

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: April 10, 2024
Subject: April 16, 2024, Madisonville Regional Planning Commission Agenda

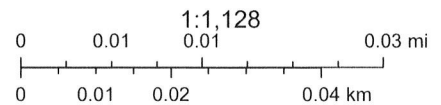
AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, April 16, 2024
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the March 19, 2024, meeting
- III. Planned Agenda Items
 - A. Site plan, antenna upgrades to existing tower on water tank, 300 Industrial Park Rd., City of Madisonville Industrial Park, Rob Mears, Project Manager, Faulk & Foster for US Cellular, Tax Map 079, Parcel 005.00, M-1, Industrial District;
 - B. Site plan (amended) for Fyzical Therapy, Hwy. 411, Applicant, Izic Jeffers, Property Owner, Daniel Long, Tax Map 057, Parcels 91.05 and 93.05, C-3, Highway Business District, approximately 9.79 acres; (*large copy at City Hall*)
 - C. Rezoning request, M-1, Light Industrial District to R-2, High Density Residential District for Miracle Lake, 228 Warren St., Applicants, Byron Goodman, Property Owner, Danny Stricklyn;
 - D. Subdivision plat, 2-lots with easement, Property Owner, Susanne Centofante, 333 Thompson Rd., Tax Map 055, Parcel 039.05, Madisonville Planning Region, approx. 15.02 acres;
 - E. Preliminary plat, Airheart Landing Subdivision, 62 lots & landing strip, Applicant, David Hurst, RLS, Property Owner, Pamela Albrecht, 989 Acorn Gap Rd., Map 36, Parcel 55.02, Madisonville Planning Region, approx. 59.0 acres;
 - F. Site plan, addition for proposed retail, Applicant and Property Owner, James Lee, 3719 Hwy. 411, Tax Map 057, Parcel 51.00, C-3, Highway Business District, approximately 1.22 acres;
- IV. Other Business
- V. Adjournment



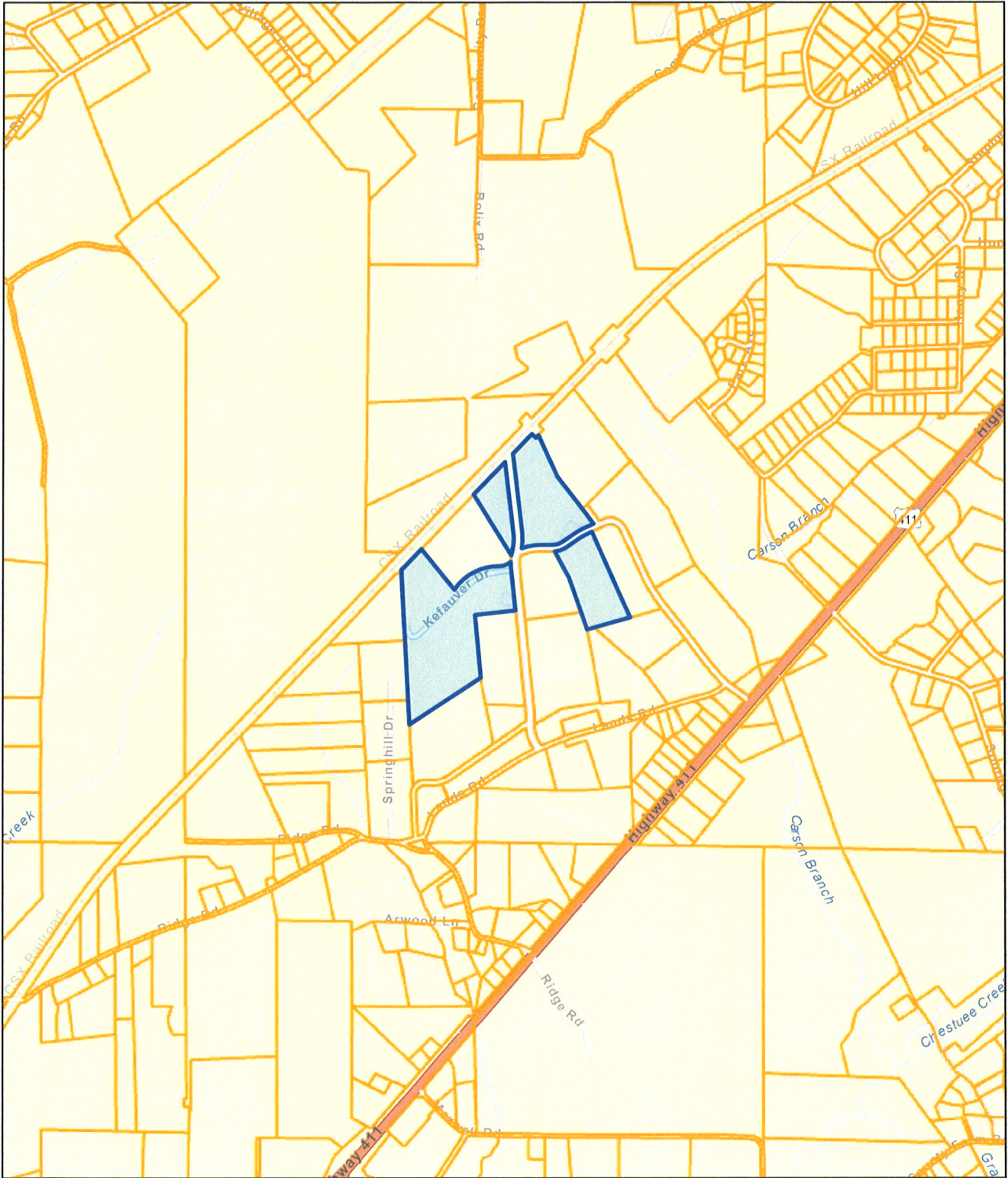
Date: April 10, 2024

County: Monroe
Owner: MADISONVILLE CITY OF
Address: INDUSTRIAL PARK RD 288
Parcel Number: 079 005.00
Deeded Acreage: 0
Calculated Acreage: 48
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



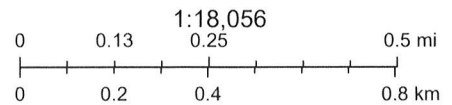
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: April 10, 2024

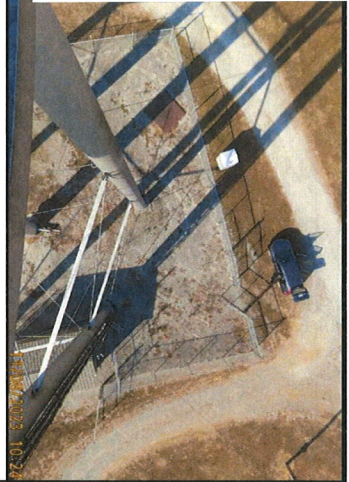
County: Monroe
Owner: MADISONVILLE CITY OF
Address: INDUSTRIAL PARK RD 288
Parcel Number: 079 005.00
Deeded Acreage: 0
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Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

