MEMORANDUM

To:

Madisonville Regional Planning Commission

From:

Laura Smith, Planner

Date:

January 10, 2024

Subject:

January 16, 2024, Madisonville Regional Planning Commission Agenda

AGENDA MADISONVILLE REGIONAL PLANNING COMMISSION Madisonville City Hall Board Room

Tuesday, January 16, 2024

Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the November 21, 2023, meeting (no meeting in December).
- III. Planned Agenda Items
 - A. Small cell telecommunication placement within TDOT right-of-way, 5148 Hwy. 411, Good Shepherd Center, Applicant, Heather Carlisle for (Tilson for U.S. Cellular);
 - B. Discussion, colocation of small cell antennae on existing city utility poles, Heather Carlisle for (Tilson for U.S. Cellular);
 - C. Subdivision plat, Applicant, Don Vanhook, Property Owner, Jeff Richards, 100 Huntington Blvd., Tax Map 056L, Group B, Parcel 001.00, R-1, Low Density Residential District; (BZA agenda, 1/16/2024);
 - D. Subdivision Plat, 5-lots, Applicant, James Lee, Property Owner, Hunter and Elizabeth Lankford, Hill Loop, Tax Map 067, Parcel 055.00, approximately 4.41 acres, *Madisonville Planning Region*;
 - E. Subdivision Plat, 4-lots, Wellington Place, Raper Rd., Applicant, Ben Crawley, Property Owner, ACBC Ventures LLC, Tax map 057, Parcels 93.03 and 93.06, partially in C-3, Highway Business District and Madisonville Planning Region, approximately 2.0 acres;
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 0670 C 010.00



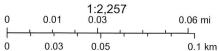
Date: November 28, 2023

County: Monroe

Owner: MONROE CO MINISTERIAL BENE

Address: HWY 411 S 5150 Parcel Number: 0670 C 010.00

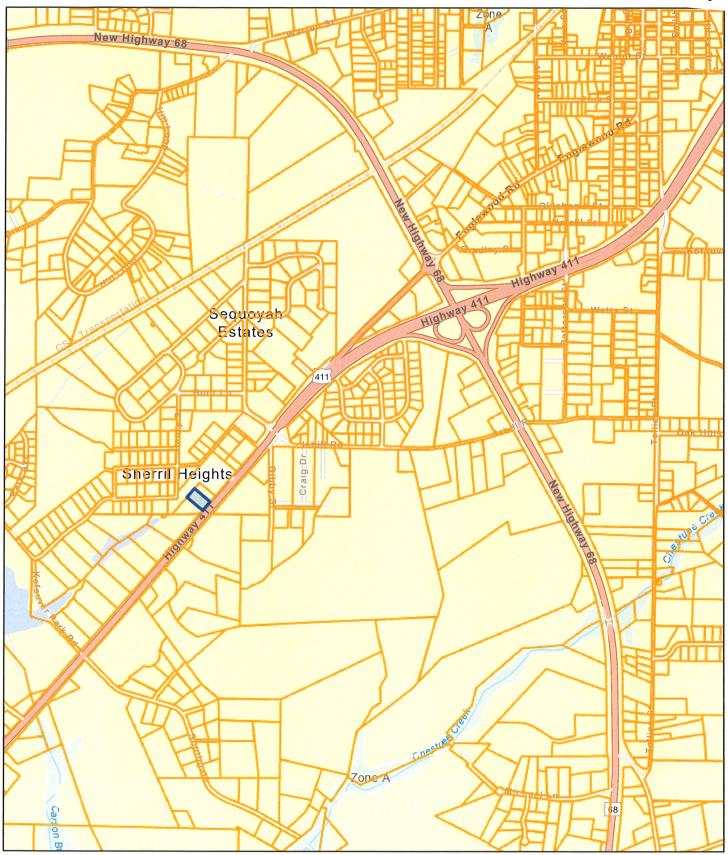
Deeded Acreage: 0.89 Calculated Acreage: 0 Date of TDOT Imagery: 2019 Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Monroe County - Parcel: 0670 C 010.00 ITEM A



