

**MINUTES  
MADISONVILLE REGIONAL PLANNING COMMISSION  
January 17, 2023**

| <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  |                       | Tracy Tolley, ETDD     |
| Gus Davis              |                       | Frank Thurston         |
| Jay Howard             |                       | Lynn Stephens          |
| James Lee              |                       | Marde and Joe Soutullo |
| Ed Dawson              |                       | Kris Hartley           |
|                        |                       | Others                 |

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman, James Lee called the meeting to order at 5:00 p.m. Susan Saunders noted that the at the December 13, 2022 meeting, Jay Howard confirmed that Isbill Rd. is a Madisonville city street. Noting that addition, the minutes of the December meeting and the October 18, 2022 meeting were unanimously approved on a motion by Marilyn Atkins seconded by Linda Garrett-Hensley.

**SITE PLAN, TOBACCO KING, EXPANSION FOR GAS PUMPS, APPLICANT, FRANK THURSTON, PROPERTY OWNERS, KINNAR KUMAR PATEL AND AMAR PATEL, 4819 HWY. 68, TAX MAP 67K, GROUP C, PARCEL 001.00, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1.0 ACRE**

Surveyor, Frank Thurston presented site plan showing expansion to include gas pumps. Ms. Smith stated that the site plan met the requirements.

**ACTION**

Ms. Garrett-Hensley moved to approve which was seconded by Ms. Atkins and approved unanimously.

**SUBDIVISION PAT, 3-LOTS, HARRIEL LYNN AND NORMA STEPHENS PROPERTY, APPLICANT, STACY BRADY, 175 SANDERS RD., TAX MAP 92, PARCEL 62.0, MADISONVILLE PLANNING REGION**

Property owner proposes subdividing parcel into 3 lots which all have existing dwellings. Staff stated that with signatures, the plat met the requirements.

**ACTION**

Ms. Garrett-Hensley moved to approve subject to obtaining required certificate signatures, which was seconded by Ms. Atkins and approved unanimously.

**VARIANCE REQUEST FOR BLOCK LENGTH, GRAN VILLAGE MEADOWS PRELIMINARY PLAN, APPLICANT, MIKE LOWE, PROPERTY OWNER, DON ISBILL, ISBILL RD., TAX MAP 79, PARCEL 73.0, APPROXIMATELY 78.7 ACRES, MADISONVILLE PLANNING REGION**

Ms. Saunders representing applicant for variance of length of block which exceeds 1200' shown on preliminary plat.

ACTION

Ms. Atkins moved to approve which was seconded by Ms. Garrett-Hensley and approved unanimously.

REQUEST TO CLOSE ALLEY/RIGHT-OF-WAY OFF PINE ST., PROPERTY OWNER, JAMES LEE, BETWEEN PARCELS 5.0 AND 6.0, MAP 67 E, GROUP A, R-1, LOW DENSITY RESIDENTIAL DISTRICT

James Lee, recusing himself, presented request to close the alley between parcels on Pine St. so that he could combine them and build a duplex. He confirmed that there were no utility easements present and he would have a plat completed so that the lots could be combined.

ACTION

Ed Dawson moved to recommend the closing of the right-of-way to City Council which was seconded by Ms. Atkins and approved unanimously.

DISCUSSION REQUEST OF ISBILL ROAD, MARDE SOUTULLO, 475 ISBILL RD.

Ms. Soutullo was present to discuss the proposed 204 lot subdivision off Isbill Rd. and her concerns for the increased traffic per day. She also stated that residents walk on Isbill Rd., it needed to be widened and there were flooding issues. Ms. Soutullo voiced her concerns of drivers using Isbill Rd. to cross from Hwy. 68 to Tellico St. and a traffic light may need to be installed. She discussed concerns for capacity of infrastructure and potential increase in number of students attending schools. It was noted that the developer of the property which is in the County, but in Madisonville's Planning Region, is also developer for property off Hiwassee Rd. Ms. Soutullo invited people to her property to see why she was concerned. Chairman Lee stated that the Planning Commission had approved the preliminary plat subject to confirmation that Isbill Rd. is a city street and whether it may need any improvements. Mr. Dawson stated he would discuss the road at the next city board meeting and Ms. Soutullo said she would attend.

ADJOURNMENT

The meeting adjourned at 5:40 p.m.

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Secretary

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Date