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ITEM A



BIRD'S EYE AERIAL OVERVIEW

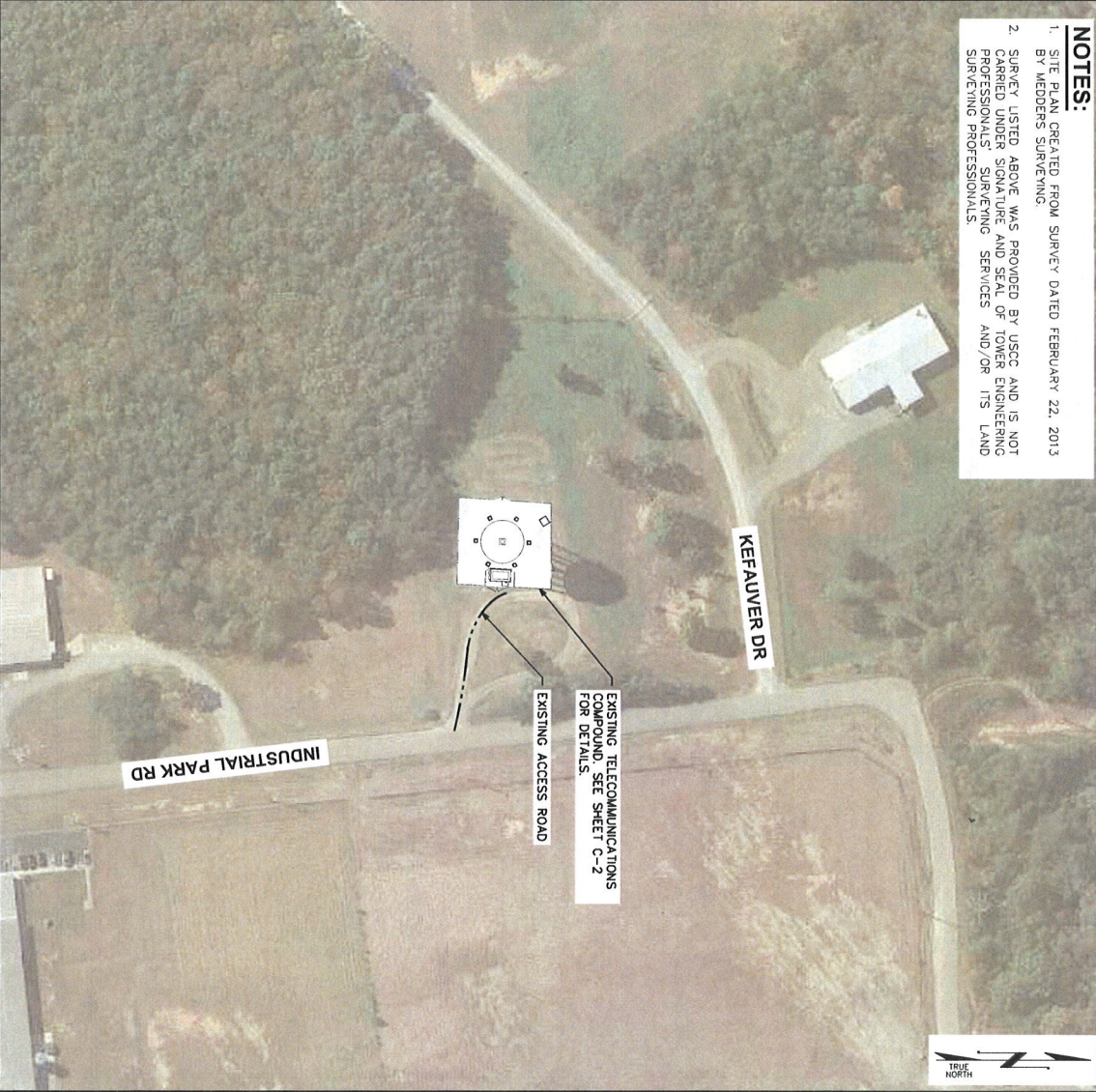


SITE OVERVIEW



COMPOUND SIGNAGE

- NOTES:**
1. SITE PLAN CREATED FROM SURVEY DATED FEBRUARY 22, 2013 BY MEDDERS SURVEYING.
 2. SURVEY LISTED ABOVE WAS PROVIDED BY USEC AND IS NOT PERFORMED UNDER SIGNATURE AND SEAL OF OTHER ENGINEERING PROFESSIONALS PROVIDING SERVICES AND/OR ITS LAND SURVEYING PROFESSIONALS.



SITE PLAN

SCALE: N.T.S.

PLANS PREPARED FOR:
uscellular
 8410 W BRVN MAWR SUITE 700
 CHICAGO, IL 60631
 (773) 389-8900

PROJECT INFORMATION:
2233325
MADISONVILLE
 330 INDUSTRIAL PARK RD
 MADISONVILLE, TN 37354
 (MONROE COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 861-6350
 www.tepgroup.net

SEAL: **JOSHUA H. CARDEN**
 REGISTERED ENGINEER
 IN THE STATE OF TENNESSEE
 No. 119127
 March 14, 2024

REV	DATE	ISSUED FOR
A	03-14-24	CONSTRUCTION
I	02-29-24	PRELIMINARY
O	01-31-24	PRELIMINARY

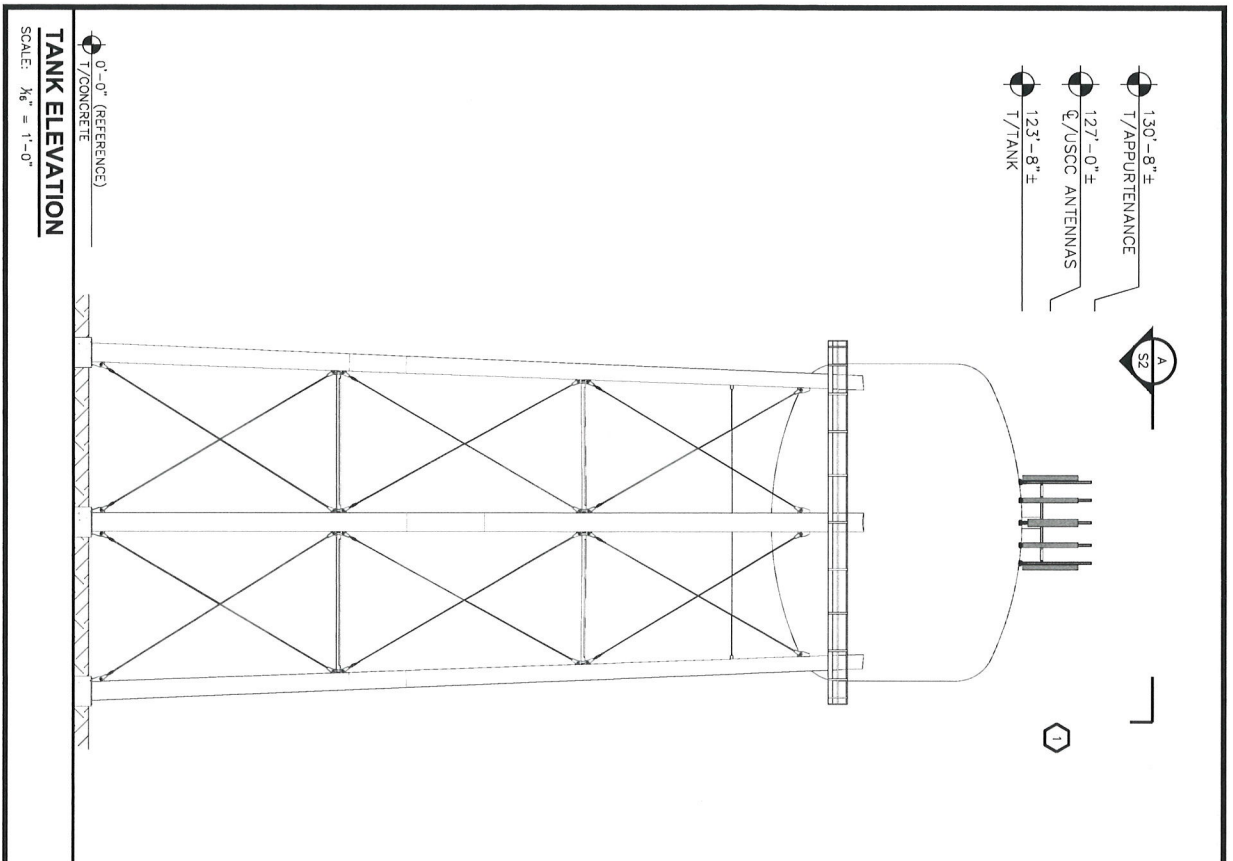
DRAWN BY: APT CHECKED BY: HT

SHEET TITLE:
SITE PLAN

SHEET NUMBER:	REVISION:
C-1	A

TEP #: 45300 03/09/24

ITEM A



TANK ELEVATION
SCALE: 3/8" = 1'-0"

MODIFICATION SCHEDULE

NO.	MODIFICATION DESCRIPTION	ELEVATION (FT.)	
1	INSTALL PROPOSED MOUNT MODIFICATIONS.	127.0	S-2 THRU S-6
2	MODIFICATION INSPECTION BY TEP. CONTACT TEP FOR FEE: PM@TEPGROUP.NET	-	N-1

NOTES:

- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE MODIFICATION INSPECTOR/ ENGINEER OF RECORD WITH A SEALED CERTIFIED WELD INSPECTION REPORT. THIS REPORT SHALL DOCUMENT THE ENTIRE WELDING PROCESS (PRE/DURING/POST) WITH PROPER PHOTOS. WELDING SHALL CONFORM TO AWS D1.1/D1.1M: 2015 "STRUCTURAL WELDING CODE-STEEL", FOR ADDITIONAL NOTES, SEE WELDING NOTES.
- DUE TO THE MODIFICATIONS REQUIRED, CONTINUOUS INSPECTIONS AND MATERIAL TESTING WILL NEED TO BE PERFORMED.
- PRIOR TO FABRICATION, CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES GIVEN FOR FABRICATION.
- ANTENNAS AND OTHER APPURTENANCES MAY NEED TO BE TEMPORARILY REMOVED OR MOVED DURING THE INSTALLATION OF THE MODIFICATIONS SHOWN ABOVE.
- NO DETAILED INFORMATION REGARDING INTERFERENCES WAS PROVIDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, REPORT ANY AND ALL DISCREPANCIES TO TOWER ENGINEERING PROFESSIONALS, INC. AND T-MOBILE CONSTRUCTION MANAGER IMMEDIATELY.
- ALL BOLTS ARE TO BE GRADE A325 WITH THREADS EXCLUDED FROM SHEAR PLANE (A325-X) UNLESS NOTED OTHERWISE. SEE SHEET N-3 FOR BOLT DETAILS.



PLANS PREPARED FOR:



PROJECT INFORMATION:

MADISONVILLE
(223325)

330 INDUSTRIAL PARK ROAD
MADISONVILLE, TN 37354
(MONROE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRION ROAD
RALEIGH, NC 27603
OFFICE: (919) 861-6351
www.tepgroup.net