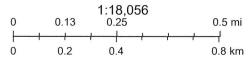
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MADISONVILLE CRAN 002-A PROPOSED RADIO EQUIPMENT CABINET AND ANTENNA

LOCATION CODE: 223651

E-911 ADDRESS: 5148 HIGHWAY 411 MADISONVILLE, TN 37354

LAT: 35°30′09.48" (N) / 35.502634° LONG: 84°22′55.26" (W) / -84.382018°

Joseph Jacobs

Digitally signed by Joseph Jacobs Date: 2023.11.02 12:03:37 -04'00'



SATELLITE IMAGE

SITE NAME: POLE NUMBER:

PROJECT SUMMARY

MADISONVILLE CRAN 002-A

5148 HIGHWAY 411 MADISONVILLE, TN 37354 MONROE COUNTY

U.S. CELLULAR

APPLICANT:

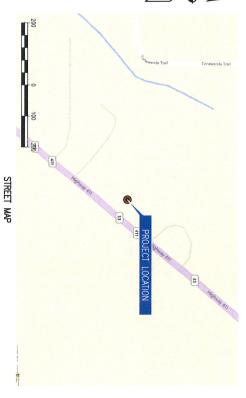
U.S. CELLULAR

E-911 ADDRESS:
STRUCTURE OWNER:
SERVICE TERRITORY:

ELE — FORT LOUDOUN ELECTRIC COOPERATIVE TEL — AT&T

ROW OWNER:
MAP/BLOCK/LOT
TAX MAP ADDRESS:
STRUCTURE TYPE:

PROPOSED 40' CLASS 2 WOOD UTILITY POLE



ANTENNA SPEC SHEET	CD-8
USCC PLUMBING DIAGRAM	CD-7
EQUIPMENT DETAILS	CD-6
POLE GROUNDING AND WIRING	CD-5
POLE ELEVATION AND ORIENTATION	CD-4
PROPOSED LOCATION PLAN	CD-3
GENERAL NOTES	CD-2
TITLE SHEET	CD-1
DESCRIPTION	SHEET NUMBER
SHEET INDEX	

