

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: March 13, 2024
Subject: March 19, 2024, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, March 19, 2024
Immediately following BZA

- I. Call to Order
- II. Approval of minutes from the February 15, 2024, meeting;
- III. Planned Agenda Items
 - A. Annexation Request of territory, Property Owner, Lisa Janke, C&L LLC, Parcels 114.01, 115.0, 116.0, and 117.0 on Monroe Co. Tax Map 079, approx. 20.0 acres;
 - B. Report on Plan of Services for Annexation of Parcels 114.01, 115.00, 116.00, and 117.00 on Monroe County Tax Map 079, approximately 20.0 acres, Property Owner, Lisa Janke, C&L LLC;
 - C. Site Plan for Zaxby's Restaurant, Applicant, Jessica Hood, Carter Engineering, Property Owner, Timothy Maxwell, Hwy. 411, Tax Map 067E, Grp. E, Parcel 002.01, C-3, Highway Business District, approx. 1.03 acres;
 - D. Subdivision Plat 5-lots, Applicant, Keith and Jonathan Jones, Property Owner, Maxie Jones, McGhee St., Tax Map 056M, Group D, Parcel 019.02, R-1, Low Density Residential District, approximately 2.1 acres;
 - E. Subdivision Plat, 7-lots, Printis Woods, **Phase 3**, Hwy. 68 Applicant and Property Owner, James Lee, D&L Partnership, Tax Map 067, Parcel 032.00, *Madisonville Planning Region*, approximately 19.03 acres;
 - F. Rezoning request, M-1, Light Industrial District to R-1, Low Density Residential District, Old Cemetery Rd., Applicants, Craig Summey and James Lee, Property Owner, Craig Summey, Tax Map 056, Parcel 079.00, approximately 4.5 acres;
- IV. Other Business
- V. Adjournment

C&L, LLC
175 Adams Farm Road
Madisonville, Tennessee 37354

March 8, 2024

HAND DELIVERED

Augusta Davis, Mayor
City of Madisonville
400 College Street
Madisonville, Tennessee 37354

Re: Annexation of Approximately 20 acres adjacent to 1187 Tellico Street

Dear Mayor Davis:

I am the sole owner of C&L, LLC, which owns approximately 20 acres at or adjoining 1187 Tellico Street in Madisonville. This shall serve as my formal, written request that the City of Madisonville annex any and all parts of Parcel Nos. 079-114.01, 079-115.00, 079-116.00 and 079-117.00 owned by C&L, LLC that are not already within the City.

The City's cooperation and assistance in this matter will be greatly appreciated. If you have any questions or would like to discuss this matter further, please give me a call.