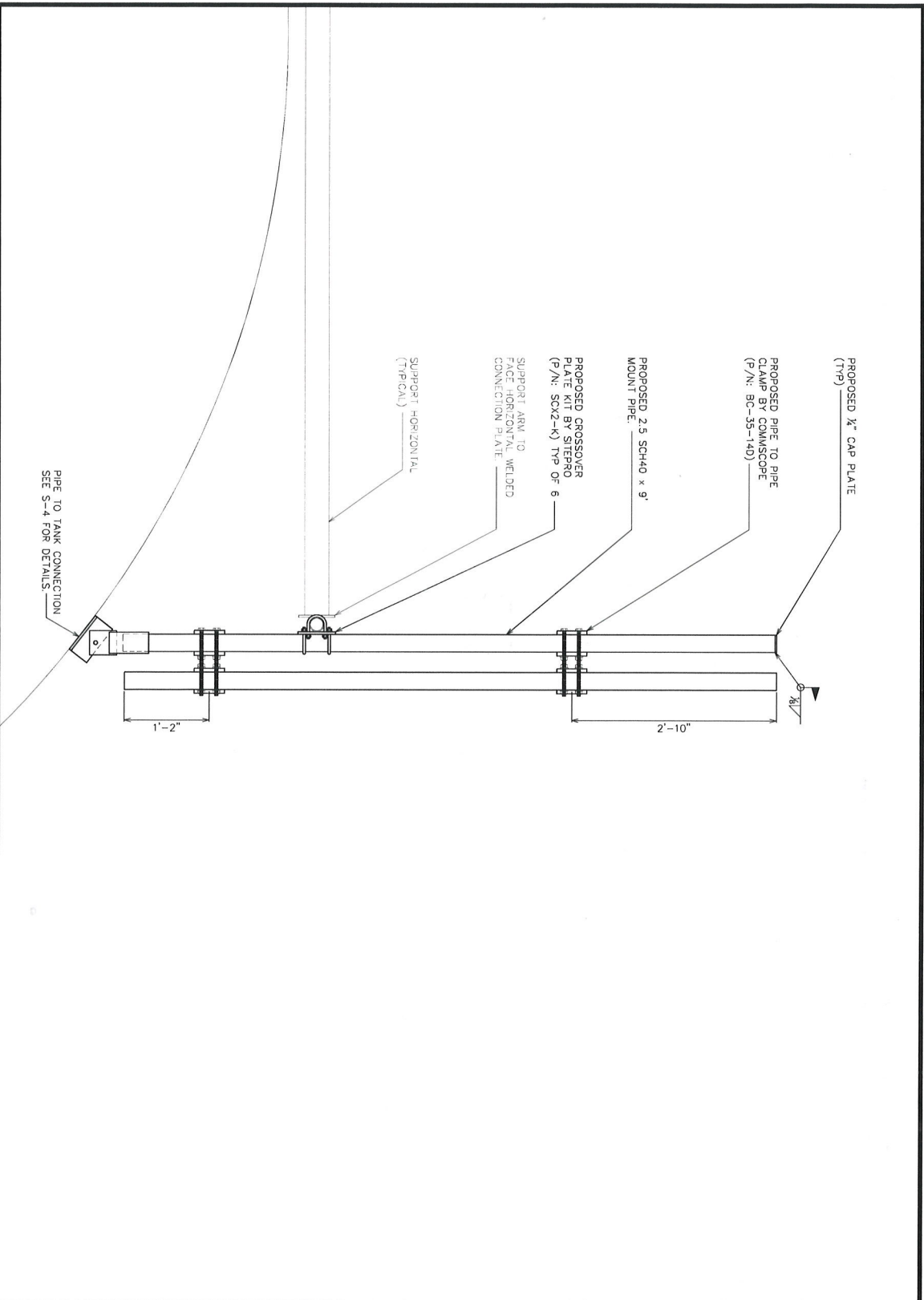
February 5, 2024

0	02-05-24	MODIFICATION DRAWINGS
REV.	DATE	ISSUED FOR:
DRAWN BY: KBO		CHECKED BY: ATR

SHEET TITLE:
TANK ELEVATION AND MODIFICATION SCHEDULE

SHEET NUMBER: S-1	REVISION: 0
TEP#: 43000 9235778	

ITEM A



SECTION
SCALE: 3/4" = 1'-0"
B
S-3

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:
U.S. Cellular
8410 W. BRYN MAWR, SUITE 700
CHICAGO, IL 60631

PROJECT INFORMATION:
MADISONVILLE
(223325)
330 INDUSTRIAL PARK ROAD
MADISONVILLE, TN 37354
(MONROE COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRITON ROAD
RALEIGH, NC 27603
OFFICE: (919) 681-6351
www.tegroup.net

SEAL:
February 5, 2024

0	02-05-24	MODIFICATION DRAWINGS	ISSUED FOR:
REVI	DATE		
DRAWN BY: KBO CHECKED BY: ATR			
SHEET TITLE: MOUNT REINFORCEMENT DETAILS II			

SHEET NUMBER: **S-3** REVISION: 0
TEP#: 43060923379

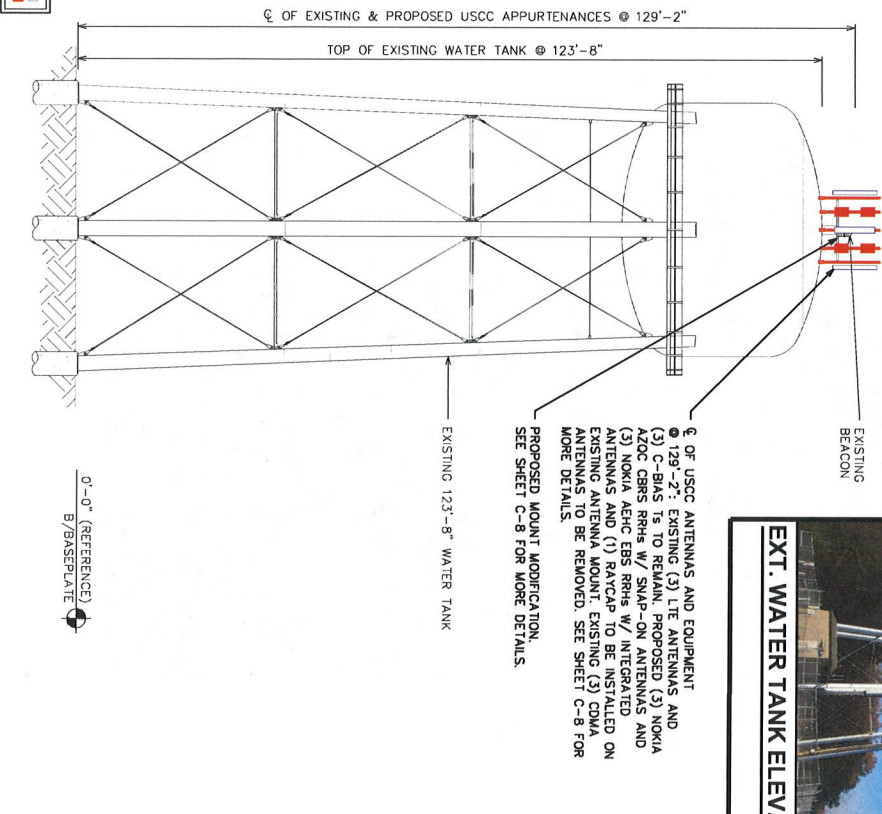
ITEM A

EUPEN HYBRID CABLE LENGTH

PROPOSED HYBRID CABLE QUANTITY:	1
EXISTING HYBRID CABLE QUANTITY:	0
LONGEST ROUTE TO COAX PORT IN SHELTER:	21'-FT
ICE BRIDGE LENGTH:	8'-FT
RAYCAP CENTERLINE + 12'-FT BUFFER:	141'-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	170'-FT
TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):	200'-FT

JUMPER INFO

JUMPER QUANTITIES	
FIBER JUMPERS:	9
COAX JUMPERS:	0
RET JUMPERS:	0
FIBER JUMPER LENGTH FROM RAYCAP TO RRH	
ALPHA SECTOR:	10-M
BETA SECTOR:	10-M
GAMMA SECTOR:	10-M

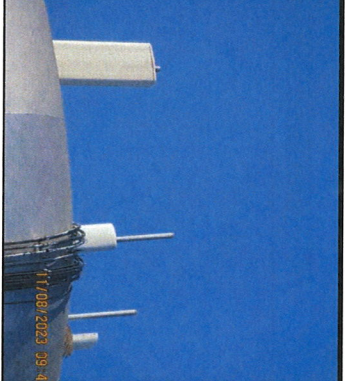


☉ OF USCC ANTENNAS AND EQUIPMENT
 ☉ 129'-2": EXISTING (3) LTE ANTENNAS AND (3) C-BIAS TS TO REMAIN. PROPOSED (3) NOKIA AZDC CRRS RRHS W/ SNAP-ON ANTENNAS AND (3) NOKIA AEHC EBS RRHS W/ INTEGRATED ANTENNAS AND (1) RAYCAP TO BE INSTALLED ON EXISTING ANTENNA MOUNT. EXISTING (3) CDMA ANTENNAS TO BE REMOVED. SEE SHEET C-8 FOR MORE DETAILS.
 PROPOSED MOUNT MODIFICATION. SEE SHEET C-8 FOR MORE DETAILS.

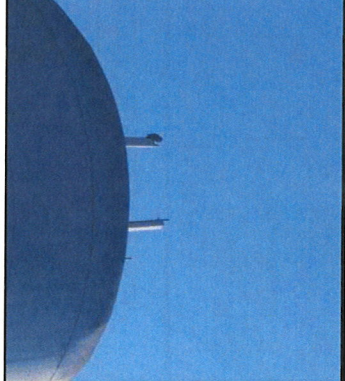
EXT. WATER TANK ELEV.



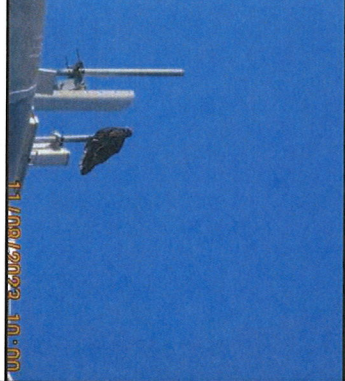
EXISTING ALPHA SECTOR



EXISTING BETA SECTOR



EXISTING GAMMA SECTOR



- NOTES:**
- PROPOSED USCC ANTENNAS ARE TO BE VERTICALLY CENTERED ON ANTENNA MOUNT.
 - TOP POWER JUMPERS TO BE BAWG FOR EBS AND 14AWG FOR CRRS.



