

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Special Called Meeting
Tuesday, December 13, 2022

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins		Laura Smith, Planner
Susan Saunders		Greg Altum, The Buzz
Linda Garrett-Hensley		Lara Sievers
Gus Davis		
Jay Howard		
James Lee		
Ed Dawson		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes of the previous meeting postponed until next meeting.

SITE PLAN FOR DUNKIN' DONUTS, APPLICANT, JONATHAN SISCO, BLUEMONT GROUP LLC, PROPERTY OWNER, WAL-MART REAL ESTATE BUSINESS TRUST, 4525 HWY. 411, TAX MAP 067, PARCEL 212.01, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY .84 ACRES

Lara Sievers with the Bluemont Group, Dunkin' Donuts Franchise Group, was present to request site plan approval for new store. Ms. Smith stated that the site plan met the zoning ordinance requirements, although according to the TN Property Viewer, the new one acre lot where the new store would be, does not appear to have been recorded yet, and that would have to occur before a permit could be issued. Ms. Sievers explained that they were waiting for Walmart to sign the plat so that they could record it.

ACTION

Susan Saunders moved to approve the site plan subject to the plat for the 1-lot being recorded prior to a permit being issued. The motion was seconded by Linda Garrett-Hensley and approved unanimously.

PRELIMINARY SUBDIVISION PLAT, PROPOSED 204 LOTS, GRAN VILLAGE MEADOWS ON ISBILL RD., APPLICANT, SUSAN SAUNDERS FOR EAST COAST TRUCKING, ROBERT YENTZER, PROPERTY OWNER, DONALD ISBILL, EXECUTOR, ISBILL RD., TAX MAP 079, PARCEL 073.00, MADISONVILLE PLANNING REGION, APPROXIMATELY 83.0 ACRES

Ms. Saunders represented the developer to request preliminary plat approval for the Gran Village Meadows subdivision. Ms. Smith summarized with a list of items to be included with the plat, and which were emailed to the surveyor and project engineer. There was a discussion regarding the existing city pump station and whether it had the capacity to handle the additional houses. Ms. Saunders is to verify that it would be able to handle the increase. There was a discussion regarding Isbill Rd. which is also listed as a county road, and maintenance responsibility would need to be verified.

ACTION

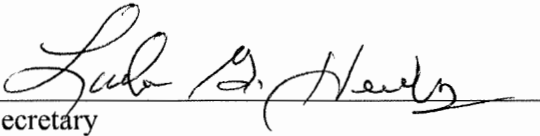
Marilyn Atkins moved to approve the preliminary plat subject to the items listed by staff. The motion was seconded by Ed Dawson and approved unanimously with Ms. Saunders recusing.

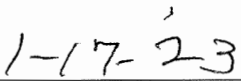
OTHER

Staff introduced co-worker, Tracy Tolley, the East Tennessee Development District, Historic Preservation Planner, who is working with the City of Madisonville on NHR projects.

ADJOURNMENT

The meeting adjourned at 5:50 p.m.


Secretary


Date