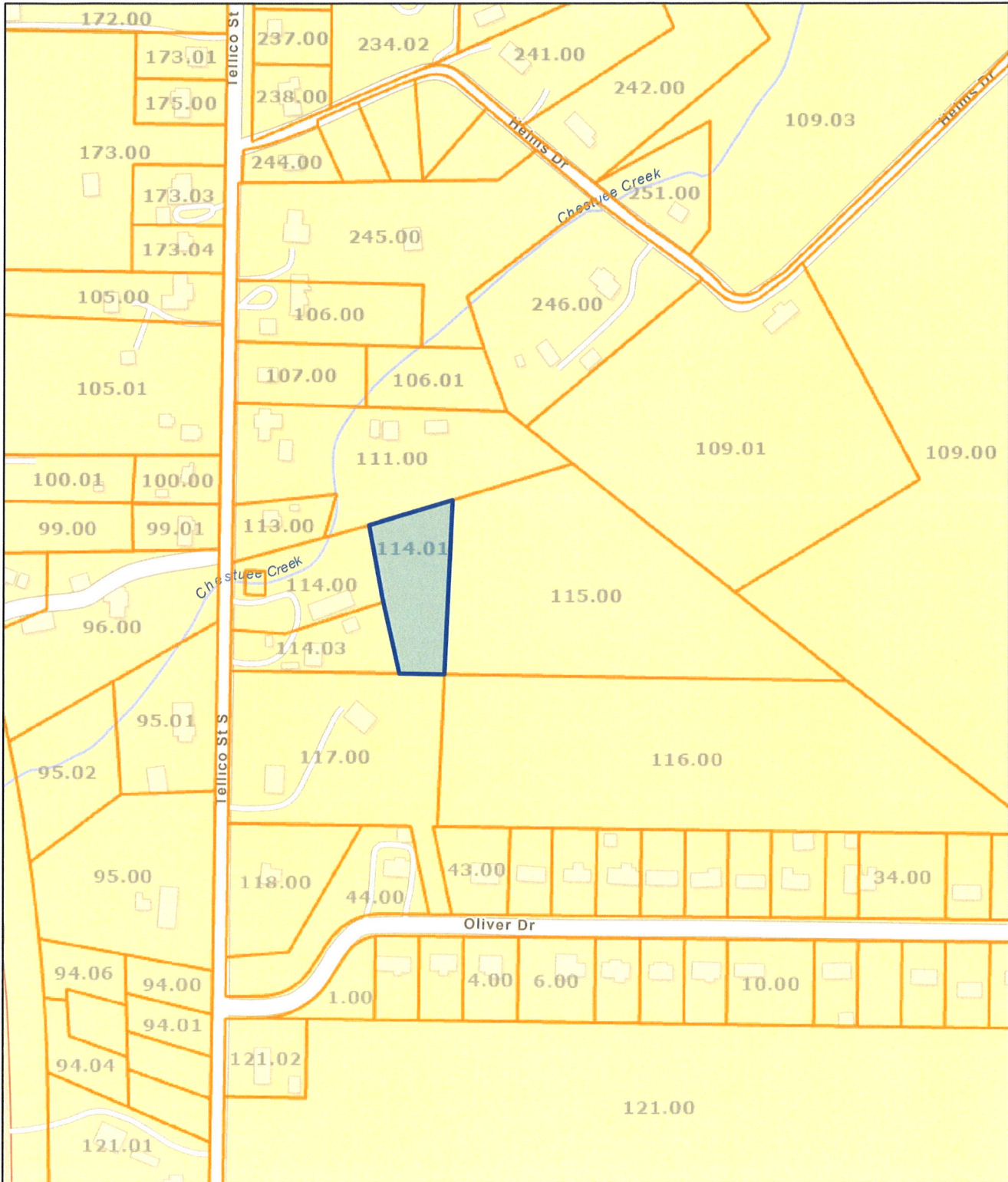
Very truly yours,

C&L, LLC

By:

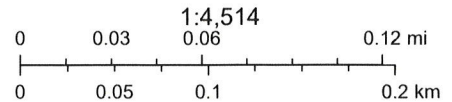

Lisa Janke, Sole Member

cc: Madisonville Regional Planning Commission



Date: March 11, 2024

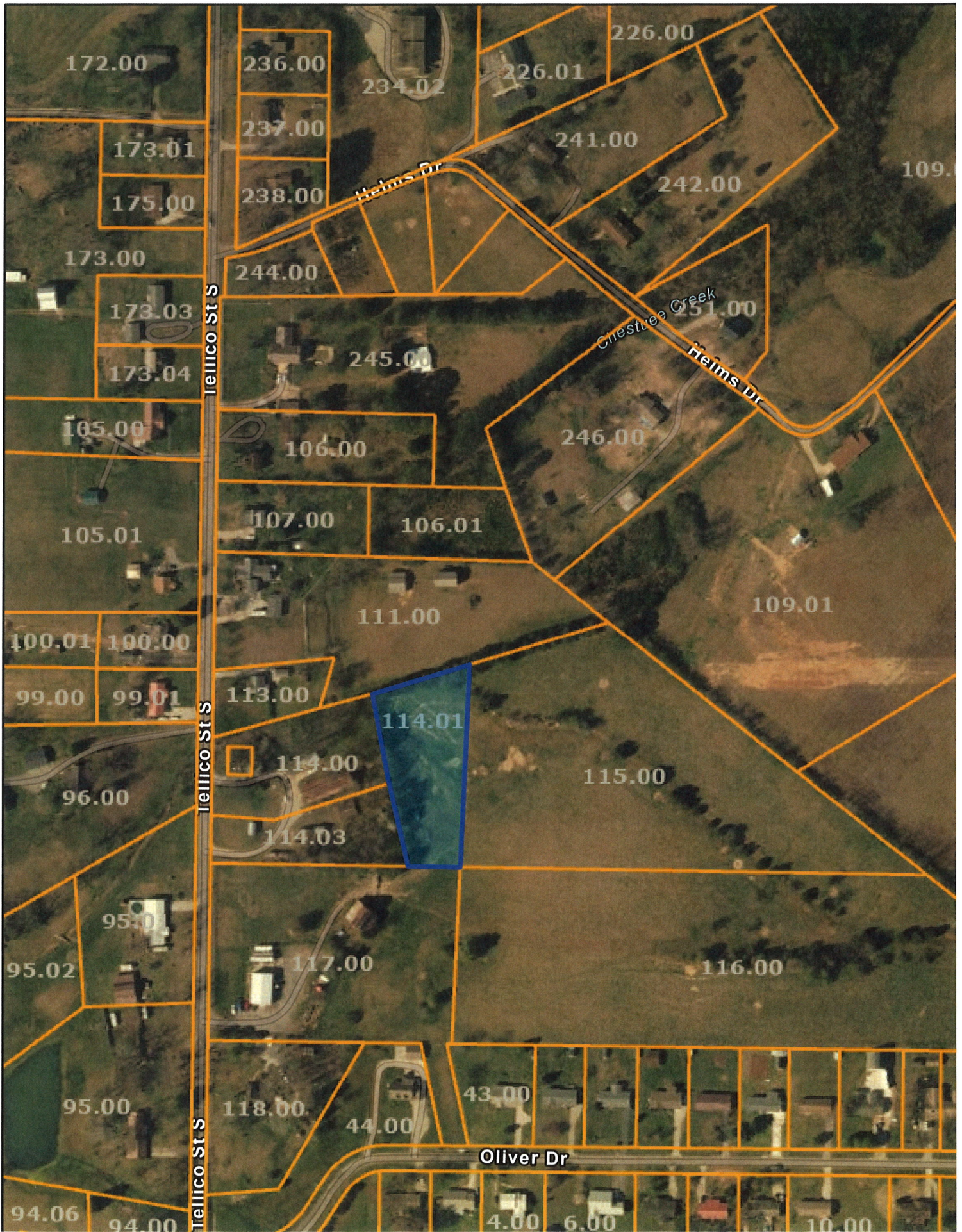
County: Monroe
 Owner: C&L LLC
 Address: TELLICO ST
 Parcel Number: 079 114.01
 Deeded Acreage: 0
 Calculated Acreage: 1
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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: 079 114.01 ITEM A