PROPOSED TANK ELEVATION

SCALE: 1" = 20'



PLANS PREPARED FOR:



8410 W BRN MANR SUITE 700
CHICAGO, IL 60651
(773) 395-8900

PROJECT INFORMATION:

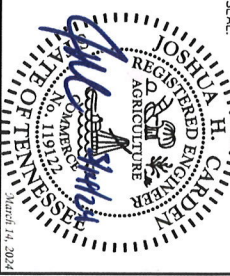
223325
MADISONVILLE
330 INDUSTRIAL PARK RD
MADISONVILLE, TN 37354
(MONROE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-8330
www.tepgroup.net

SEAL:



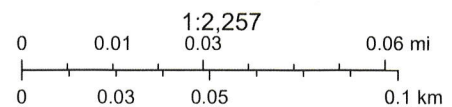
REV	DATE	ISSUED FOR
A	03-14-24	CONSTRUCTION
I	02-29-24	PRELIMINARY
O	01-31-24	PRELIMINARY

DRAWN BY: ABE
 CHECKED BY: IHI
 SHEET TITLE:
TANK ELEVATION
 SHEET NUMBER: **C-4**
 REVISION: **A**
 TEP#: 43380-897097



Date: April 10, 2024

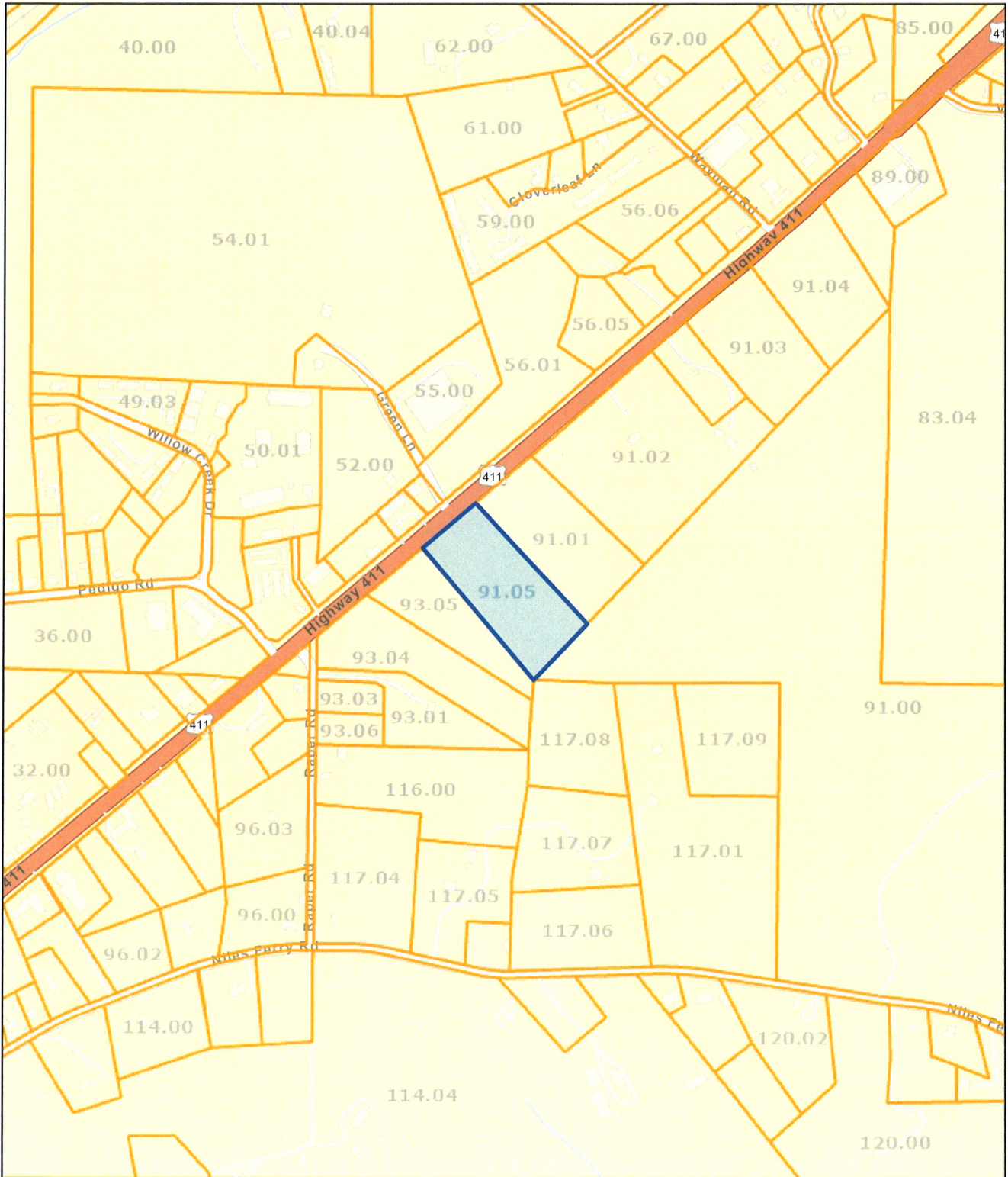
County: Monroe
 Owner: LONG DANIEL E ETUX
 Address: HWY 411
 Parcel Number: 057 091.05
 Deeded Acreage: 3.93
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



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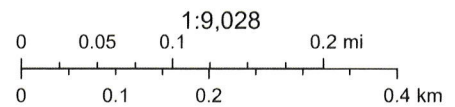
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Monroe County - Parcel: 057 091.05 **ITEM B**



Date: April 10, 2024

County: Monroe
Owner: LONG DANIEL E ETUX
Address: HWY 411
Parcel Number: 057 091.05
Deeded Acreage: 3.93
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023

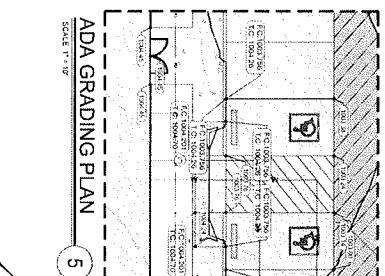
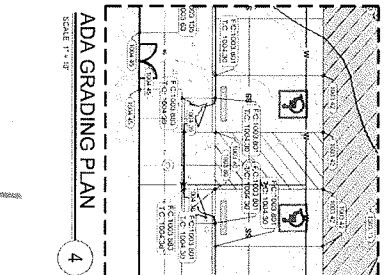
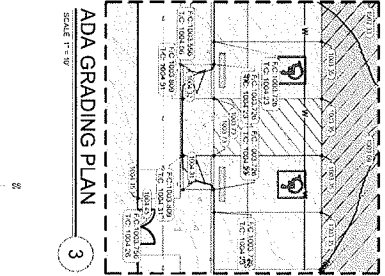
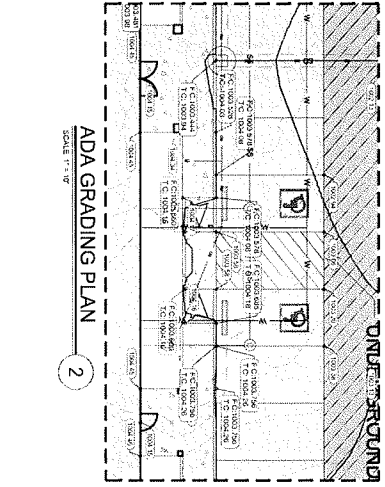
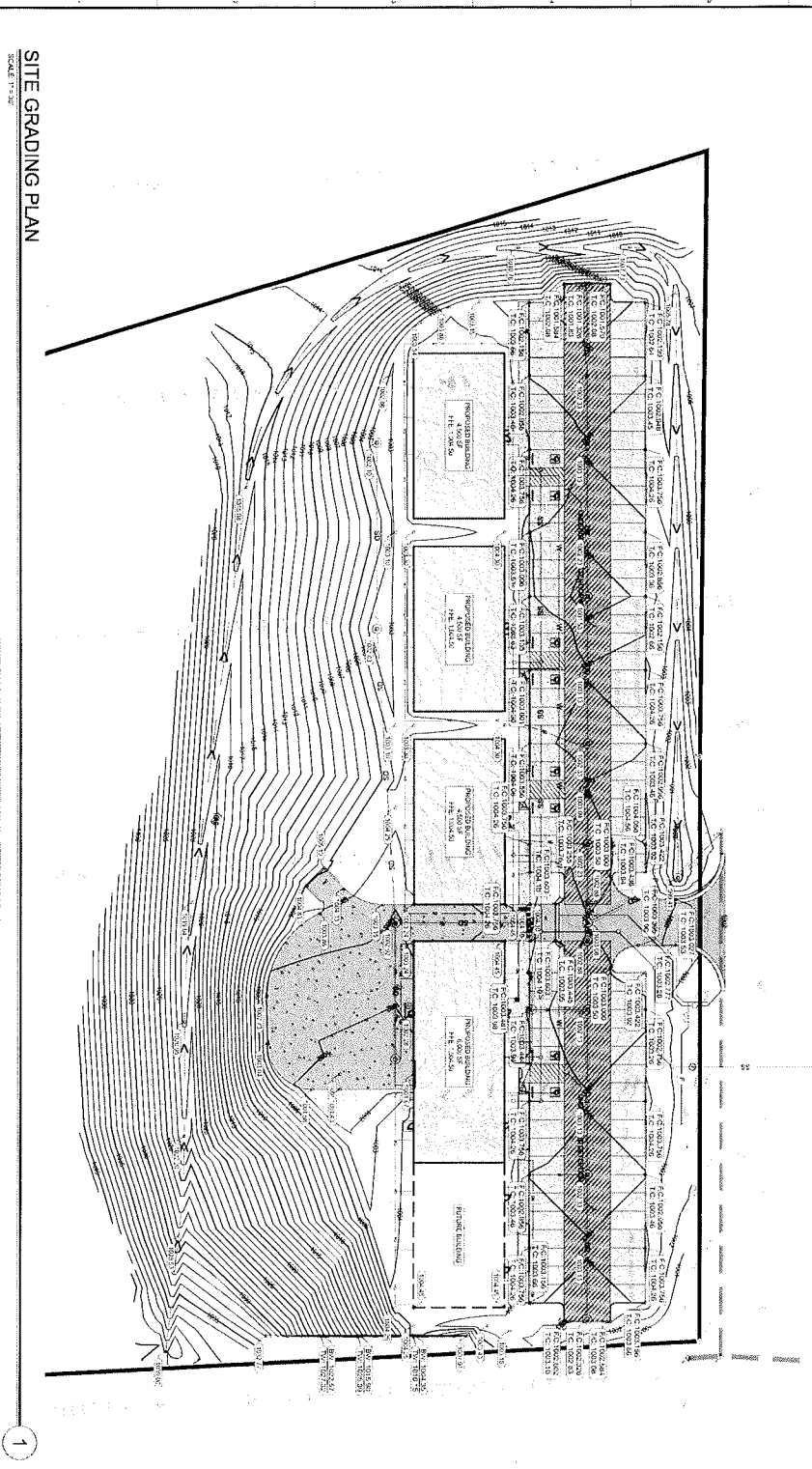