MADISONVILLE CRAN 002-A 5148 HIGHWAY 411 MADISONVILLE, TN 37354 MONROE COUNTY

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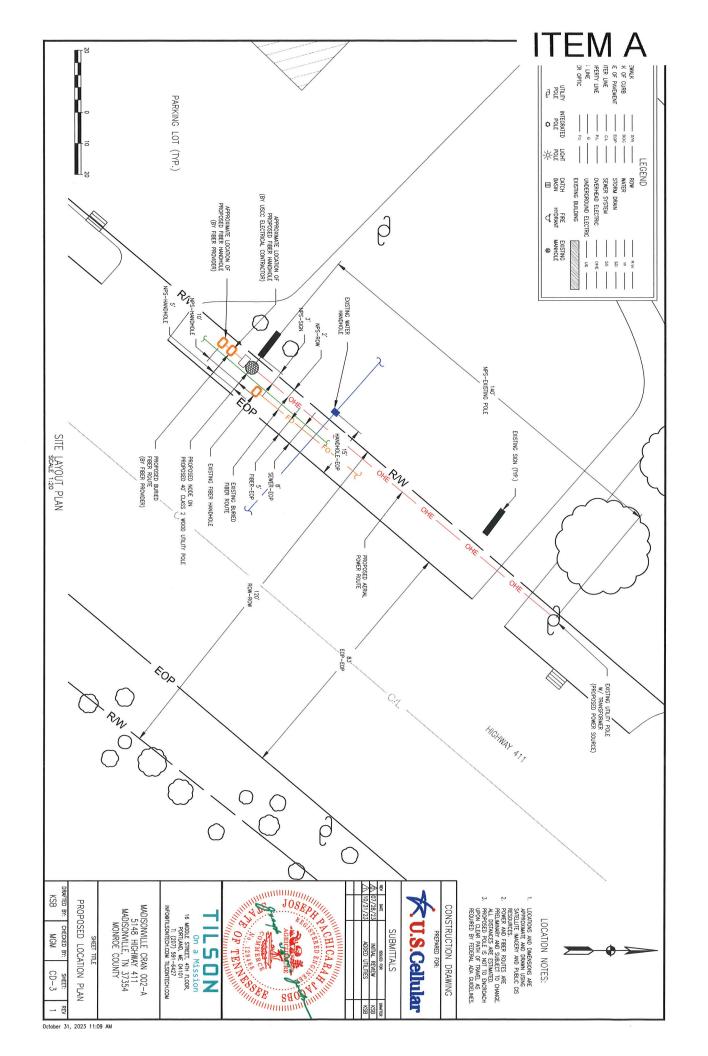
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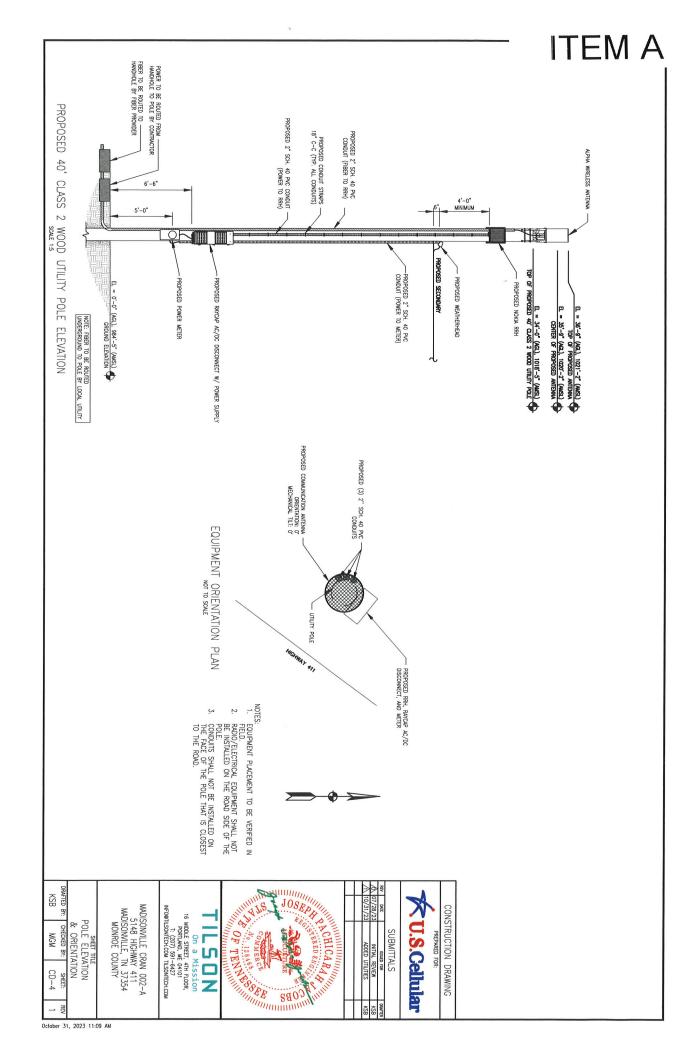
KSB 8

