

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, March 21, 2017**

**Members Present**

James Lee, Chairman  
Marilyn Atkins, Vice Chair  
Tony Wilson, Secretary  
Linda Garrett-Hensley  
Jack Harrill

**Members Absent**

Glenn Moser, Mayor  
Larry Smades  
Susan Saunders

**Others Present**

Ruth Viergutz Hawk, Planner  
Troyse Ward

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Lee called the meeting to order at 6:12 p.m. Commissioner Atkins moved to approve the January 17, 2017, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

**AMENDMENT TO THE MADISONVILLE SIGN REGULATIONS, MADISONVILLE ZONING ORDINANCE, CHAPTER 4, SECTION 11-408.**

Staff presented Ordinance 17-254-O. The ordinance is as discussed at the November planning commission meeting. Staff has sent the ordinance to Jerome Melson, City Attorney, for his review and approval. A general discussion followed.

Commissioner Atkins moved to table action until the April meeting when more members could be in attendance. Commission Harrill seconded the motion and the motion passed unanimously.

**FINAL PLAT OF GAMBLE RANCH SUBDIVISION, PARCEL 009.01, MONROE COUNTY TAX MAP 091, LOCATED ON THE NORTH SIDE OF GAMBLE ROAD JUST EAST OF COUNTY FARM ROAD IN THE PLANNING REGION, TO CREATE 13 LOTS, APPROXIMATELY 15 ACRES (James Lee, Applicant)**

Chairman Lee recused himself and Vice-Chairman Atkins took over the meeting as chair.

Mr. Lee reported that he has entered into a contract with Fort Loudoun Electric Cooperative to extend power to the lots. He stated that a 2" water line serves the property and that booster pumps will be needed for several of the lots, but this has been deemed acceptable by Donnie Chambers, Madisonville Water Department. In previous discussions staff had expressed concerns about the limited sight distance for future driveways for Lots 2, 3, 7, 9, 11, 12 & 13. Steve Teague, County Road Superintendent, supported these concerns. Mr. Lee has purchased "Hidden Drive" signs for the county to post when the driveways are constructed.

Mr. Lee requested that the plat be approved subject to obtaining the appropriate signatures. Staff agreed.

**Madisonville Regional Planning Commission - Minutes**  
**3/21/17**  
**Page 2**

Commissioner Harrill moved to approve the subdivision plat subject to obtaining the appropriate signatures. Commissioner Garrett-Hensley seconded the motion and the motion passed 4-0-1, with Chairman Lee abstaining.

**OTHER BUSINESS**

Troyse Ward, owner of Parcel 082.02, Tax Map 057, a land locked property located on the south side of Hwy 411 across from Sequoyah High School in the planning region, requested that he not be required to build a road that meets the minimum road construction standards in the *Madisonville Subdivision Regulations*. Mr. Ward had made this same request of the planning commission in 2015. At that time the commission agreed to request the Monroe County Commission to consider allowing the Madisonville Planning Commission to modify road construction standards in the Madisonville Planning Region. The Monroe County Commission subsequently did not approve the request.

A general discussion followed. Commissioner Harrill moved to proceed with sending the request back to the Monroe County Commission for reconsideration. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

**ADJOURN**

Commissioner Garrett-Hensley moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 6:56 p.m.

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Secretary

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Date