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ITEM B

- NOTES**
1. CRITICAL LANEWAYS AT CONNECTION POINTS SHALL BE STRENGTHENED TO CORRESPONDING AND MAINTAIN THE SAME WIDTH AND CHARACTERISTICS AS THE ORIGINAL LANEWAYS.
 2. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 3. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 4. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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 8. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 9. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 10. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



811
Know what's below.
Call before you dig.
A national call center at 800-485-1111

GRAPHIC SCALE
1 INCH = 30'

MBI

204 N. MARKET STREET
MADISON, WI 53703
(608) 261-1111

PROJECT: SITE GRADING PLAN

DATE: 10/15/10

SCALE: 1/8" = 1'-0"

PROJECT LOCATION: 104 E. KIMMEL STREET, MADISON, WI 53703

CLIENT: MBI

DESIGNER: MBI

CHECKER: MBI

DATE: 10/15/10

PROJECT: SITE GRADING PLAN

DATE: 10/15/10

SCALE: 1/8" = 1'-0"

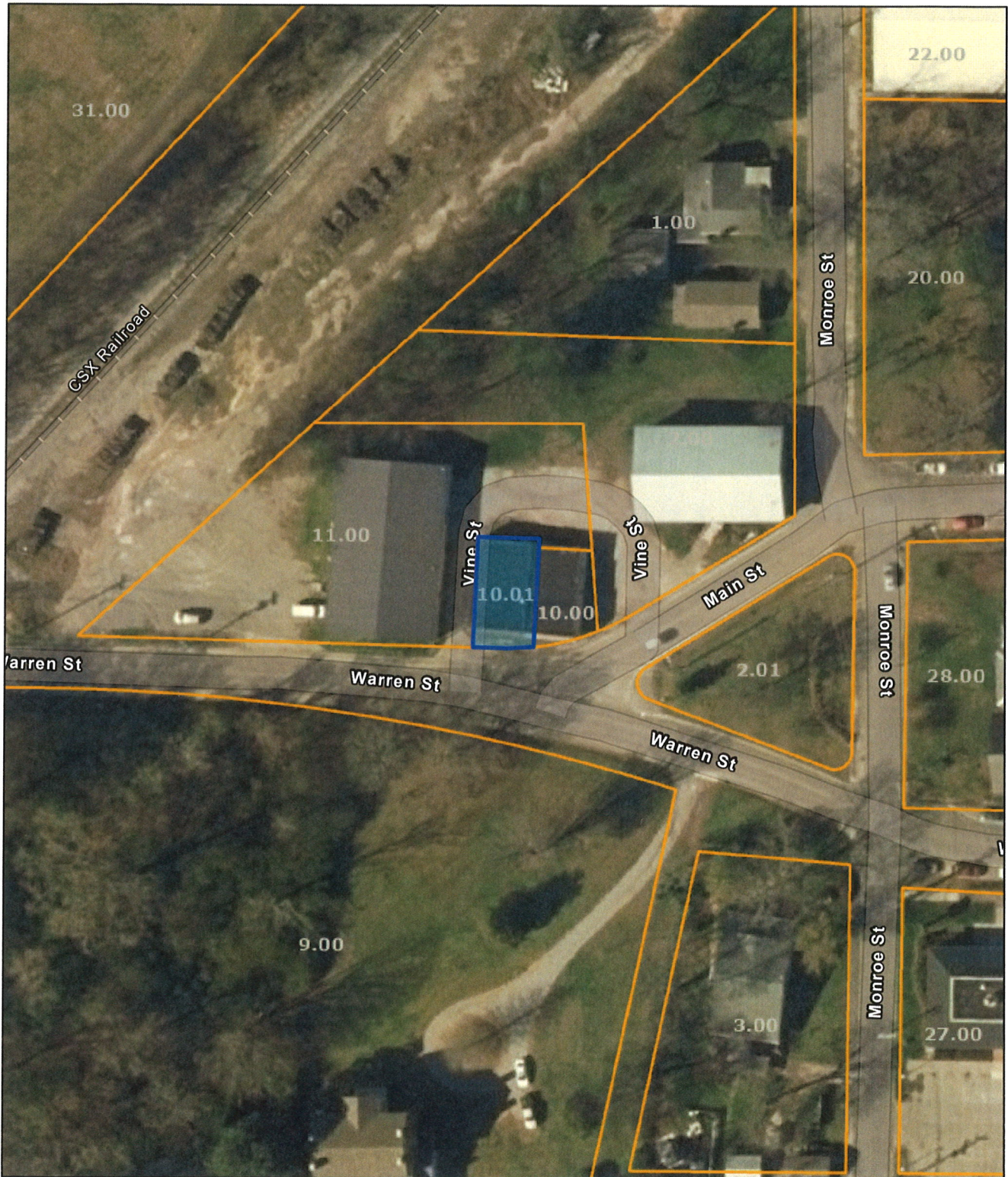
PROJECT LOCATION: 104 E. KIMMEL STREET, MADISON, WI 53703

CLIENT: MBI

DESIGNER: MBI

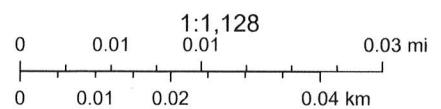
CHECKER: MBI

DATE: 10/15/10



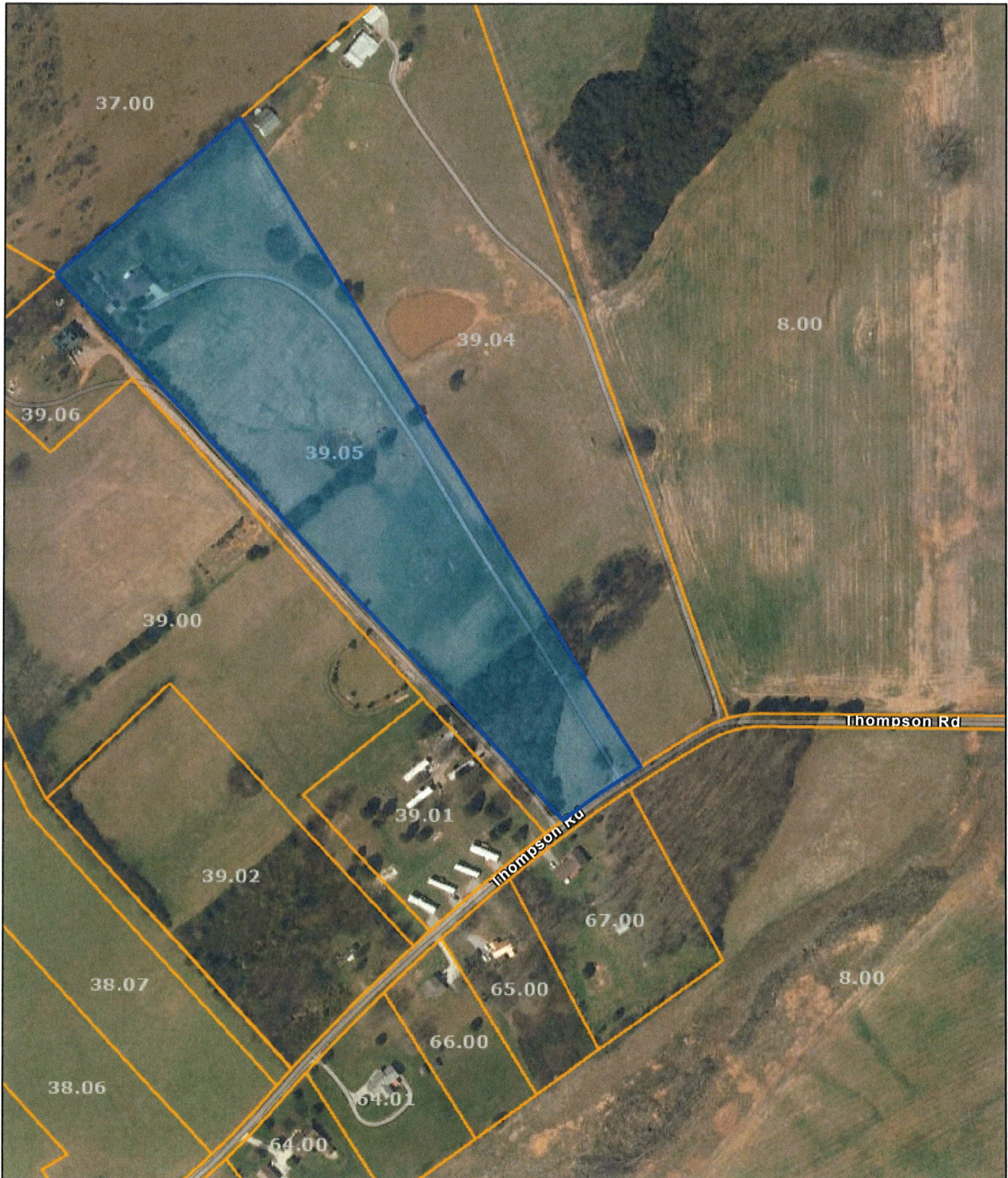
Date: March 26, 2024

County: Monroe
 Owner: MONROE COUNTY HOMES LLC
 Address: WARREN ST 228
 Parcel Number: 067D A 010.01
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