**CITY OF MADISONVILLE
PLAN OF SERVICES FOR
ANNEXATION OF APPROXIMATELY 20 ACRES ADJACENT
TO 1187 TELLICO STREET (Some or all of Parcel Nos. 079-114.01, 079-115.00,
079-116.00, and 079-117.00)**

A. Police Protection

The City of Madisonville will provide police protection and related law enforcement services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

B. Fire Protection

The City of Madisonville will provide fire protection and emergency medical services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

C. Water Service

The City of Madisonville will provide water service, in accordance with city policies and standards, as revised from time to time, following the private extension and installation of sanitary sewer lines to serve the annexed area.

D. Sewer Service

The City of Madisonville has sufficient plant capacity to serve the annexed area and will provide sanitary sewer services in accordance with city policies and standards, as revised from time to time, following the private extension and installation of water lines to serve the annexed area.

E. Streets

The City of Madisonville will provide street repair and maintenance, storm drainage maintenance, and will install and maintain street and regulatory signage in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

F. Electrical Service

Fort Loudon Electric Cooperative (“FLEC”) will provide electric and related utility services, in accordance with its policies and standards, to the property which is already located within the FLEC service area.

G. Street Lighting

To the extent not currently provided, the City of Madisonville will provide street lighting to the annexed area in accordance with city policies and standards, as may be changed from time to time, beginning on the effective date of annexation.

H. Refuse Collection

The City of Madisonville will provide refuse collection and related services in accordance with city policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

I. Schools

The Monroe County Tennessee Board of Education currently provides and will continue to provide educational services in accordance with its policies and standards, as revised from time to time, to the annexed area.

J. Recreation

Recreational facilities and programs of the City of Madisonville, as revised from time to time, will be available to owners/occupants of the annexed area beginning on the effective date of annexation.

K. Planning and Zoning

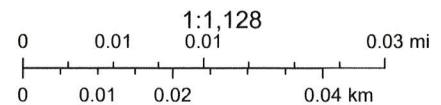
The City of Madisonville, along with the Monroe County/City of Madisonville Planning Commission, will provide planning, zoning, code compliance and construction inspection services in accordance with policies and standards, as revised from time to time, to the annexed area beginning on the effective date of annexation.

