## MEMORANDUM

To: Madisonville Regional Planning Commission

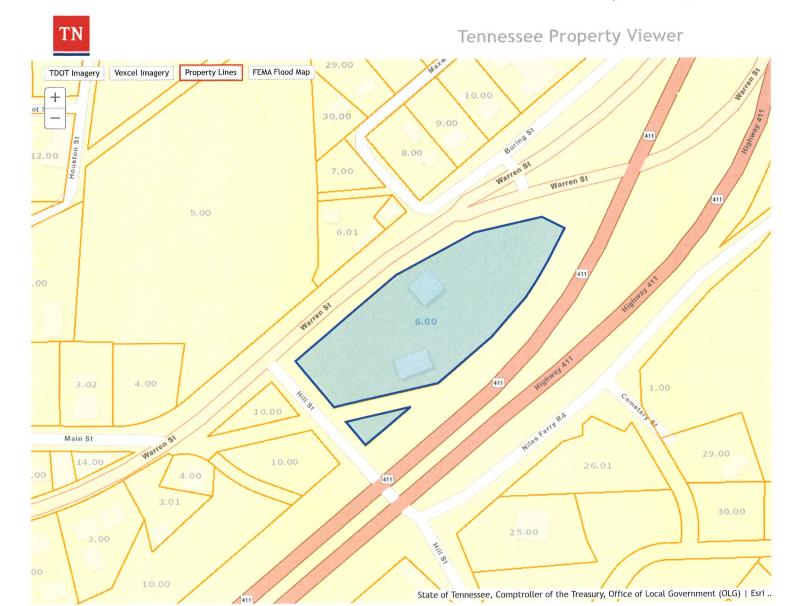
From: Laura Smith, Planner

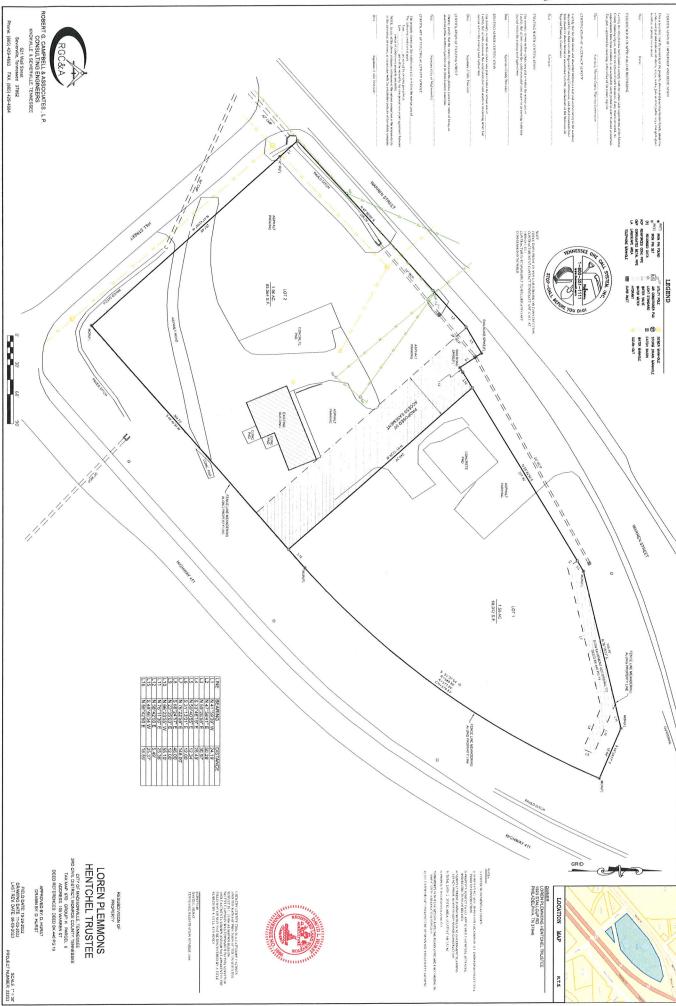
**Date:** June 14, 2023

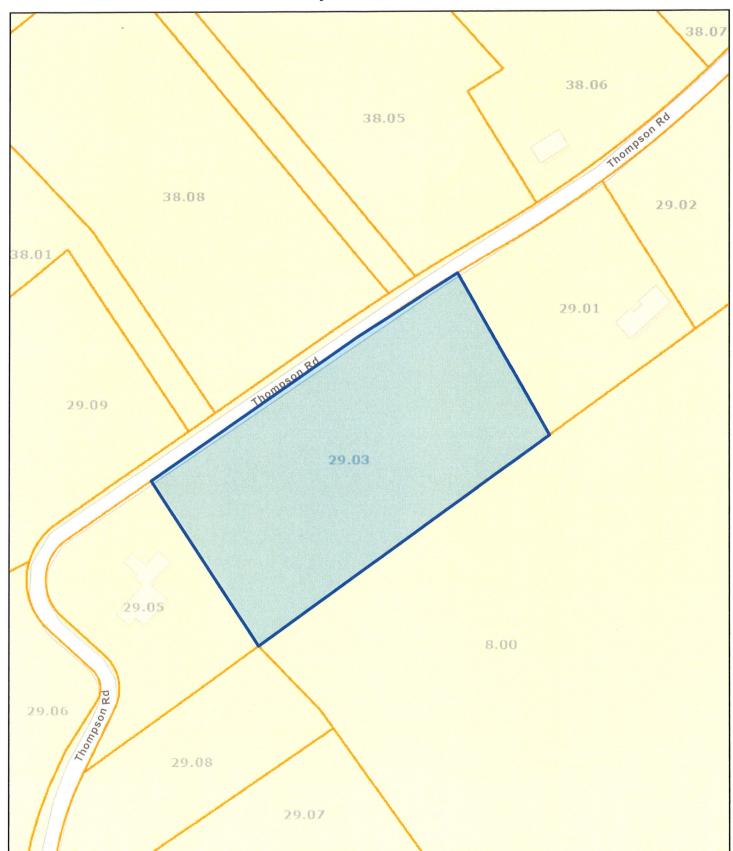
Subject: June 20, 2023, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, June 20, 2023
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the May 16, 2023 meeting
- III. Planned Agenda Items
  - A. Subdivision Plat with easement, Randy Hentchel and Loren Plemmons, Trustees, Big Peach Carwash, 105 Warren St., Tax Map 067D, Group K, Parcel 006.00, C-3, Highway Business District, approx. 3.3 acres;
  - B. Subdivision Plat, 5-lots, James and Stella Thomas Farm, Bird and Bird Holdings, LLC, Thompson Rd., Tax Map 066, Parcel 029.03, Madisonville Planning Region, approx. 3.97 acres;
  - C. Site Plan, Monroe County Ag Arena, Hwy. 411, Tax Map 067O, Group D, Parcel 019.00-026.00, C-3, Highway Business District;
  - D. Discussion, permitted uses in the C-3, Highway Business District, Sean Miller, Magical Mutts Boarding;
  - E. Preliminary Plat, Ben Crawley, Wellington Place Capital, Property Owner, Gheorghe Boanta, Tax Map 055, Parcel 038.04, 038.05 and 038.08, Madisonville Planning Region, approx. 15.66 acres;
- IV. Other Business
- V. Adjournment





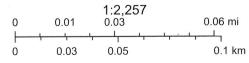


Date: June 12, 2023

County: Monroe

Owner: BIRD & BIRD HOLDINGS LLC

Address: THOMPSON RD Parcel Number: 066 029.03 Deeded Acreage: 3.97 Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)