MGM

CD-1

CHECKED BY: SHEET







PERMIT NO.: GM-2007072634-2023

County Name: MONTOC

utility/owner Name: SQF, LLC/ US Cellular

Approved Date: 12/13/2023

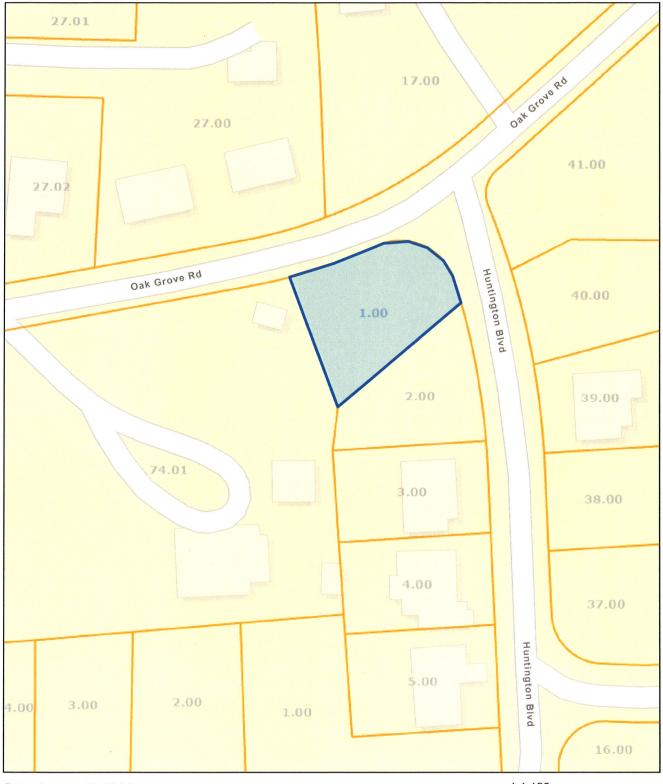
Approved by: Royce Fout

Inspector Name: Royce Fout

additional questions or for any emergency situations: 865-755-3698 or 865-594-2679 Please display this badge at all times during construction. Notify the permit office upon completion for final inspection. Call this number if you have any

Thank you for your cooperation with this office.

Monroe County - Parcel: 056L B 001.00

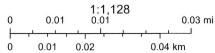


Date: January 10, 2024

County: Monroe

Owner: RICHARDS JEFFREY ETUX Address: HUNTINGTON BLVD Parcel Number: 056L B 001.00

Deeded Acreage: 0.28 Calculated Acreage: 0 Date of TDOT Imagery: 2019 Date of Vexcel Imagery: 2023



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Monroe County - Parcel: 056L B 001.00 | ITEM C

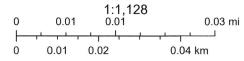


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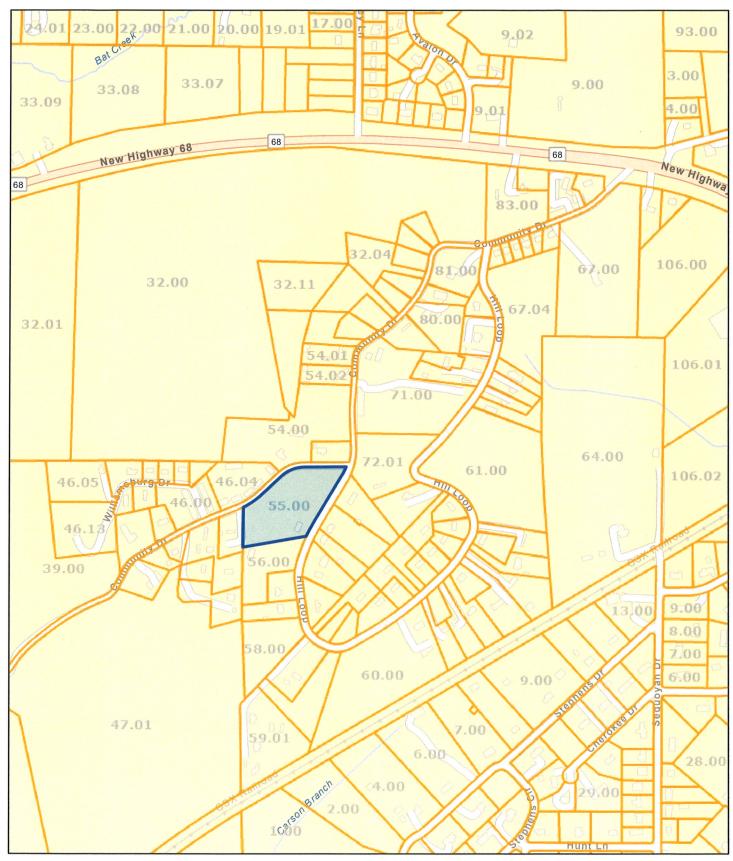