Monroe County - Parcel: 067E E 002.01, ITEM C



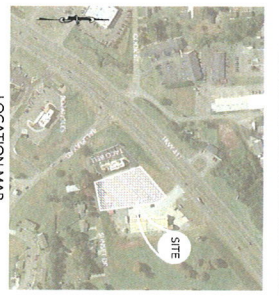
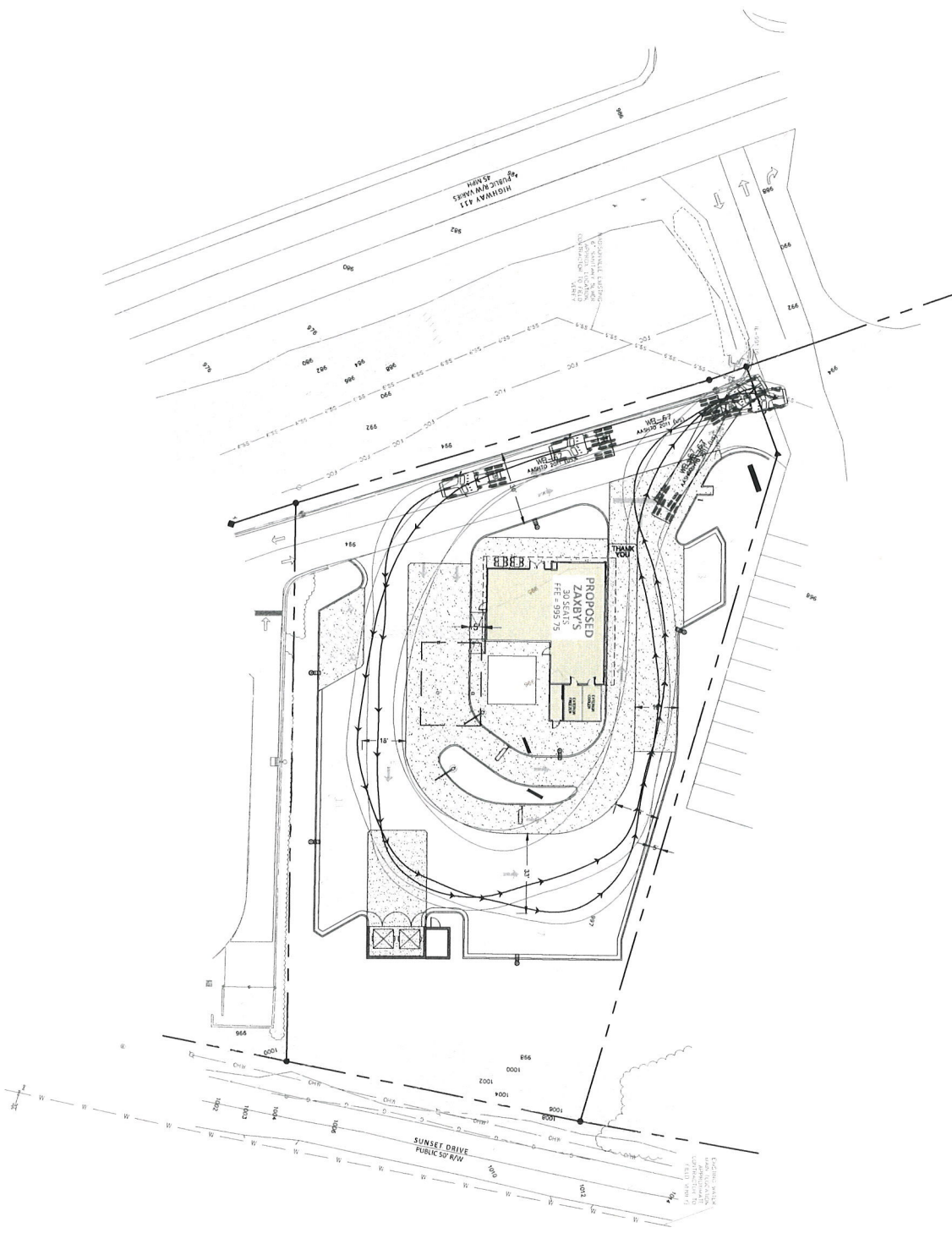
Date: March 14, 2024

County: Monroe
Owner: MAXWELL TIMOTHY
Address: HWY 411
Parcel Number: 067E E 002.01
Deeded Acreage: 1.03
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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PROJECT INFORMATION

PROJECT NUMBER: 238517LAX
 CLIENT: ZAXBY'S RESTAURANTS
 PROJECT LOCATION: 4461 HWY 411, MADISONVILLE, TN 37354
 PROJECT DATE: 02/21/2024

DESIGNER INFORMATION

DESIGNER: CARTER ENGINEERING CONSULTANTS, INC.
 PROJECT NUMBER: 238517LAX
 PROJECT LOCATION: 4461 HWY 411, MADISONVILLE, TN 37354
 PROJECT DATE: 02/21/2024

CONTRACT INFORMATION

CONTRACT NUMBER: 238517LAX
 CONTRACT DATE: 02/21/2024
 CONTRACT VALUE: \$150,000

CONTRACTOR INFORMATION

CONTRACTOR: ZAXBY'S RESTAURANTS
 CONTRACTOR ADDRESS: 4461 HWY 411, MADISONVILLE, TN 37354
 CONTRACTOR PHONE: (615) 261-1111

CONTRACT DESCRIPTION

CONTRACT DESCRIPTION: SITE DEVELOPMENT PLAN FOR PROPOSED ZAXBY'S RESTAURANT AND 19 SPACES OF PARKING.

CONTRACT TERMS

CONTRACT TERMS: LUMP SUM FEE OF \$150,000.00. PAYMENT TO BE MADE UPON COMPLETION OF ALL WORK.

CONTRACT NOTES

CONTRACT NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC). ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

CONTRACT ADDENDUMS

CONTRACT ADDENDUMS: NONE.