PLAT

- 4.0 Acres are Subdivided by this plat.

- Building Set Back:

- Front = 30', Side = 12', Rear = 20'
- This Subdivision does not lay in a Zone A floood hazard area.

A 10' Drainage and Utility Easement is reserved along all lot lines. All Lots are served by public water and private septic syetems.

Note:
No underground utilities were located except those apparent on the surface...
This includes gas and water lines and all subsurface electrical lines and storo anks.

(LERRY THS TO BE A CATEGORY ONE SURFEY AND THE RATIO PER RATIO PER RATIO SURFEY WAS A CATEGORY OF THE UNADUSTED SURFEY IS 12-595, ADDITION OF THE WAS PROPOSED OF PORTION FOR SURFEY AND A PROBLEM OF TENESSEE IN THE STORE OF TENESSEE IN THE STORE OF TENESSEE

Frank B. Thurston Cer no 728



CLAUDINE LEE
Mt. 356, Pp. 526
Lot 2,
James A & Stello
Thomas Farm
Pict Cob. B, Skt. 1
Tax Map 066,
Percel 029.05 JIMMY RUSSELL
CATHY RUSSELL
NUL 416, Pp. 514
Lot 17, Pp. 514
Lot 17, A Stello
Thomas Farm
Plot Cab. B, Sid
196
Tor Map 066,
Parcel 029,08

MONTOE COUNTY E-911 COORDING CERTIFICATE OF APPROVAL FOR RECORDING

Date:

I early that this plot complete with the subdivision requirements of the Medicannille Replaced Flaming Cammission, with the exception of such various if any, which are noted in the minutes of that planning body. All improvements have been included, or an occupitable surviva-posted in order to assure are completion. This plot is approved for recording in the office of completion.

