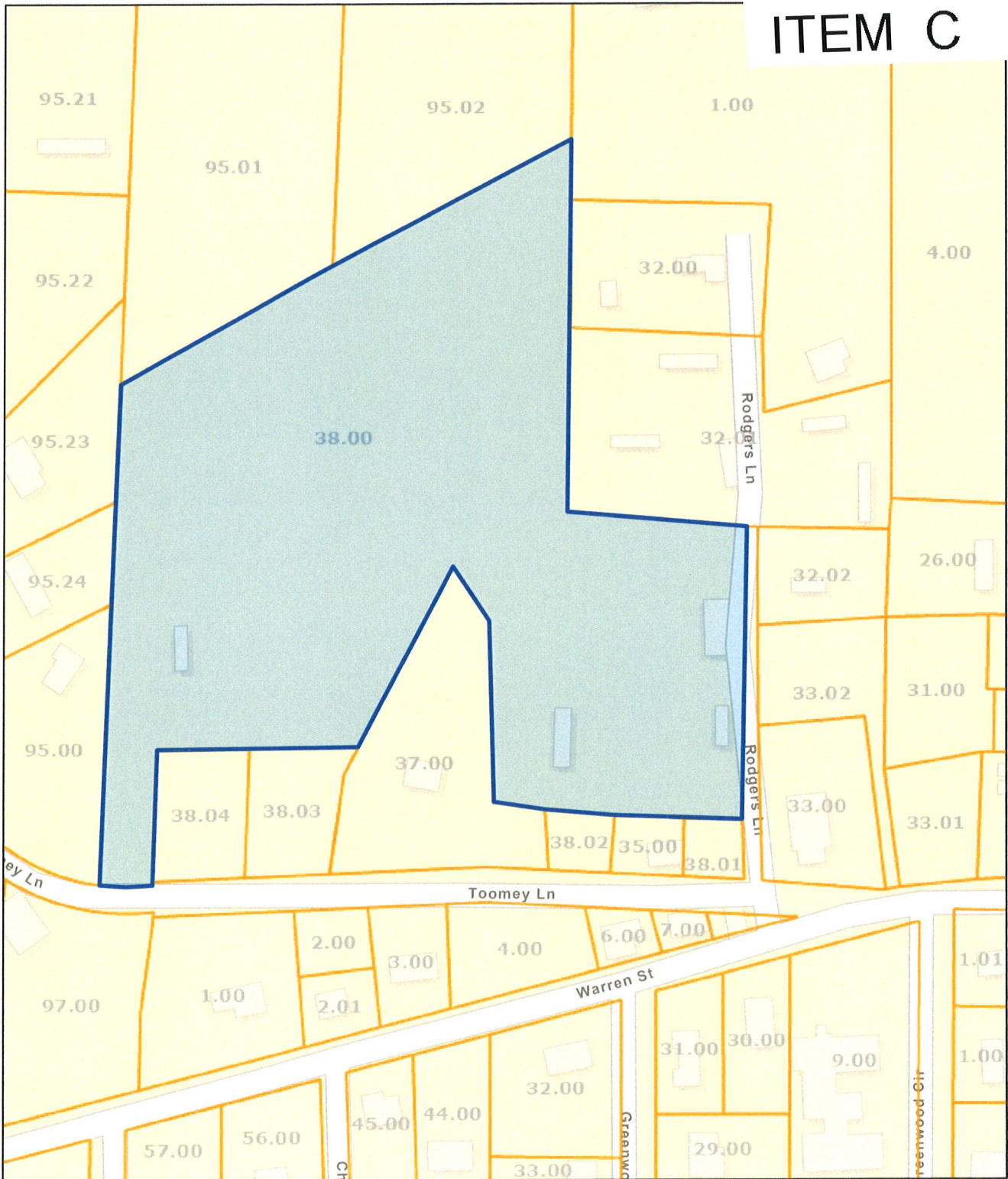
Date: \_\_\_\_\_  
**CERTIFICATION OF RESERVE AREA FOR SOLID WASTE DISPOSAL**  
 I certify that the reserve area for solid waste disposal shown on this plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

Date: \_\_\_\_\_  
**CERTIFICATION OF SUBSURFACE DISPOSAL**  
 I certify that the subsurface disposal system installed or proposed in this plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

Date: \_\_\_\_\_  
**Environmental Specialist**  
 I certify that the plat complies with the minimum standards provided in the specifications of the Tennessee Regional Planning Commission.

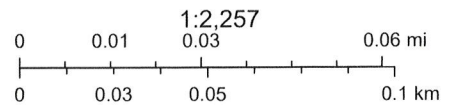
Monroe County - Parcel: 067C A 038.00

ITEM C



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 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.



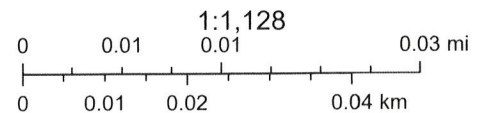
Monroe County - Parcel: 067C A 038.00

ITEM C



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



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# ITEM C