CONTRACT SIGNATURES

CONTRACT SIGNATURES: [Signatures of project team members]

CONTRACT DATE

CONTRACT DATE: 02/21/2024

CONTRACT PROJECT NUMBER

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PARKING CALCULATIONS

REQUIRED PARKING IS 1 SPACE PER 100 SF OF GROSS FLOOR AREA
 1874 SF GFA / 100 = 19 SPACES REQUIRED
 PROPOSED 30 SEAT ZAXBY'S PARKING REQUIREMENTS
 30 / 2 = 15 REQUIRED SPACES
 19 SPACES PROVIDED

SHEET TITLE
TRUCK ACCESS PLAN

PROJECT NUMBER
238517LAX

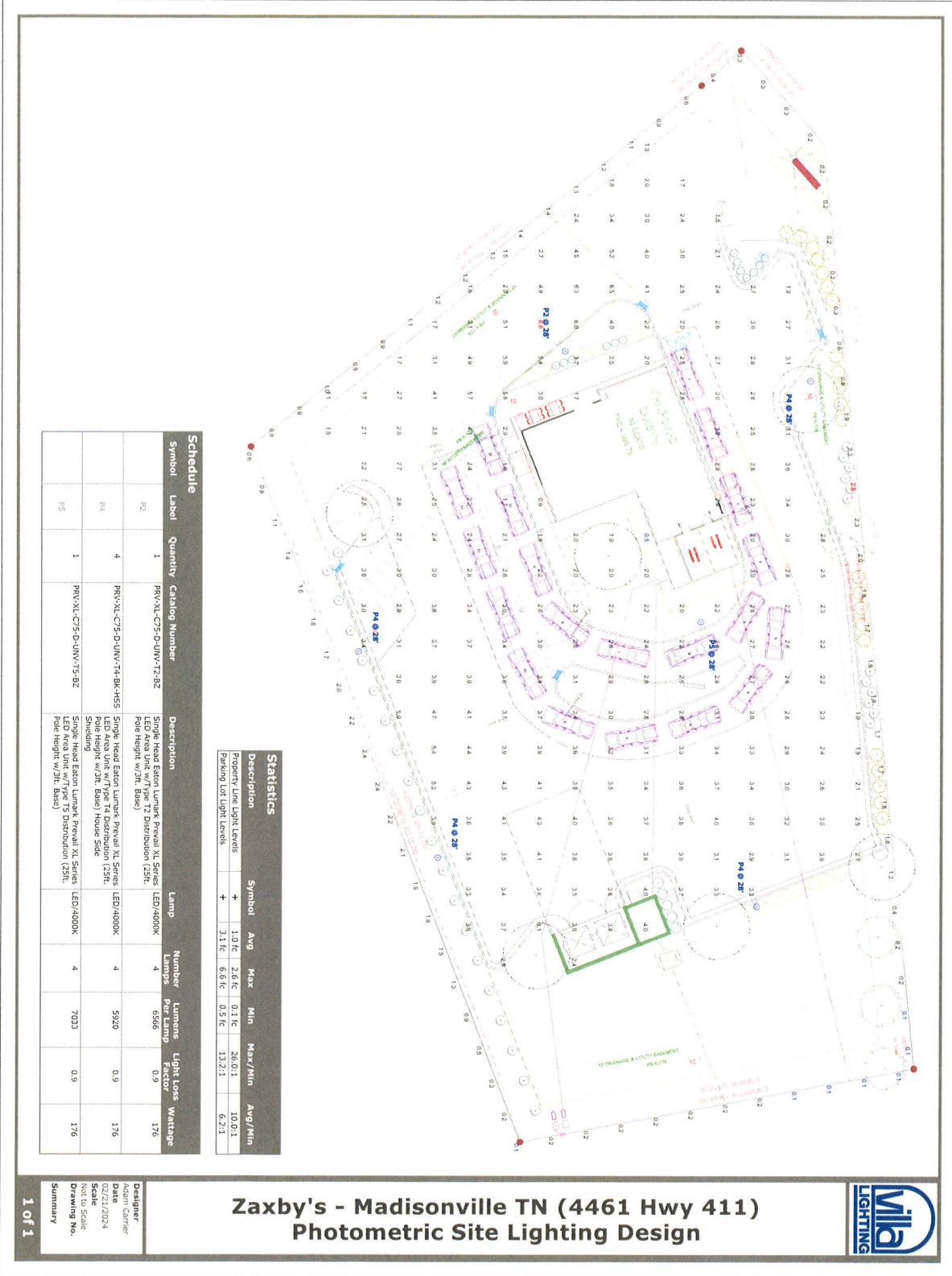
DATE
02/21/2024

SHEET NUMBER
C 3.1

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANTS
4461 HWY 411 - MADISONVILLE, TN 37354

CARTER ENGINEERING CONSULTANTS, INC.
238517LAX
4461 HWY 411, MADISONVILLE, TN 37354
615-261-1111
www.cartereng.com