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ITEM C

REGISTER'S OFFICE MONROE CO. SIRVEYED LINE RECORD BOUNDARY PASSAGE NO OVERHOLD FOWER LINE UTLITY FOLE UTLITY FOLE UTLITY FOLE UTLITY FOLE STORE ALPHOR SEVER ALEND OUT FIRE HODANT WATER WAVE WATER WA	IEGEND IR(N) = IRON ROD NEW (SET) IR(O) = IRON ROD OLD (TOUND) D.B. = DEED BOOK P.B. = PLAT BOOK P.B. = PLAT BOOK	8. CERTHECATION OF STREET NAMES Learly that all street names are in compliance with E-911 and do not conflict with other street names in the county. Date Minuroe County E-911 Coordinator	established policies of this utility company. Signature (Utility Provider) Date	The properly shown on this subdivision plat is within the service area of FT LO(L)O(L) RELECTRIC (COOP. The following condition(s) upply: Lots	Signature (City of Nadisonville) Date 7. ELECTRICAL UTILITY SERVICE CERTIFICATION	Signature (Utility Provider) 5b. CERTIFICATION OF EXISTING STREET Librely certify that the street(s) shown on this pint has (have) the sames of being an accepted public street(s) regardless of its (their) current condition.	Ac EMSTAGE (COLID) FROMERY AC EMSTAGE SEWER CERTIFICATION The property shown on this subdivision plat is within the service area of learnify that all lots shown on this subdivision plat have access to an existing sewer line located within the existing road right-of-way.	subdivision plat is within on this subdivision plat ha road right-of-way.	Date Surveyor Engineer 3b. EXISTING WATER CERTIFICATION	 CERTIFICATION OF ACCURACY OF SURVEY CERTIFICATION OF ACCURACY OF SURVEY It certify that he play shows and described hereon is a rune and concert survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission. 	Date Clan L Leppelman	Date Jeff Richards Date Cherie Lyan Jianen	MADISONVILLE FINAL PLAT CERTIFICATION FORMS 1. CERTIFICATION OF OWNERSHIP AND DEDICATION This is usefully that the owner(s) of the property shown and described hereon hereby adopt this subdivision plin and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.
XINGUEL POLITES WEBELE UTILITES WEBELE UTILITES WERE LOCATED AS PART OF THIS SURVEY. OTHER UTILITIES MUNICIPATIONS OF THE CHESS OF RECORD WITH THE EXISTING E THIS SURVEY WERE LOCATED AS PART OF THIS SURVEY. OTHER UTILITIES AS A THIS SURVEY WAS BASED UPON THE AMAYSIS OF THE CHESS OF RECORD WITH THE EXISTING E BOUNDARIES AND CONTROL FROM THE PROVIDED AND THE SURVEY OF MUSICIPATION OF THE RECORDS WAS NOT PROVIDED AND THE CHESSAY OF WITH THE RECORD OF THE RECORDS WAS NOT PROVIDED AND THE RECORDS WAS NOT PROVIDED AND THE PROVIDED AND THE PROVIDED AND THE RECORDS WAS NOT PROVIDED AND THE PROVIDED AN	× (SPICO)	N 00 320	4°E. 269.95	· · ·	STATE THE THE THE THE THE THE THE THE THE T		y. Nisting sewer line NHERSECTION OF HWASSEF FO C L &	of		survey to the accuracy required by the averbeen placed as shown hereon in accordance silon.			FORMS I hereon hereby adopt this subdivision plat and space to public or private use as noted.