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

CERTIFICATION OF STREET NAMES

City of Madisonville

Date:

SPARTAW 76 LLC Wd. 422, Pg. 605 Lot 5 James Aub Stella James Farm Plet Cobe, B., Sid 196 Tar Map 066 Parcel 029,01

EUSINIO. MATER CEPTIFICATION.
The property shame on this subdivision plat is within the service area of Madsamille Mater Dept...
I certify that all late sham on this subdivision plat have access to an earling water line seating water fine seating within the existing road right of way.

Lot 3

Lot 4

The lines are fallen unto ne in pleasant places; yea, i have a goodly heritage. Psalms 16:6

CERTIFICATE OF ACCURACY

Lently had the plot above and described hereon, it a frue and correct

Lently had the plot above plot described hereon, it a frue and correct

away to the occurry required by Middlernias Aleghord Renewing Commission
and factor in humanistic horizontal properties of the Middlernias of the Middlernias for Replaced Patenting Commission.

Frank B. Thurston, RLS 2603

Date:

CERTIFICATE OF ELECTRICAL UTILITY SERVICE
The property shown on this subdivision plot is within
service area of FORT LOUDIN ELECTRIC CO-OP
The following condition(s) apply:

Lots \_\_\_\_\_\_ are/will be served by new powerlines as per agreement between owner of subdivision property and utility

are served by existing powerlines.

) any of the above instances, extension of the service onnection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

FORT LOUDON ELECTRIC CO-OP

Managing partner, Bird & Bird Holdings LLC RENDA BIRD This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plot and dedicate all streets, alleys, wellst, parks, or other public ways and open spaces to public or private use as noted.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Date:

STEVE HARRISON
Lot 18
James A. & Stella
Thomas Farm
Plat Cab. B. Sid 196
A Portion of:
Wd. 387, Pg. 620
Tax Map 056,
Parcel 008.00

Cursed is he who moves his neighbor's boundary mark, and all the people shall say "Amen". Deut 27:17

As the nen started on their way to nap out the land, Joshua instructed them, 'so and nake a surey of the land and write a description of it, according to the inheritance of each. Then they will return to ne. A good name is to be wore desired than great niches. Proverbs 2216

Then I looked up, and there before he was a man with a measuring line in his hand! Zech 2:1

move not the old ndmarky and enter t into the fields of ne fatherless.

Scale:1"=100' ~ March 27, 2023 First Civil District Monroe County Tennessee Plat Cab. B, Sld. 196 Wd. 436, Pg. 285 JAMES A. & STELLA Final Plat For ReSubdivision Lots 3 & 4 Tax Map 066, Parcel 029.03 THOMAS FARM