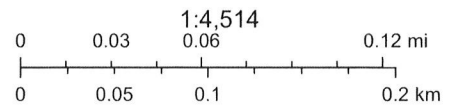
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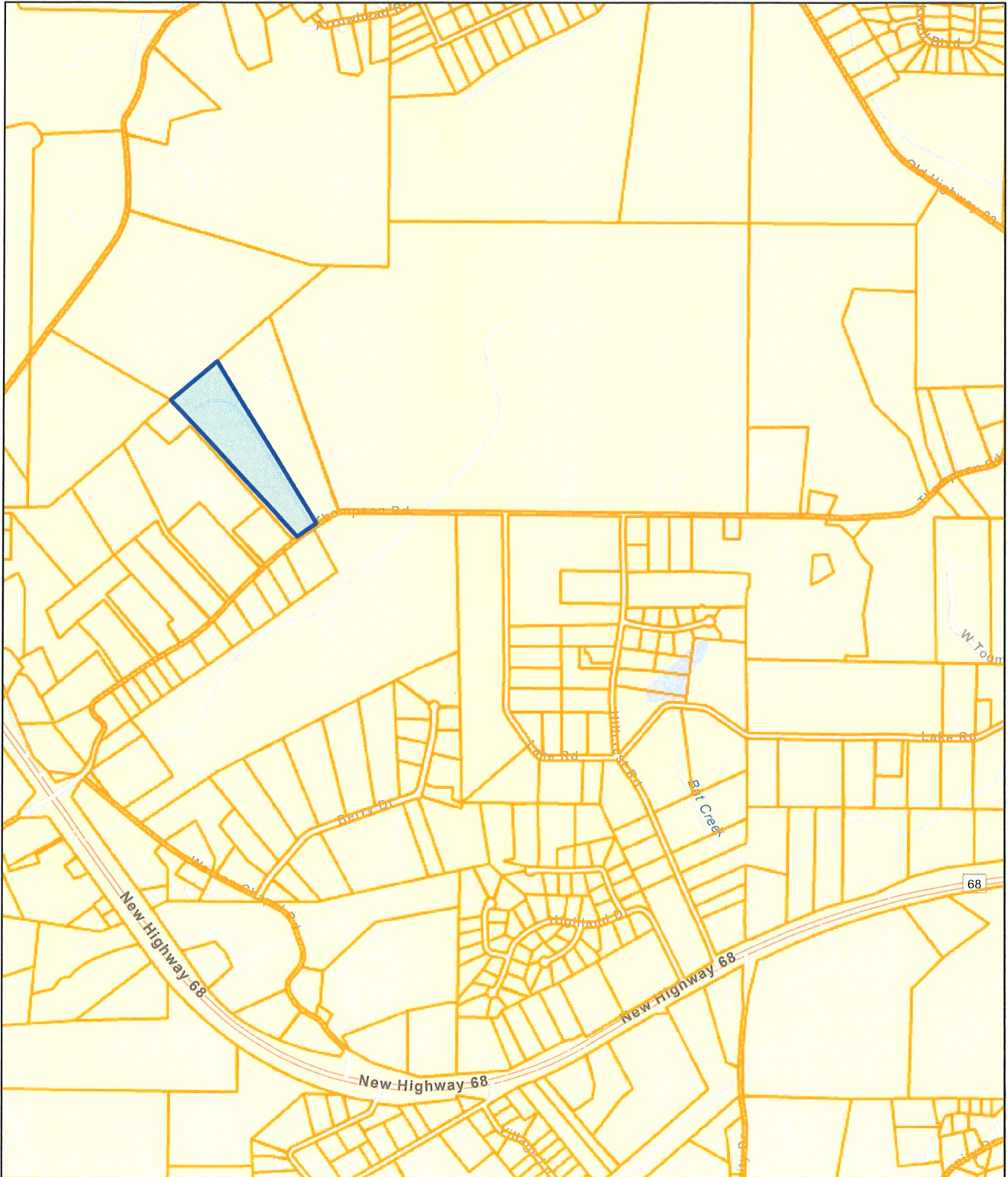
County: Monroe
Owner: CENTOFANTE SUSANNE E
Address: THOMPSON RD 333
Parcel Number: 055 039.05
Deeded Acreage: 15.02
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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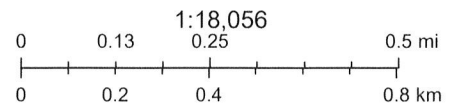
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Monroe County - Parcel: 055 039.05 ITEM D



Date: April 10, 2024

County: Monroe
Owner: CENTOFANTE SUSANNE E
Address: THOMPSON RD 333
Parcel Number: 055 039.05
Deeded Acreage: 15.02
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



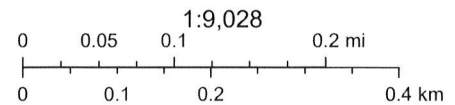
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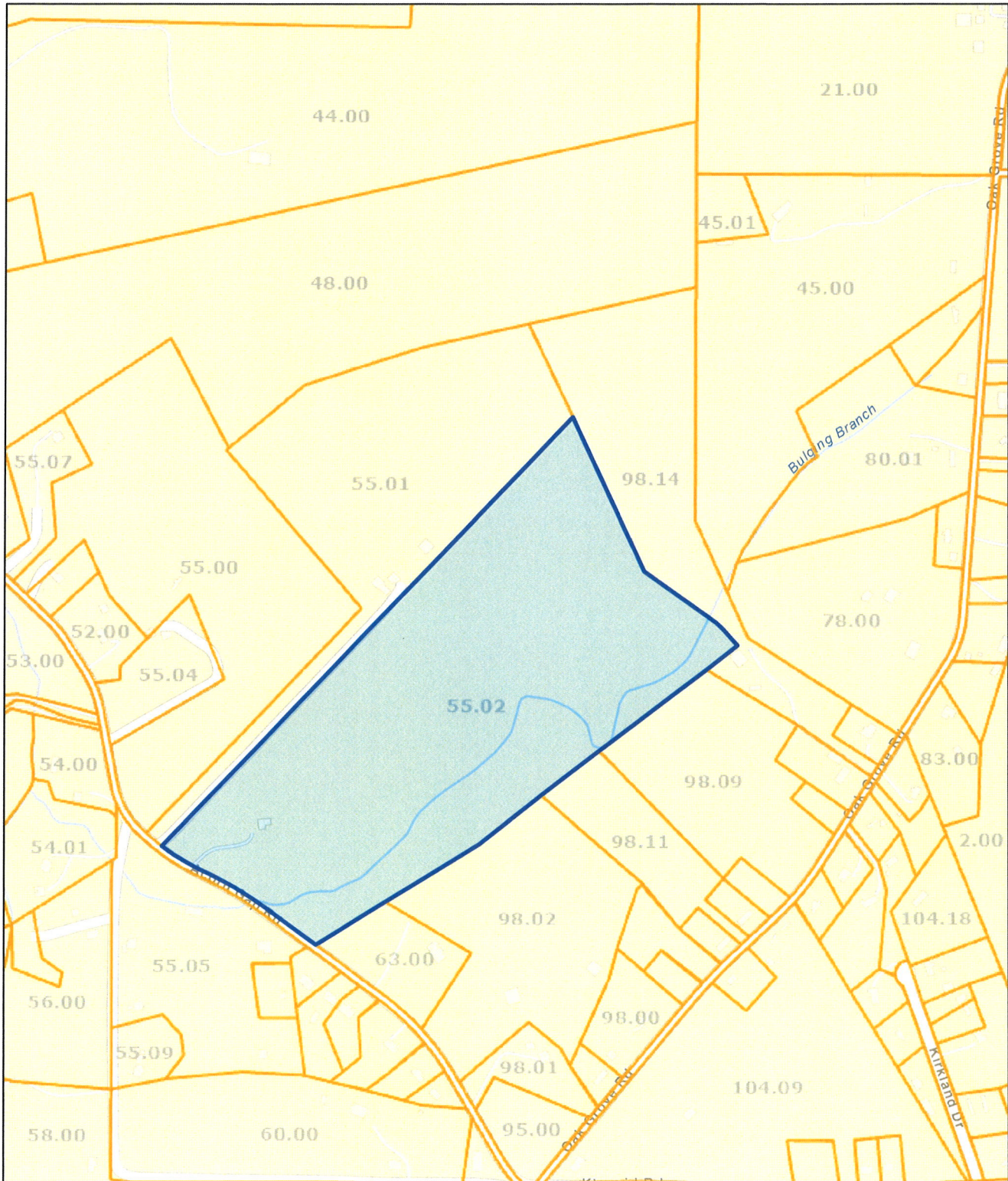
Date: April 10, 2024

County: Monroe
 Owner: ALBRECHT PAMELA
 Address: ACORN GAP RD 989
 Parcel Number: 036 055.02
 Deeded Acreage: 59.07
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