SCALE 1 = 50 SC	S 85-591-2 W. 248-05	Li Li	S GARAGE	2.23 Ac. = RENSED BY THIS PLAT 2.28 Ac. = RENSED BY THIS PLAT (RCQ) THIS 2027 THIS 2027	M CHERIE LYNN HANSEN D.B. 447, Fg. 536 TRACT1	A THE STATE OF THE	REBECCAM LEE DATE	N BURTONLEE! DATE JAMES P. LEE DATE	BOUNDARY LINES AS SHOYAI. C. PAUL MARRISON DATE	OLARA L. LEPPELONI ORDINAL ON THE SOUTH OF SOUTH	SEPARATE DOCUMENTS ARE REQUIRED TO CONVEY OWNERSHIP CHERIE LYNN HANSEN DATE	Date Secretary, Madisonville Regional Planning Commission AGREE AND ACCEPT THE REVISED BOUNDARY UNES AS SHOWN, LUNDERSTAND THA	9. CERTIFICATION OF APPROVAL FOR RECORDING lecrify that this plat has been found to comply with the subdivision regulations for the Musiconville Regular Information for all planning Commission, with the exception of such wratners. If any, which are noted in the matters of the planning body, it improvements have been installed or an acceptable surery posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.
COALE $1^{\circ}=50^{\circ}$ SOALE $1^{\circ}=50^{\circ}$ DOMINGES RESULTING FROM THE EXCAVATION OF OPENION OF THE SURVEYOR AS TO THE LOCATION OF THE COCORD AS REFERENCED IN THE ASSESSOR'S PROPERTY OF RESTRICTIVE COVENINTS, UTILITIES, PAULPOADS, AND OWNY, TERMESSEE, AND ALL APPLICABLE EASEMENTS AND	1000 m	03HS 46 (61 3 50 Washington of the control of the c	Septiment Septim		S	NAME OF THE PARTY	/ // 100	CURNE 1840U CON 60 CON 1840U CON 184		×		THAT ITWASS	8 p. p. 100
FINAL PLAT REVISED LOT 1 & 2 - HUNTINGTON PLACE S/D REPLAT OF PLAT CASHET 'F', SLIDE TROOMC.) & REVISION TO DE, 447, Fg. 548, FRACTI THIRD CIVIL DISTRICT, MONIFOC COUNTY, TEXNESSEE PREPARED BY. 10 AND PLATAS 11 DOCKEY, SURFEYNG, LIC 11 DOCKEY, SURFEYNG, LIC 12 DOCKEY, SURFEYNG, LIC 12 DOCKEY, SURFEYNG, LIC 13 DOCKEY, SURFEYNG, LIC 14 DOCKEY, SURFEYNG, LIC 15 DOCKEY, SURFEYNG, LIC 16 DOCKEY, SURFEYNG, LIC 17 DOCKEY, SURFEYNG, LIC 18 DOCKEY, SURFEYNG, LIC 18 DOCKEY, SURFEYNG, LIC 19 DOCKEY, S	DON HATTON VANHOOK JR. RLS NO. 2745	MOT EXCEED A FOOT, LESTIFY HAT THIS SURVEY WAS DONE IN COLUMNET WITH CLIEBERT TENNESSEE LINEAR STANDARDS OF FRACTICE. DIGITALLY TRANSMITTED. PRELIMINARY, NOT FOR RECORDING OR IMPLEMENTATION.	IS REMOTE SENSING SURVEY (CATEGORY IV.). I "BY THAT THE CORNER POSITIONAL ERROR DOES	OWNER INFORMATION JEFF RICHARDS P.O. 80X 761 MADISONVILLE, TN 37354 (423) 519-5951 jeffichards 1113@gmail.com	REAR YARD = 25' <u>UTILITY & DRAINAGE EASEMENTS</u> <u>REAR & SIDE = 10'</u>	EFFREY NICHARDS METRIC NICHARDS MICHARDS BUILDING SETBACKS D.B. 148 Pg. 733 FRONT YARD = 30° SIDE YARD = 15' SIDE YARD = 15'	NE BEARN: DISTANCE 1 10.07455 W 32.47 2 10.02452 W 32.47 3 10.7457 E 55.07 5 10.02437 E 56.02				ANDISCHMILLE TR	NOT TO SCALE	DIGITALLY TRANSMITTED. PRELIMINARY. NOT FOR RECORDING OR MADI EMENTATION





