

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, October 15, 2019

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Glenn Moser, Mayor
Linda Garrett-Hensley
Don Harrill
Jack Harrill
Susan Saunders

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Sara VanLandingham, Codes
Greg Altum, Press

Citizens Present: Tim Morrey, Karen Morrey, Jerry Sloan, Elizabeth Lankford, Hunter Lankford, Joe Lowry, Bill Howe

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order at 6:00 p.m. Commissioner Saunders moved to approve the September 17, 2019, minutes as presented. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

ELECTION OF OFFICERS – CHAIRMAN, VICE CHAIRMAN, SECRETARY

Mayor Moser explained that he would not appoint Sara VanLandingham to serve on the planning commission. As a result, he has two vacant positions to be filled and he would prefer that the election of officers be held after all the positions were filled. Mayor Moser asked for a volunteer to serve as Secretary. Commissioner Garrett-Hensley agreed to serve as Secretary. The commission agreed by consensus.

REQUEST TO REZONE PARCEL 001.00, GROUP A, MONROE COUNTY TAX MAP 067D, 550 MONROE STREET, APPROXIMATELY .47 ACRES, FROM M-1 INDUSTRIAL DISTRICT TO R-1 LOW DENSITY RESIDENTIAL DISTRICT (Hunter Lankford, Applicant)

Chairman Lee presented the rezoning request. Hawk presented Ordinance No. 19-299-O. A general discussion followed. Hawk recommended approval of the rezoning.

Mayor Moser moved to recommend approval of Ordinance No. 19-299-O to the Board of Mayor and Aldermen. Commissioner Atkins seconded the motion and the motion passed unanimously.

FINAL PLAT OF PARK VIEW SUBDIVISION – PHASE I, A PORTION OF PARCEL 002.00, MONROE COUNTY TAX MAP 079, AND PARCELS 045.01 AND 045.05, MONROE COUNTY TAX MAP 067, LOCATED ON MASON LANE EAST OF KEFAUVER PARK, APPROXIMATELY 23.5 ACRES, ZONED R-1, TO SUBDIVIDE INTO 18 LOTS (Jerry Sloan, Applicant)

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Hawk presented the plat. A general discussion followed. Hawk recommended approval of the plat subject to addressing the following items:

1. Changing the title to “Park View – Phase I”;
2. Plat note #3, changing parcel 045.04 to 045.05;
3. Designating the pond as a drainage easement. Address this in a plat note;
4. Adding a 25’ setback from the pond – show on the map portion of the plat and in a plat note; and
5. Adding the following plat note: “No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank. Madisonville Flood Plain Zoning Ordinance”.

Commissioner Saunders moved to approve the plat subject to addressing items 1-5 above. Mayor Moser seconded the motion and the motion passed unanimously.

PRELIMINARY PLAT OF PARK VIEW SUBDIVISION – PHASE II, A PORTION OF PARCEL 002.00, MONROE COUNTY TAX MAP 079, LOCATED ON THE EAST SIDE OF SOUTHGATE ROAD AND NORTH SIDE OF HIGHWAY 411, ACROSS FROM KEFAUVER PARK, APPROXIMATELY 27 ACRES, ZONED R-1, TO SUBDIVIDE INTO 10 LOTS (Jerry Sloan, Applicant)

Postponed at applicant’s request

REQUEST TO REZONE A PORTION OF PARCEL 002.00, MONROE COUNTY TAX MAP 079, LOCATED ON THE NORTH SIDE OF HIGHWAY 411 AND THE EAST SIDE OF KEFAUVER PARK ROAD, 24.3 ACRES, 8 LOTS OF THE PARK VIEW SUBDIVISION – PHASE II, FROM R-1 TO C-3 (Jerry Sloan, Applicant)

Hawk presented Ordinance No. 19-300-O. A general discussion followed.

Mayor Moser moved to recommend approval of Ordinance No. 19-300-O to the Board of Mayor and Aldermen. Commissioner Garrett-Hensley seconded the motion and the motion passed unanimously.