REVISION	DATE	DESCRIPTION
1	02/21/2024	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line Light Levels	+	1.0 f.c.	2.6 f.c.	0.1 f.c.	26.0:1	10.0:1
Parking Lot Light Levels	+	3.1 f.c.	6.6 f.c.	0.5 f.c.	13.2:1	6.2:1

Schedule									
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
P2		1	PRV-XL-C75-D-UVV-T2-BZ	Single Head Eaton Lumark Prevail XL Series LED Area Unit w/T7 type T2 Distribution (25ft. Pole Height w/3ft. Base)	LED/4000K	4	6566	0.9	176
P4		4	PRV-XL-C75-D-UVV-T4-BK-HSS	Single Head Eaton Lumark Prevail XL Series LED Area Unit w/T7 type T4 Distribution (25ft. Pole Height w/3ft. Base) House Side	LED/4000K	4	5920	0.9	176
P5		1	PRV-XL-C75-D-UVV-T5-BZ	Single Head Eaton Lumark Prevail XL Series LED Area Unit w/T7 type T5 Distribution (25ft. Pole Height w/3ft. Base)	LED/4000K	4	7033	0.9	176

1 of 1
 Designer: [Name]
 Date: 02/21/2024
 Scale: As Shown
 Drawing No.: [Number]
 Summary: [Text]

Zaxby's - Madisonville TN (4461 Hwy 411) Photometric Site Lighting Design



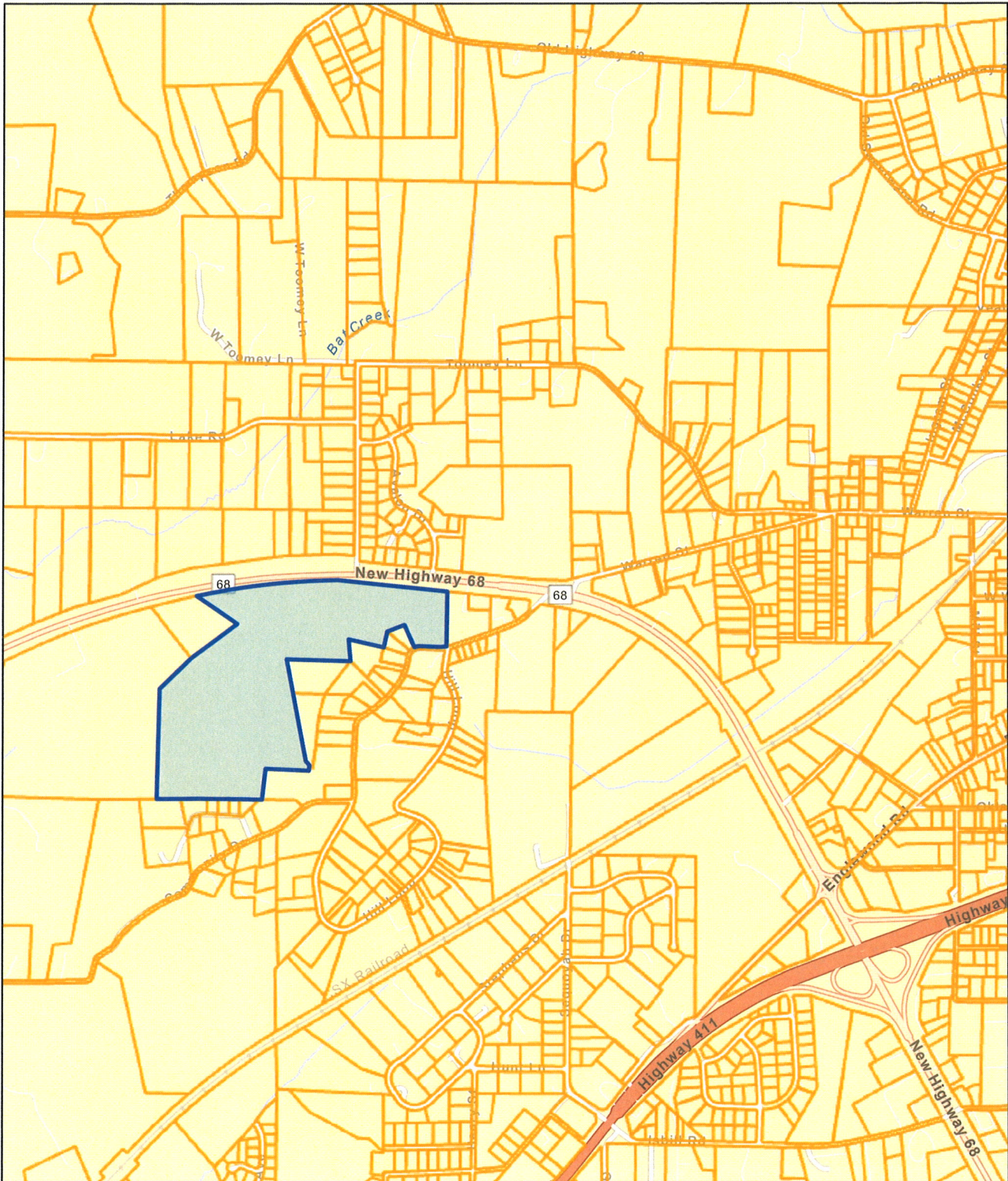
CIVIL ENGINEERING, LAND-USE PLANNING, ARCHITECTURE, INTERIOR DESIGN, LIGHTING DESIGN, AND CONSTRUCTION MANAGEMENT SERVICES