Frank B. Thurston
PROFESSIONAL LAND SURVEYOR
423-404-2606
POST OFFICE BOX 1168
MADISONVILLE TN 37354

GRAPHIC SCALE

108 / 23-05 DRAINC / 23-05-1

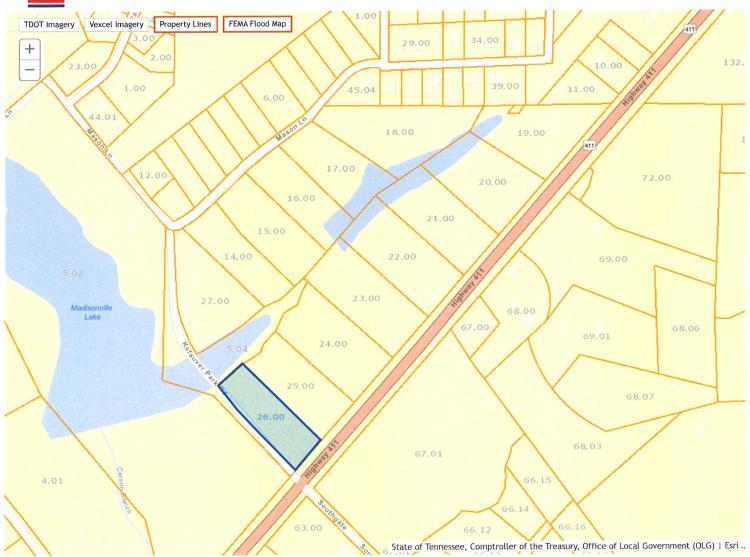
SURVEYING TENNESSEEHILLS.NET

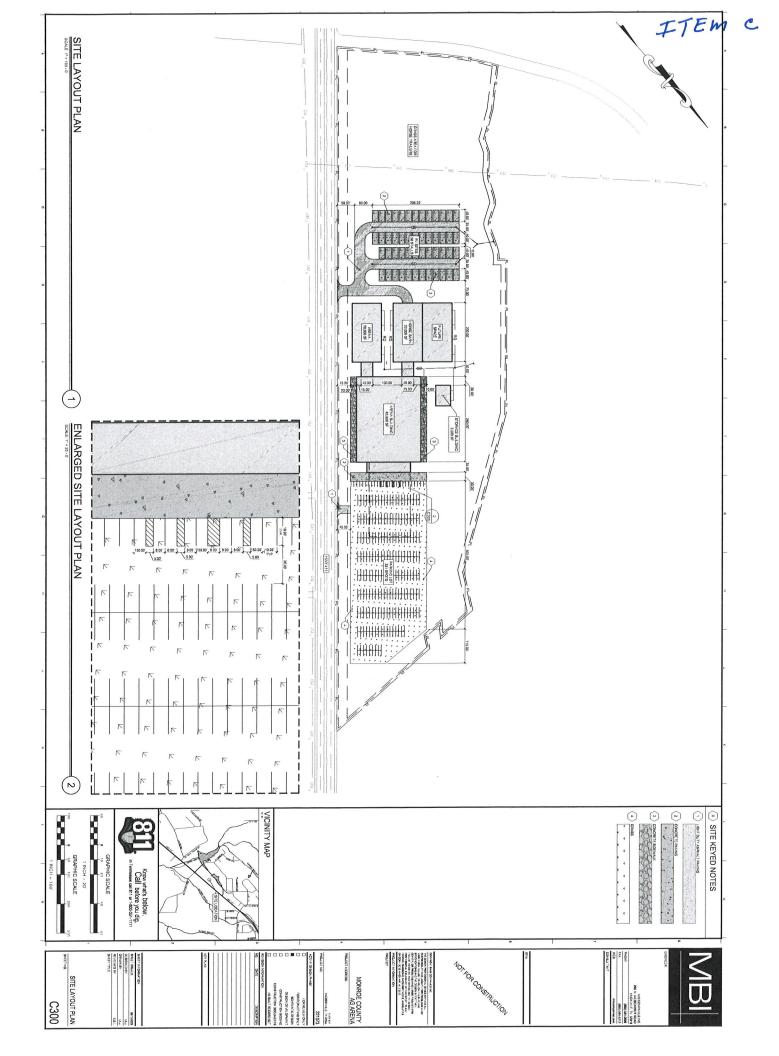


Owner and Developer: BIRD & BIRD HOLDINGS LLC 12305 Dancliff Trace Alpharetta Ga, 30009 678-230-5950



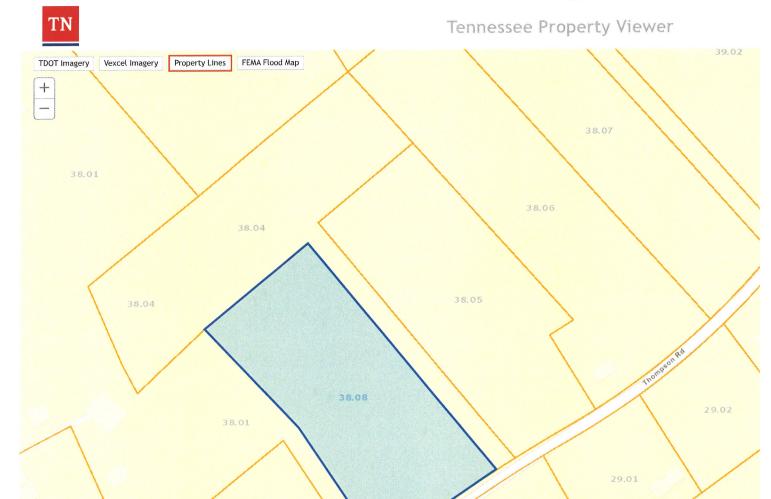
## Tennessee Property Viewer





ITEM E

State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG) | Esri ..



29.09

87.03