PRELIMINARY PLAT OF HARVEST ACRES SUBDIVISION, PARCEL 083.00, MONROE COUNTY TAX MAP 056, LOCATED ON THE SOUTH SIDE OF OAK GROVE ROAD AT OLD CEMETERY ROAD, APPROXIMATELY 21 ACRES, ZONED R-1, TO SUBDIVIDE INTO 22 LOTS (Christian Medders/Paul Chapman, Applicants)

Withdrawn at applicants’ request

RESUBDIVISION OF PARCELS 015.00 AND 016.00, GROUP B, MONROE COUNTY TAX MAP 067D, 108 MAIN STREET, LOCATED ACROSS FROM THE OLD MONROE COUNTY COURT HOUSE, APPROXIMATELY .38 ACRES, ZONED C-2, AND VARIANCE REQUEST FROM THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE III., A., 6. ADDITIONAL WIDTH ON EXISTING STREETS, FROM REQUIREMENT TO PROVIDE ADDITIONAL RIGHT-OF-WAY AND D., 2. EASEMENTS FOR UTILITIES AND DRAINAGE, FROM REQUIREMENT TO ESTABLISH UTILITY AND DRAINAGE EASEMENT (Volunteer Federal Savings Bank, Applicant)

Hawk presented the subdivision plat and the variance requests. The purpose of the plat is to dissolve the interior property line between Parcels 015.00 and 016.00. The first variance request is from the requirement to provide additional right-of-way on abutting streets. The property is bound by Tellico Street, Main Street, College Street, and City Hall Street. With the exception of City Hall Street, the amount of right-of-way from the front property line to the centerlines of those streets exceeds the minimum required distance. Given the roadway network, it is not necessary for City Hall Street to have the additional right-of-way.

The second variance request is from the requirement to establish a ten (10) foot utility and drainage easement along all property lines. Hawk pointed out that the property is zoned C-2 which allows buildings to be built to the property line and it would not be appropriate to establish easements under the buildings. Hawk recommended approval of the plat and the variance requests. A general discussion followed.

Mayor Moser moved to approve the plat and the variance requests. Commissioner D. Harrill seconded the motion and the motion passed unanimously.

SITE PLAN FOR AN ADDITION TO VOLUNTEER FEDERAL SAVINGS BANK, 108 MAIN STREET, PARCELS 015 AND 016, GROUP B, MONROE COUNTY TAX MAP 067D, .38 ACRES, ZONED C-2 (Volunteer Federal Savings Bank, Applicant)

Hawk reported that she had just been handed the site plan and had not looked at it. Hawk had reviewed the site plan submitted at last month's meeting and had identified 12 outstanding items. A general discussion followed.

Commissioner J. Harrill moved to approve the site plan subject to addressing all outstanding items, including:

1. Add a scale;
2. The plan must be stamped/signed by a licensed surveyor or engineer;
3. Include a location map;
4. Include a north arrow;

5. Add a legend defining the symbols and abbreviations used;
6. Indicate the dimensions of the proposed building addition;
7. Will there be any exterior doors with this addition? If so, please show the location of the doors;
8. Show the location of all existing and proposed utilities (water, sewer, electricity, gas, etc.). Show how/where the utilities will serve the addition;
9. Show the closest fire hydrant. There is to be a fire hydrant within 500 feet;
10. Indicate the dimensions and the proposed design for the remaining parking lot area;
11. Is the impervious surface area for the lot increasing or staying the same? It appears that it is not increasing. This is important with regards to addressing stormwater needs; and
12. The proposed addition is crossing an existing property line. Record the subdivision plat dissolving that interior property line. The plat will need to be recorded prior to the issuance of a building permit.

Commissioner Saunders seconded the motion and the motion passed unanimously.

REVIEW OF 15 SMALL CELL TELECOMMUNICATION ANTENNAE PLACEMENT LOCATIONS WITHIN THE STREET RIGHTS-OF-WAYS WITHIN THE MADISONVILLE CITY LIMITS (US Cellular, Applicant)

Hawk presented the proposed locations for the 15 small cell telecommunication antennae. Each of the antennae would be located on wood poles larger than the poles used by Fort Loudon Electric Cooperative, pole class 2-40. The pole heights ranged from 33' to 40' in height. All of the poles were proposed to be located within the AASHTO recommended clear zone. The clear zone is defined as: "The total roadside border area, starting at the edge of the traveled way, available for safe use by errant vehicles. This area may consist of a shoulder, a recoverable slope, a non-recoverable slope, and/or a clear run-out area. The desired width is dependent on the traffic volumes, speeds, and the roadside geometry." One of the poles was proposed to be located in the middle of the sidewalk in front of the Madisonville Primary School on Monroe Street. A general discussion followed. Hawk was asked to work with Donnie Chambers to determine exact utility conflicts.

Commissioner Saunders moved to deny the 15 small cell telecommunication antennae locations due to violations of ADA compliance, being located within the AASHTO clear zone, and utility conflicts. Commissioner Atkins seconded the motion and the motion passed unanimously.

OTHER BUSINESS

None

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ADJOURN

Commissioner D. Harrill moved to adjourn. Commissioner Atkins seconded the motion and the meeting adjourned at 7:08 p.m. Hawk conducted a training session on small cell telecommunication technology and placement.

Secretary

Date