PROJECT NUMBER: 23857ZAX	SHEET NUMBER: C 9.0	DATE: 02/21/2024	PROJECT NAME: ZAXBY'S	SHEET TITLE: LIGHTING PLAN	SITE DEVELOPMENT PLANS FOR ZAXBY'S RESTAURANTS 4461 HWY 411 - MADISONVILLE, TN 37354			REVISION BLOCK ISSUE: [Date] [Description] 1. 02/21/2024 - INITIAL SUBMITTAL
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Monroe County - Parcel: 056M 0519.02 **ITEM D**

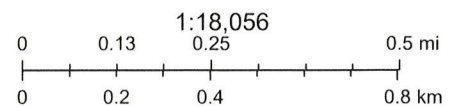


Monroe County - Parcel: 067 032.00



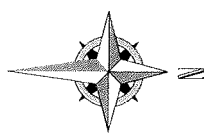
Date: March 14, 2024

County: Monroe
Owner: D & L PARTNERSHIP
Address: HWY 68 4061
Parcel Number: 067 032.00
Deeded Acreage: 0
Calculated Acreage: 59.4
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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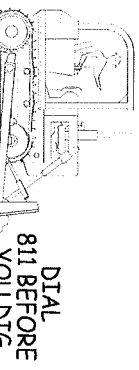
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



- PLAT NOTES:**
1. Basing set back: Front = 30'; Side = 12'; Rear = 20'
 2. All lots are served by public water and private sewage systems.
 3. A 10' Easement and Utility Easement is reserved along all lot lines.
 4. This Subdivision does not lay in a Zone A Flood Hazard area.
 5. 438 Acres are subdivided by this Plat.
 6. All other lots of all owners unless otherwise noted.

- NOTES:**
1. This survey is subject to all rights of way and easements.
 2. Mineral rights may be held by other parties which would be shown by other plat.
 3. All distances are horizontal.
 4. Boundary is based on current recorded information and was held to ground evidence.
 5. The plat does not convey, grant or guarantee title.
 6. Some features may be graphically displayed.
 7. Do not scale this drawing for dimensions not given.

Note:
No underground utilities were located except those apparent on the surface. This includes gas and water lines and all subsurface electrical lines and storage tanks.

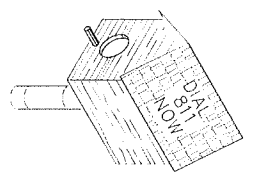
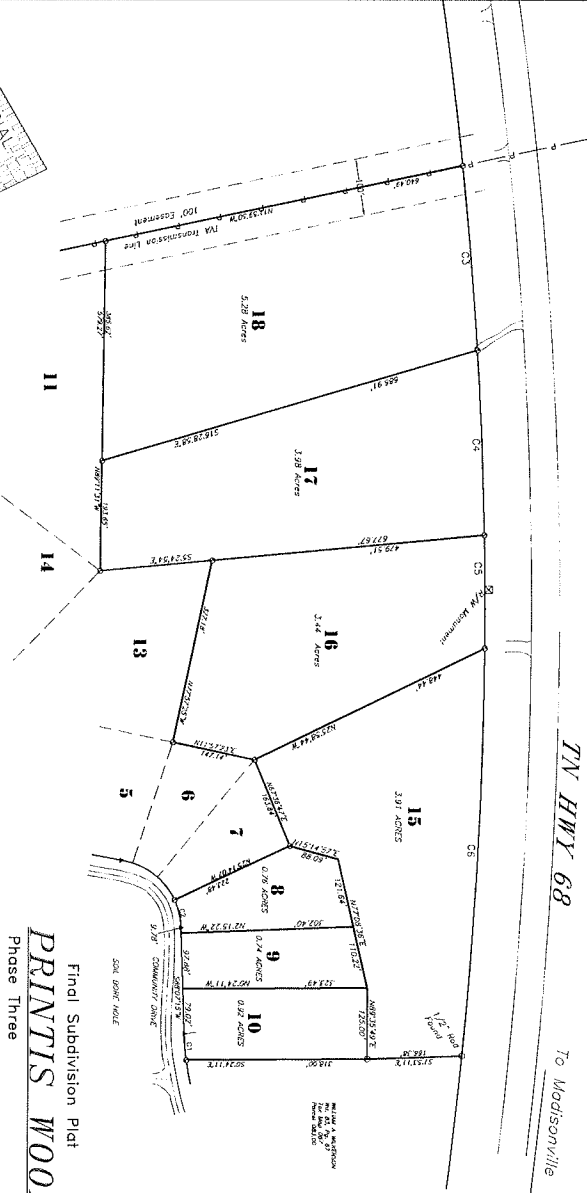


