

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**Tuesday, January 15, 2019**

**Members Present**

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

**Members Absent**

Glenn Moser, Mayor

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, Press  
Sara VanLandingham  
Jim Edmonds  
Troyse Ward

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Lee called the meeting to order immediately following the Board of Zoning Appeals meeting. Commissioner Atkins moved to approve the November 13, 2018, minutes as presented. Commissioner J. Harrill seconded the motion and the motion passed unanimously.

**REQUEST TO REZONE PARCEL 008.00, GROUP C, MONROE COUNTY TAX MAP 067E, LOCATED ON THE WEST SIDE OF TELLICO STREET AT HIGHWAY 411 AND OKLAHOMA STREET, APPROXIMATELY 14,000 SQUARE FEET/.3 ACRES, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (Mitchell Hyde, Applicant)**

Hawk presented two versions of Ordinance 19-286-O. The first recommending denial of the rezoning request to the Mayor and Board of Aldermen and the second recommending approval of the rezoning request to the Mayor and Board of Aldermen.

Hawk recommended denial of the rezoning request for the following reasons:

1. The property currently has no access to Tellico Street, but the owner does use the neighbor's driveway. Traffic stopped at the Highway 411 traffic signal backs up past this property and adding an access at this location would be very dangerous. The legal access to the parcel is Oklahoma Street, which is a residential area;
2. Rezoning this lot to commercial would have a negative impact on the residential neighborhood of which it is a part of;
3. The small size of the lot makes developing it for commercial purposes very difficult. It is unlikely that all setback and parking requirements could be met; and
4. This lot is part of the Watson Subdivision and there are deed restrictions which state the land can only be used for residential purposes.

**Madisonville Planning Commission – Minutes**  
**1/15/2019**  
**Page 2**

A general discussion followed.

Commissioner Saunders moved to recommend denial of the rezoning and Ordinance 19-286-O to the Board of Mayor and Aldermen. Commissioner Wilson seconded the motion. The motion passed 6-0-1, with Commissioner J. Harrill abstaining because he owns the adjacent property.

**OTHER BUSINESS**

Chairman Lee introduced Troyse Ward. Mr. Ward owns land across from Sequoyah High School, Parcels 082.02 and 082.08, Monroe County Tax Map 057. The parcels are land locked and Mr. Ward would like to further subdivide the land. The commission has discussed this situation in the past. Twice the Madisonville Planning Commission requested Monroe County Commission for permission to amend the Subdivision Regulations to allow for the subdivision of land off of private roads in the Madisonville Planning Region. The requests to County Commission were denied. In order for Mr. Ward to further subdivide his land without building a road, the planning commission would need to grant a variance from the regulations. Chairman Lee told Mr. Ward he would need to make application for the next planning commission meeting through Hawk's office.

**ADJOURN**

Commissioner D. Harrill moved to adjourn. Commissioner J. Harrill seconded the motion and the meeting adjourned at 6:27 p.m. Staff conducted a one-hour training session on "Private Property Rights".

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date