

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

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins		Laura Smith, Planner
Casey Davis		Greg Altum, The Buzz
Jay Howard		Brian Jones
Gus Davis, Mayor		Joseph Branton
James Lee		Dwight Torbett
Scott Hunt		Creek Dockery
Ed Dawson		
Linda Garrett-Hensley		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:10 p.m. The minutes of the September 19, 2023, meeting were unanimously approved on a motion by Mayor, Gus Davis and seconded by Ed Dawson.

SUBDIVISION PLAT WITH VARIANCE REQUEST FROM MINIMUM LOT SIZE REQUIREMENT, LOT 1 APPROXIMATELY 19,602 SQUARE FEET, LOT 2 APPROXIMATELY 16,988 SQUARE FEET, PROPERTY OWNER, JOSEPH BRANTON, 359 COMMUNITY DRIVE, TAX MAP 67, PARCEL 46.02, MADISONVILLE PLANNING REGION, APPROXIMATELY .84 ACRES

Mr. Jones owns approximately .84 acres on Community Drive with an existing dwelling and garage. He would like to subdivide into two lots for potential sale of the property. The minimum lot size requirement in the subdivision regulations with public water and septic systems is 20,000 square feet. Proposed Lot 1 with the existing dwelling is .39 acres and approximately 16,900 square feet square feet and proposed Lot 2 with the existing garage is .45 acres and approximately 19,600 square feet. Mr. Jones stated that both lots have separate existing septic systems and he has copies of both permits. Mr. Jones requests variance from minimum lot size.

ACTION

Casey Davis moved to approve the variance from the minimum lot size for the two proposed lots. The motion was seconded by Linda Garrett-Hensley and approved unanimously.

SITE PLAN, WESTSIDE BAPTIST CHURCH EXPANSION OF MISSION CENTER, PAVILION, FITNESS CENTER AND PLAYGROUND, TOOMEY LANE AND ROGERS LANE, TAX MAP 067C, GROUP A, PARCEL 038.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 8 ACRES

Pastor Torbett presented the site plan for proposed expansion of the church's mission center and stated that grade work had begun.

ACTION

Mayor Davis moved to approve the site plan which was seconded by Marilyn Atkins and approved unanimously.

SUBDIVISION PLAT, APPLICANT, JAMES LEE, PROPERTY OWNER, KEITH PEARSON, TELLICO ST., TAX MAP 67, PARCEL 173.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 7.55 ACRES

James Lee presented the plat for the Pearson property on Tellico Street to subdivide the property into 3 lots. Lot 1 has an existing dwelling, carport, garage and shed and would be .62 acres, Lot 2 has an existing dwelling and would be approximately .45 acres, with the remaining lands of approximately 6.4 acres and partially in the R-1 District and C-3 District. Access to the remaining lands is on Tellico Street.

ACTION

Ms. Davis moved to approve the plat which was seconded by Ms. Atkins and approved unanimously with Mr. Lee recusing himself.

DISCUSSION OF MADISONVILLE ROAD LIST


Staff presented a list of roads within the city limits which was generated by the ETDD, Transportation Planner from the TDOT Etrims program. There was a discussion of reviewing the list and sharing with city departments for comments and input with the possibility of adopting it as an official list.

DISCUSSION OF MONROE COUNTY TRANSPORTATION PLAN 2024

Staff stated that as part of the East Tennessee Development District's (ETDD) contractual agreement with TDOT, a county transportation plan has been required to be completed for the year. As part of the 2023-2024 work program, ETDD has begun the Monroe County Transportation Plan with completion by September 2024. Staff updated the commission on the status of the plan and presented printed copies. As the year progresses, staff will continue to bring updates and copies of the Transportation Needs Questionnaire for Local Officials were distributed.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.


Secretary

11-21-23
Date