VICINITY MAP

I CERTIFY THIS TO BE A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25295.
This Survey was prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee

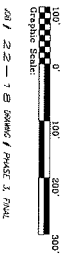
Frank B. Thurston Cer no 728

LINE	LENGTH	AREA	PERCENT	TOTAL AREA
1	1.28	0.000164	0.0004	43.800000
2	1.28	0.000164	0.0004	43.800000
3	1.28	0.000164	0.0004	43.800000
4	1.28	0.000164	0.0004	43.800000
5	1.28	0.000164	0.0004	43.800000
6	1.28	0.000164	0.0004	43.800000
7	1.28	0.000164	0.0004	43.800000
8	1.28	0.000164	0.0004	43.800000
9	1.28	0.000164	0.0004	43.800000
10	1.28	0.000164	0.0004	43.800000
11	1.28	0.000164	0.0004	43.800000
12	1.28	0.000164	0.0004	43.800000
13	1.28	0.000164	0.0004	43.800000
14	1.28	0.000164	0.0004	43.800000
15	1.28	0.000164	0.0004	43.800000
16	1.28	0.000164	0.0004	43.800000
17	1.28	0.000164	0.0004	43.800000
18	1.28	0.000164	0.0004	43.800000
TOTAL		43.800000	100.0000	43.800000



PRINTIS WOODS
PHASE N, Slid. 142
PLOT 032.00

Final Subdivision Plat
PRINTIS WOODS
Phase Three
Wd. 442, Pg. 694
Plat Cdb. N, Slide 004
Tax Mgp 067, Parcel 032.00
Third Civil District
Monroe County Tennessee
1"=100'
March 6, 2024



ROAD CERTIFICATION
I certify that the roads and streets shown hereon, regardless of condition are suitably maintained. Hwy 68 is State Maintained.

EXISTING UTILITIES CERTIFICATION
I certify that the existing utility lines shown on this subdivision plat have access to an easement when the existing road right of way.

CERTIFICATION OF STREET NAMES
I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

MONROE COUNTY E-911 COORDINATOR
Date: _____

CERTIFICATE OF APPROVAL FOR RECORDING
I certify that this plat complies with the subdivision requirements of the Tennessee Regional Planning Commission, with the exception of such violations, if any, which are noted in the minutes of that meeting held on _____, 2024. This plat is approved for recording in the office of the Monroe County Register.

CERTIFICATE OF DANGEROUS AND DEDICATION
This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, ponds, or other public ways and open spaces to public or private use as stated.

D & L PARTNERSHIP
James Lee, Managing Partner
Date: _____

CERTIFICATE OF ADEQUACY
I certify that the plat shown and described hereon, is a true and correct copy of the original as recorded in the office of the Monroe County Register. The Tennessee Regional Planning Commission has approved this plat for recording in the office of the Monroe County Register.

CERTIFICATE OF ELECTRICAL UTILITY SERVICE
The property shown on this subdivision plat is within the service area of FOOT LONDON ELECTRIC CO-OP.
The following conditions apply:
1. All lots are served by existing powerlines.
2. All lots are served by new powerlines as per agreement between owner of subdivision property and utility.
NOTE: The utility company is responsible for the installation of service lines in accordance with the established policies of this utility company.
FOOT LONDON ELECTRIC CO-OP Date: _____

Frank B. Thurston
PROFESSIONAL LAND SURVEYOR
423-404-0600
POST OFFICE BOX 155B
MADISONVILLE TN 37354
SURVEYING@TENNESSEEHILLS.NET

OWNER & DEVELOPER:
D & L PARTNERSHIP
James Lee, Managing Partner
4263 Hwy 411, Suite 2
Madisonville TN, 37354
423-404-0600

Revisions

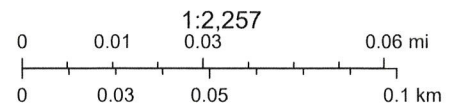


Monroe County - Parcel: 056 079.00



Date: March 14, 2024

County: Monroe
 Owner: PATTON RALPH
 Address: OLD CEMETERY RD
 Parcel Number: 056 079.00
 Deeded Acreage: 5.64
 Calculated Acreage: 4.5
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



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