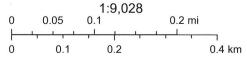
Date: January 10, 2024

County: Monroe

Owner: LANKFORD HUNTER ETUX ELIZABETH

Address: HILL LOOP 269 Parcel Number: 067 055.00

Deeded Acreage: 3 Calculated Acreage: 0



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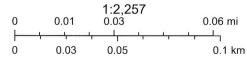
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The property lines are compiled from information maintained by your local

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VICINITY MAP

Figurit. (30) feet, Reary (14) years.

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3. Reference:

4. Rederince:

6. Prod Book V.Z. Peogle 775.

8. Prod Book V.Z. Peogle 775.

8. Prod Book V.Z. Peogle 775.

9. Review of Legislating Control of Section 1 (14) to 1 (14) t

CRETIFICATION OF OWNERSHIP AND DEDICATION
This is to certify that the ewency of the property shown and described hereon hereby adopt this subdivision plot and dedicate all streets, alleys, walls, park or other public ways and open space to public or private use anded.

<u>VESTING SETILE VESTING CREATED.</u>

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AUTUMN CORDIN
067 056.00
445/105
Lot 12, Chronker Farms
PB 2, Pg. 73

N00'03'49"E

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211.55

233.50

0.54± AC. 195.75

0.71± AC.

100

'IRS

107 3 0.53± AC.

0.50± Front & V

MIL

185

0.50± AC.

Community ORIGINA

107 5 0.50± AC.

0.50± AC/

Front

& of Road

COMMUNITY DRIVE

2448434.49 P.Q.B

<u>CERTIFICATION OF STREETS</u>

I certify that streets and related appurtenances installed, or proposed installation, fully meet the specifications established by the Morroe County Planning Commission. ę

Monroe County Road Superintendent

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

GRENDADING OF EXCEND LINES

I cartify that electric fires have been intailed in an acceptable manner on acceptable with relative the allocations and acceptable with the planning commission to assure acceptable to the period of the planning commission to assure completion of all required improvements in case of default.

Electric Company Representative

EXEMPLATION OF LAPSHOWN. FOR RECOGNING.

Learlify that this plot has been found to comply with the auchidision requirements of the Monroe County planning region, with the acception such victiones, if only which are noted. All improvements have been mattled, or on occeptible surely pested in order to casure completion, this plot is opposed for recording in the office of the county's register.

This plot is opposed for recording in the office of the county's register.

Secretary, Monroe County Planning Commission

ERRIFECATION OF ACCURACY

Learlify that the plot shown and described hereon, is a true and correct
wavely to the occurrory required by the regional planning commission and
that monuments have been placed as shown interiors, to the specifications
of the regional planning commission.

Christian M. Medders, TNRLS# 2493

Date

<u>CERTIFICATION OF APPROVAL OF WATER SYSTEMS</u>

I certify that the water system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department, and is hereby approved shown.

County Health Officer or Authorized Representative

Date

Prior to any construction of a structure, mable or permanent, the glans for the accept house/structure location must be approved and on SSD sylven permit issued by the old citizen permit issued by the old citizen the structure. Water permit issued by the old citizen where should be located at later property lines unless otherwise noted, about the footbed of detections of the soil conditions may void this approval. Environmental Certification
Approval is hereby granted for Lots 1-7 defined as Hunter
Lankford Property, Minim Countly, Tennessee as being suitable
for subsurface serve defined (SSD) with the listed or
attached restrictions

Environmental Scientist Division of Water Resources

Date

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this

A) House/Structure location, Storm Water Pollution Prevention Plans, construction of desilings with large floar plans, and shooted configurations, executed bearents, as well as teapography of property may result in reduction of bedooms and/or SSD system requiring to be pumped. Prior to construction the property warmer needs to contact this effice in order to insure proper house site location.

B.)Lots 1-7 has adequate suitable soil to install and duplicate a bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

D.) Applies to lot 8: This lot has not been evaluated, pursuant to this plot review, for an SSD system and plot approval does not constitute approval of this lot or the existing system.

JNE

ROW RELAY JEEF GWOD

ROOK RELAY JEEF GWOD

ROOK RELAY JEEF GWOD

ROW WALL FOLIO

PAR WALL FOLIO

AWAITER WITER

WALL FOLIO

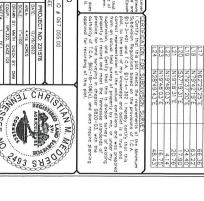
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HUNTER & ELIZABETH LANKFORD