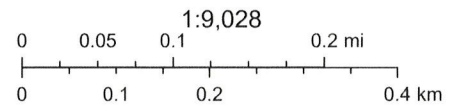
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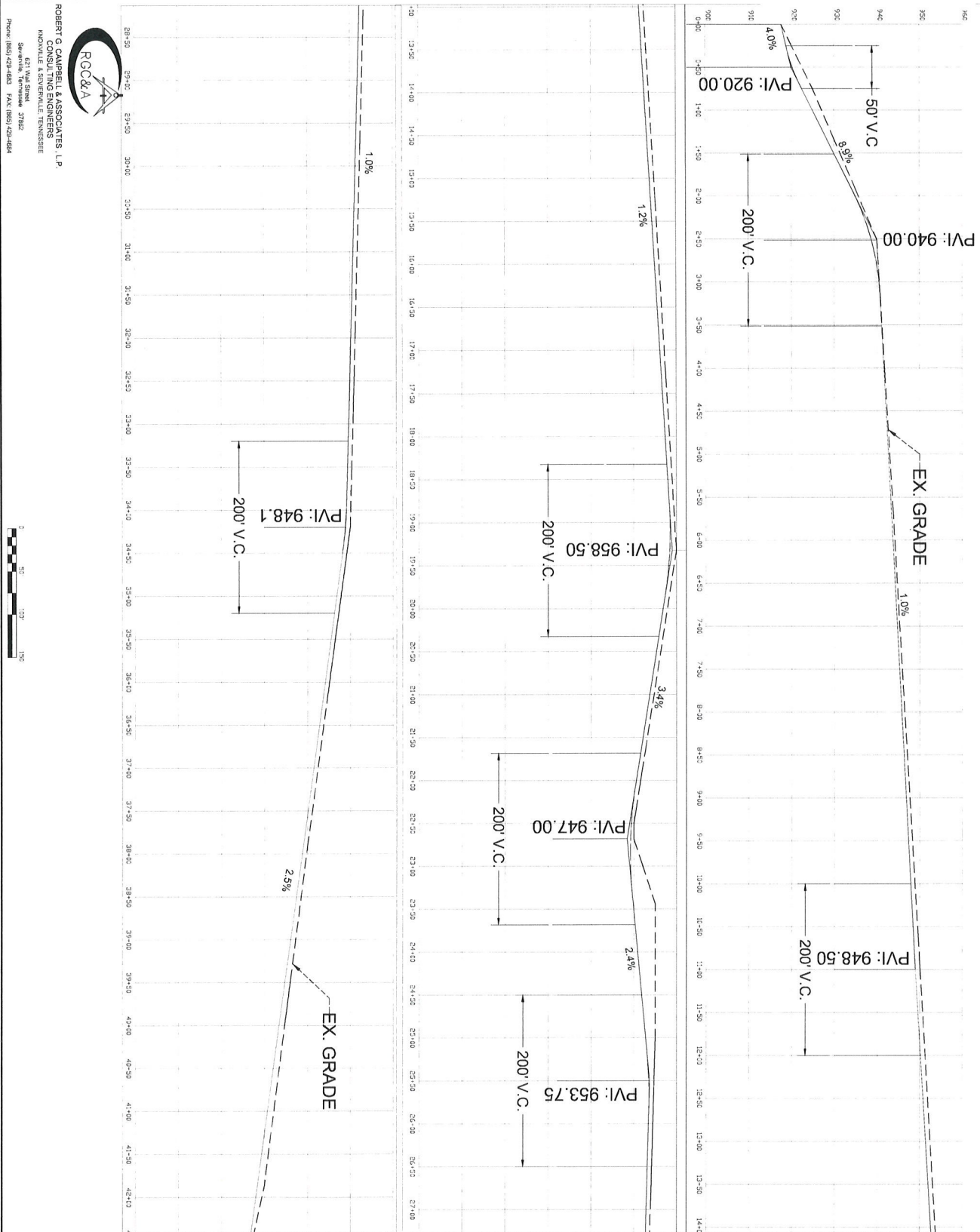
County: Monroe
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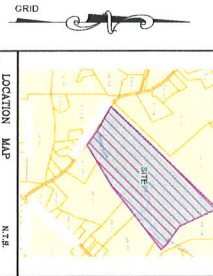
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ITEM E



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVERVILLE, TENNESSEE
 621 1/2 Main Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4883 Fax: (865) 429-4884



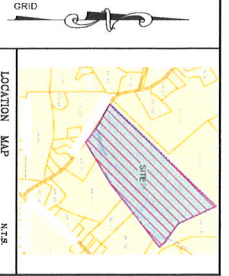
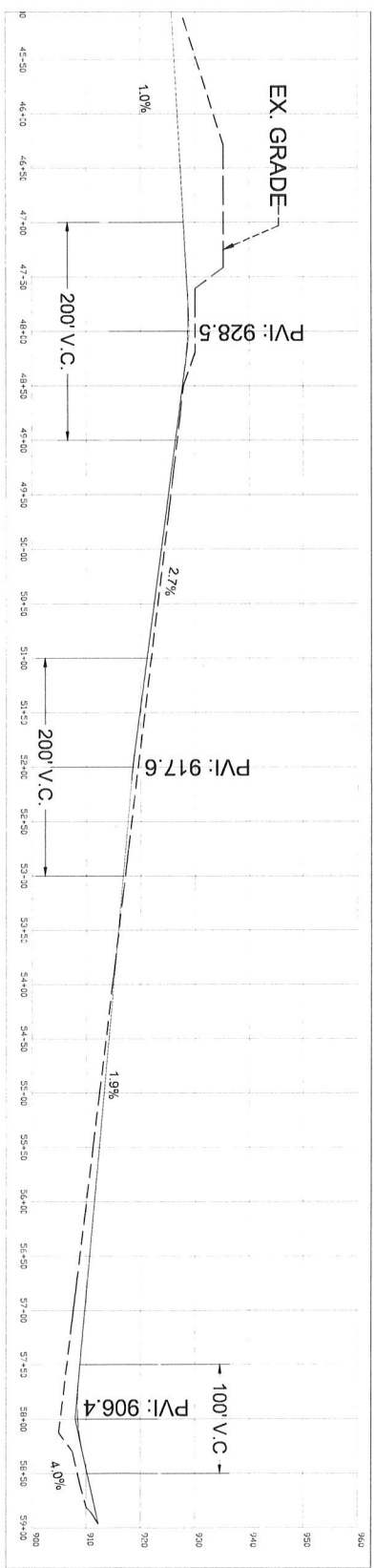
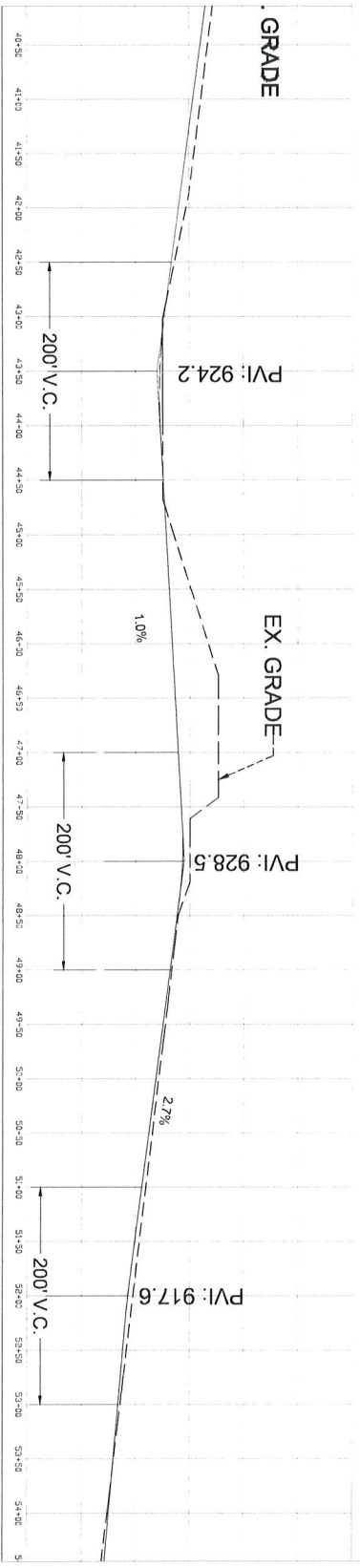
NOTE: THIS PROJECT IS THE PROPERTY OF ENGINEERING CONSULTANTS AND DESIGNERS, INC. ENGINEERS SHALL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF THIS PROJECT. ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

- NOTES:
1. REFER TO THE PLAN SHEET FOR ALL DIMENSIONS AND LOCATIONS.
 2. REFER TO THE SPECIFICATIONS FOR ALL DIMENSIONS AND LOCATIONS.
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PROPOSED ROAD PROFILE
AIRHEART LANDING SID
 3RD CIVIL DISTRICT, MONROE COUNTY, TENNESSEE
 MONROE 36 PROJECT 2024
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DEED REFERENCE: DEED BK 202 PG 191
 APPROVED BY: J. W. WILSON
 DRAWING NO: 2024-001
 FIELD DATE: 02/27/2024
 SCALE: 1" = 40'
 SHEET 1 OF 4
 LAST REV. DATE: 02/27/2024
 PROJECT NUMBER: 2024



NOTE: THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED ROAD AND FOUND THE EXISTING GRADE TO BE AS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED SURVEYING OR TESTS TO VERIFY THE EXISTING GRADE. THE ENGINEER HAS NOT CONDUCTED SURVEYING OR TESTS TO VERIFY THE EXISTING GRADE. THE ENGINEER HAS NOT CONDUCTED SURVEYING OR TESTS TO VERIFY THE EXISTING GRADE.

NOTES:
 1. EXISTING GRADE SHOWN AS DASHED LINE.
 2. PROPOSED GRADE SHOWN AS SOLID LINE.
 3. VERTICAL CURVE DATA AS SHOWN.
 4. SLOPES AS SHOWN.
 5. STATIONING AS SHOWN.
 6. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.
 7. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.
 8. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.



NOTES:
 1. EXISTING GRADE SHOWN AS DASHED LINE.
 2. PROPOSED GRADE SHOWN AS SOLID LINE.
 3. VERTICAL CURVE DATA AS SHOWN.
 4. SLOPES AS SHOWN.
 5. STATIONING AS SHOWN.
 6. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.
 7. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.
 8. TOTAL LENGTH OF PROPOSED ROAD IS 1.00 MILE.

