

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, February 16, 2016**

**Members Present**

James Lee, Chairman  
Marilyn Atkins, Vice Chair  
Tony Wilson, Secretary  
Linda Garrett-Hensley  
Susan Saunders

**Members Absent**

Glenn Moser, Mayor  
Jack Harrill  
Larry Smades

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press

**CALL TO ORDER**

Chairman Lee called the meeting to order at 6:03 p.m.

**APPROVAL OF MINUTES**

Commissioner Atkins moved to approve the January 19, 2016, minutes as presented.  
Commissioner Hensley seconded the motion and the motion passed unanimously.

**REQUEST TO REZONE A PORTION OF PARCELS 049.07 AND 050.01, MONROE COUNTY TAX MAP 057, 5.92 ACRES, LOCATED ON THE EAST SIDE OF WILLOW CREEK DRIVE APPROXIMATELY 250 FEET NORTH OF PEDIGO ROAD, FROM C-3 HIGHWAY BUSINESS DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT AND FROM C-1 LOCAL BUSINESS DISTRICT TO R-2 HIGH DENSITY RESIDENTIAL DISTRICT (James Lee, Applicant)**

Chairman Lee and staff presented the rezoning request. The current zoning lines do not follow existing property lines. The rezoning will make the entire tracts the same zoning district. A plat has been submitted combining the two parcels. The property is under contract for apartments. Staff recommended approval of the rezoning with the condition the subdivision plat is recorded prior to the rezoning being finalized.

Commissioner Wilson moved to recommend approval of the rezoning request to the Board of Mayor and Aldermen subject to the subdivision plat being recorded prior to the rezoning being finalized. Commissioner Atkins seconded the motion and the motion passed 4-0-1, with Chairman Lee abstaining.

**REQUEST TO REZONE PARCEL 057.00, MONROE COUNTY TAX MAP 057, 8.9 ACRES, LOCATED ON THE SOUTHWEST SIDE OF WAYMAN ROAD AND APPROXIMATELY 125 FEET NORTHWEST OF U.S. HIGHWAY 411, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT AND C-3 HIGHWAY BUSINESS DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT AND R-2 HIGH DENSITY RESIDENTIAL DISTRICT (Wolfjump, LLC, Applicant)**

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Chairman Lee and staff presented the rezoning. The current zoning lines do not follow existing property lines. A plat will be presented at the next planning commission meeting regarding the subdivision of this parcel and parcels 091.02 and 056.00 that will create new lot lines that follow the rezoning request. The requested zoning is consistent with the existing zoning and land uses in the area. Staff recommended approval of the rezoning with the condition the subdivision plat is recorded prior to the rezoning being finalized.

Commissioner Atkins moved to recommend approval of the rezoning request to the Board of Mayor and Aldermen subject to the subdivision plat being recorded prior to the rezoning being finalized. Commissioner Saunders seconded the motion and the motion passed unanimously.

**AMENDMENTS TO SECTION 11-402. CUSTOMARY HOME OCCUPATIONS,**  
**MADISONVILLE ZONING ORDINANCE**

Staff presented the draft ordinance of the proposed customary home occupations regulations. A lengthy discussion followed. By consensus it was agreed the ordinance should also eliminate currently allowed home occupation signs.

Commissioner Saunders moved to table the ordinance. Commissioner Hensley seconded the motion and the motion passed unanimously.

**DISCUSSION OF SUBDIVISION PLAT CERTIFICATIONS**

Hawk introduced the agenda item and distributed a copy of the Fort Loudoun Electric Cooperative's utility service certification. Staff explained that the *Madisonville Subdivision Regulations* currently do not have certifications for existing utilities. Property owners unfamiliar with the cost of existing utility service lines or unfamiliar with utility size needs may be surprised by unexpected costs of subdividing. Requiring existing utility certifications provides notification on the front end before the subdivision plat is recorded. A general discussion followed. By consensus it was agreed that staff will prepare new existing utility certifications and bring them back to the planning commission for review.

**OTHER BUSINESS**

Staff reported on the following:

- A new cell tower will be constructed at 155 Kefauver Lane, which is located just outside the Madisonville corporate limits.
- East Tennessee Quality Growth will be sponsoring a 1-day conference on April 28 at the Alcoa Airport Hilton Hotel. Staff reviewed the agenda which focuses on transportation,

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creating economic growth in rural communities, broadband in rural communities, historic preservation, and other applicable planning commission related topics. If anyone is interested in attending, they are to let staff know. The conference fee is \$50 per planning commissioner. Staff will email out the details of the conference.

- On March 29 at 6:00 p.m. at the Farragut Town Hall, TDOT and the East Tennessee Development District will offer a training session entitled “Linking Land Use and Transportation”
- East Tennessee Quality Growth has revived the National Geographic Geotourism website. The website is well suited for rural communities and Monroe County has taken advantage of this advertising venue. The website is geared to identifying tourist destinations in rural areas. The address is [www.tennesseevalleygeotourism.org](http://www.tennesseevalleygeotourism.org).

**ADJOURN**

Commissioner Atkins moved to adjourn. Commissioner Saunders seconded the motion and the meeting adjourned at 6:50 p.m.

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Secretary

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Date