THOUVENOT, WADE & PARTICIPATION OF THE PROPERTY OF THE PROPERT

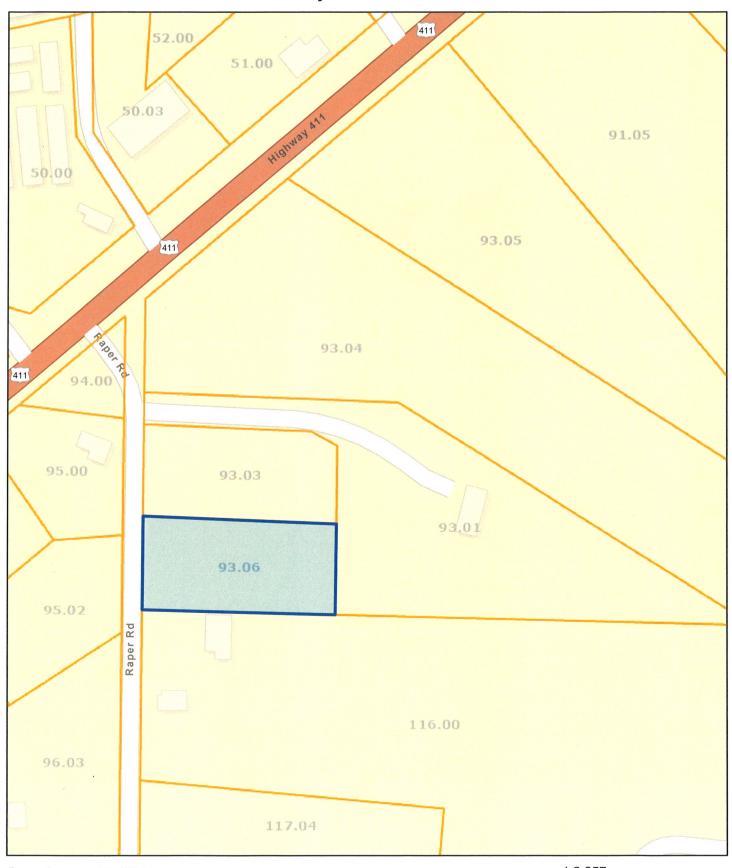






Monroe County - Parcel: 057 093.06





Date: January 10, 2024

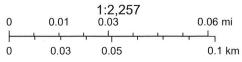
County: Monroe

Owner: ACBC VENTURES LLC

Address: RAPER RD

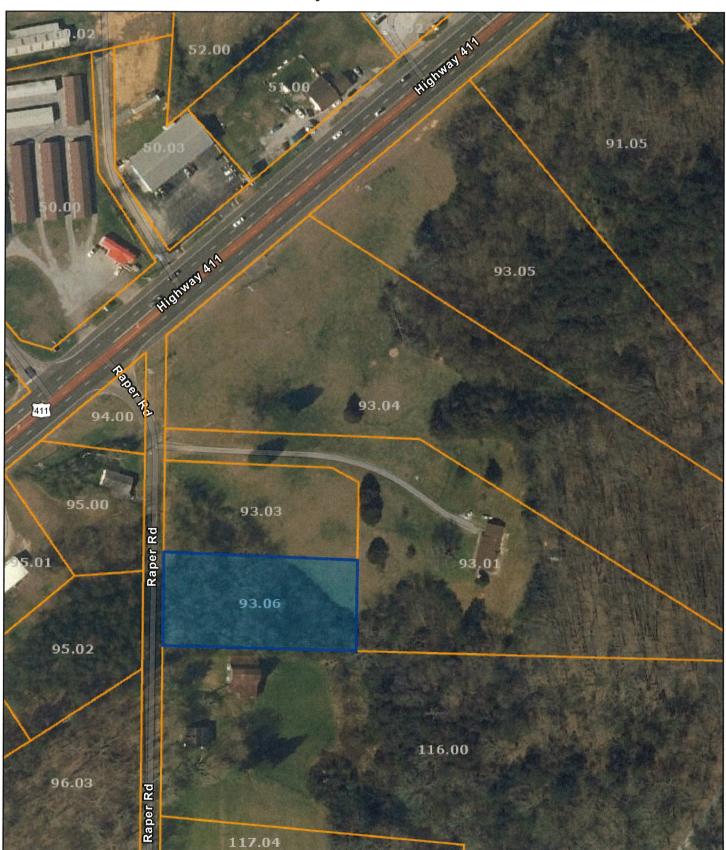
Parcel Number: 057 093.06

Deeded Acreage: 1 Calculated Acreage: 0



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Date: January 10, 2024

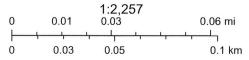
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