ROBERT C. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVERVILLE TENNESSEE
 621 Main Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4848 FAX: (865) 429-4848

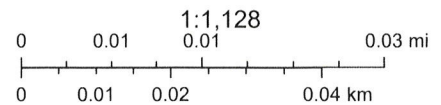


PROPOSED ROAD PROFILE
AIRHEART LANDING S/D
 3RD CIVIL DISTRICT, MONROE COUNTY, TENNESSEE
 PLAN NO. 2008-0001
 PROJECT NUMBER: 2008-0001
 SHEET: 4 OF 4
 SCALE: 1" = 50'
 DATE: 08/27/2008
 DRAWN BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS
 APPROVED BY: J. W. HARRIS
 FIELD DATE: 08/27/2008
 DEBO REFERENCE: DEED BK 200 PG 191
 UAS REF. DATE: 08/27/2008



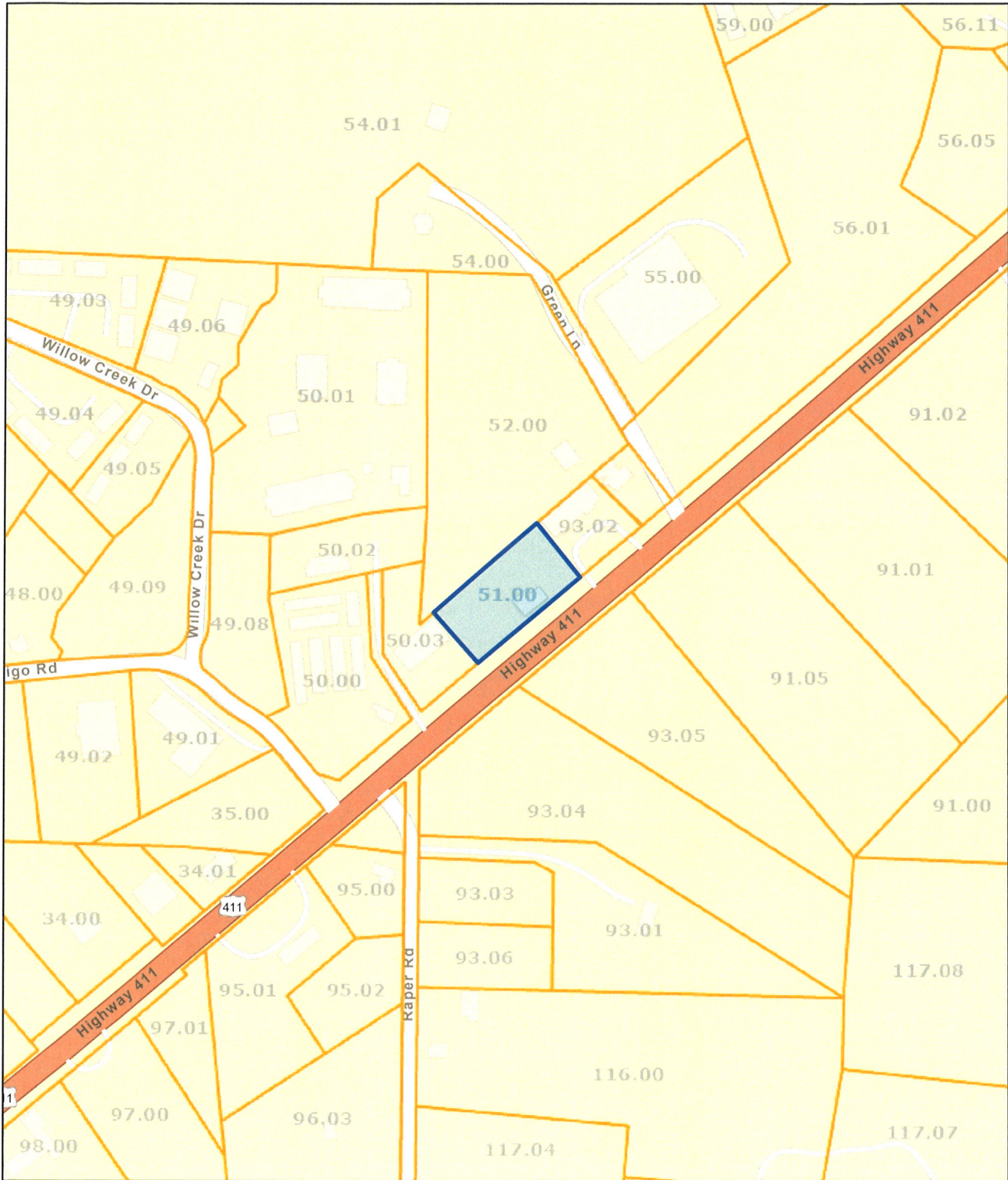
Date: April 10, 2024

County: Monroe
Owner: LEE JAMES P ENTERPRISES
Address: HWY 411 3719
Parcel Number: 057 051.00
Deeded Acreage: 1.22
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



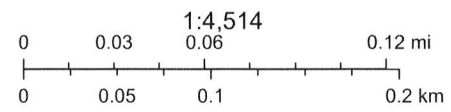
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



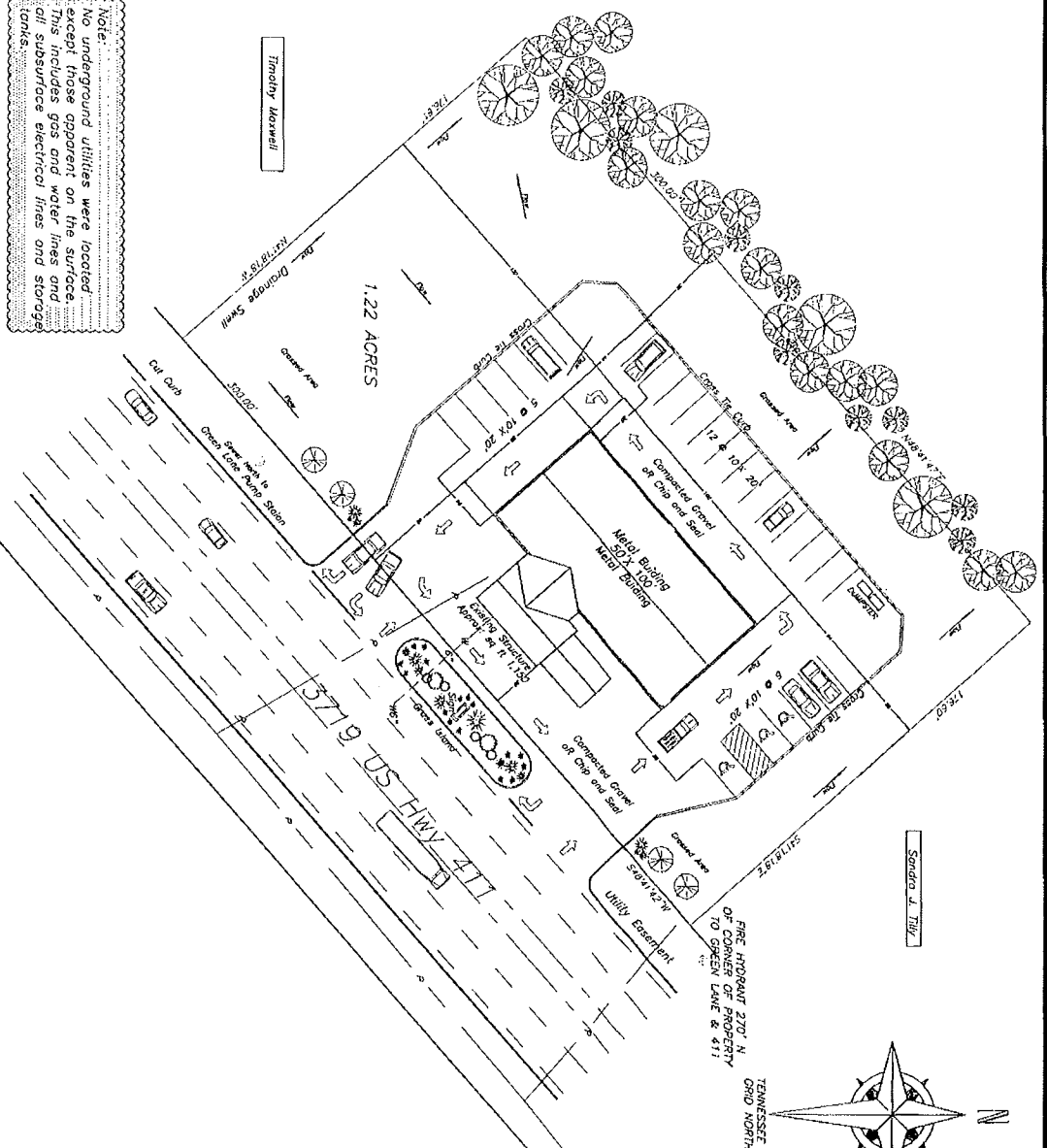
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



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.

Present Owners and Developers:
 James Lee Enterprises
 2453 HWY 411 N STE 2
 Madisonville Tennessee 37354

Frank B. Thurston
 Professional Land Surveyor
 Surveying and Design
 4225--404--2606
 Post Office Box 1158
 Madisonville Tennessee
 surveying@tennesseehills.net

- 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 revealed by a complete title search.
 - 3. All distances are horizontal.
 - 4. Boundary is based on current recorded information and was tied to ground evidence.
 - 5. This plot does not convey, grant or guarantee title.
 - 6. Some features may be graphically displayed.
 - 7. Do not scale this drawing for dimensions not given.

I CERTIFY THIS TO BE A CATEGORY
 1 SURVEY AS DEFINED BY THE
 PRESSION OF THE UNADJUSTED
 SURVEY IS 1:22595.
 This Survey was prepared in accordance
 with the Standards of Practice for
 Land Surveys in the State of Tennessee

Frank B. Thurston Car no 728

SITE PLAN FOR
**JAMES LEE
 ENTERPRISES**

DEED BK. 420, Pg. 36
 Tax Map 057, Group C, Parcel 051.00
 Control Map 067K
 Monroe County Tennessee
 Scale: 1"=50' December 20, 2023



REVISIONS

NO.	DATE	REVISION