

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: May 13, 2026
Subject: May 19, 2026, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, May 19, 2026
Immediately following the BZA

- I. Call to Order and Approval of minutes from April 21, 2026, meeting.
- II. Planned Agenda Items
 - A. De-annexation request from Property Owners, Chris and Shelia Anderson, Highland Dr., Tax Map 066E, Group A, Parcel 042.01, R-1, Low Density Residential District, approximately 1.07 acres;
 - B. Rezoning request from R-1, Low Density Residential District to C-3, Highway Commercial District, Applicant, James Lee, Property Owner, Mike Powell, 5138 Hwy. 411 S., Tax Map 067O, Group C, Parcel 009.00, approximately 0.61 acres;
 - C. Zoning request for proposed annexation of William Alexander property, Tax Map 056E, Group A, Parcel 013.00, approximately 22.09 to R-2, High Density Residential District;
 - D. Subdivision plat with easement, Hull Rd., Tax Map 036, Parcel 024.00, Madisonville Planning Region;
- III. Other Business
 - A. Comments from the public
- IV. Adjournment

April 1, 2026

Dear Mayor Hunt,

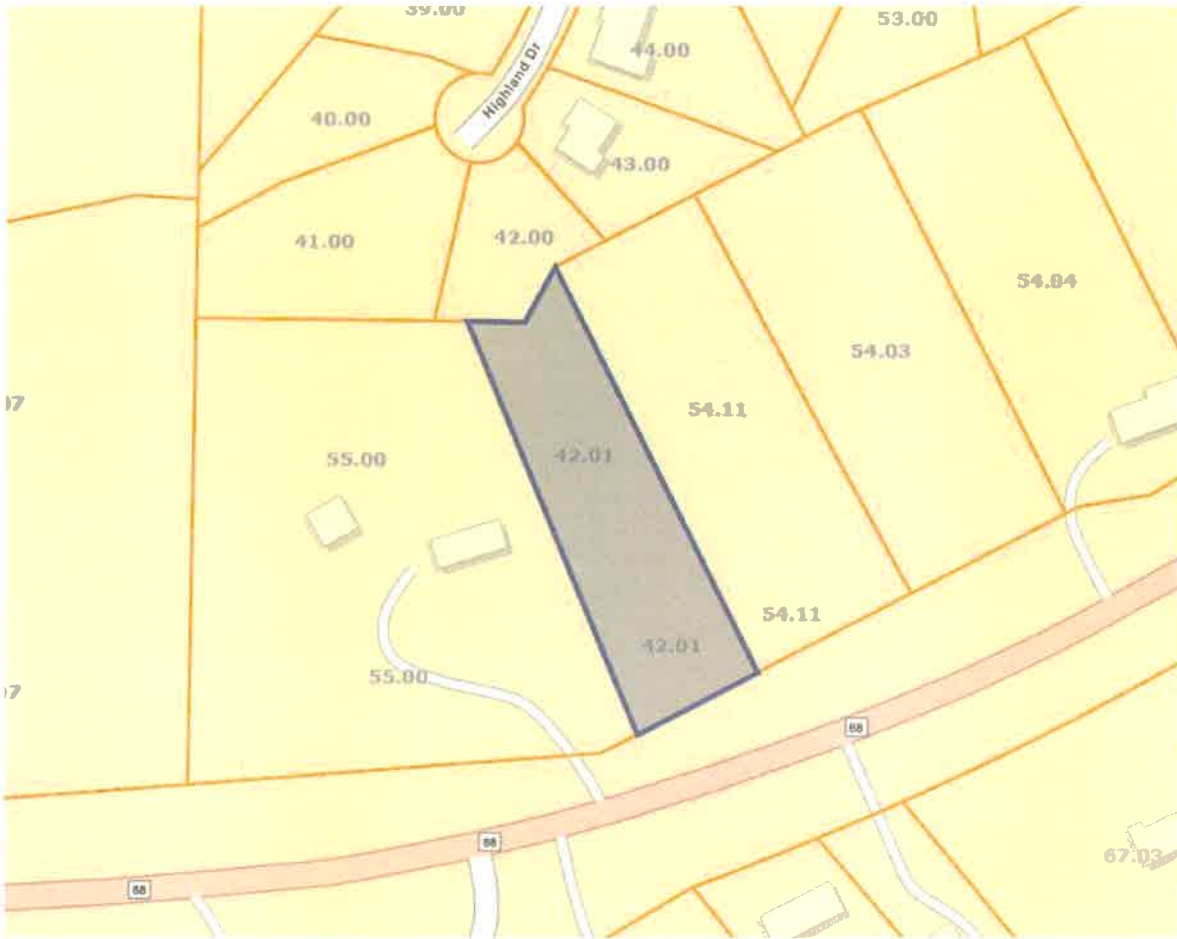
I am requesting de-annexation on my property located at 3811 New Highway 68 Madisonville. The Map number is 066E and the partial is 042.01 and it is listed as 1.07 acres. Please put us on the agenda for this matter. I spoke to James Lee at the planning commission and he said to send you a letter and that they (planning commission) would vote on it and that we would need to attend city council meetings for two readings. If there is other information needed from us to move forward, please contact me at 423-836-3355.

Sincerely,

Chris and Shelia Anderson

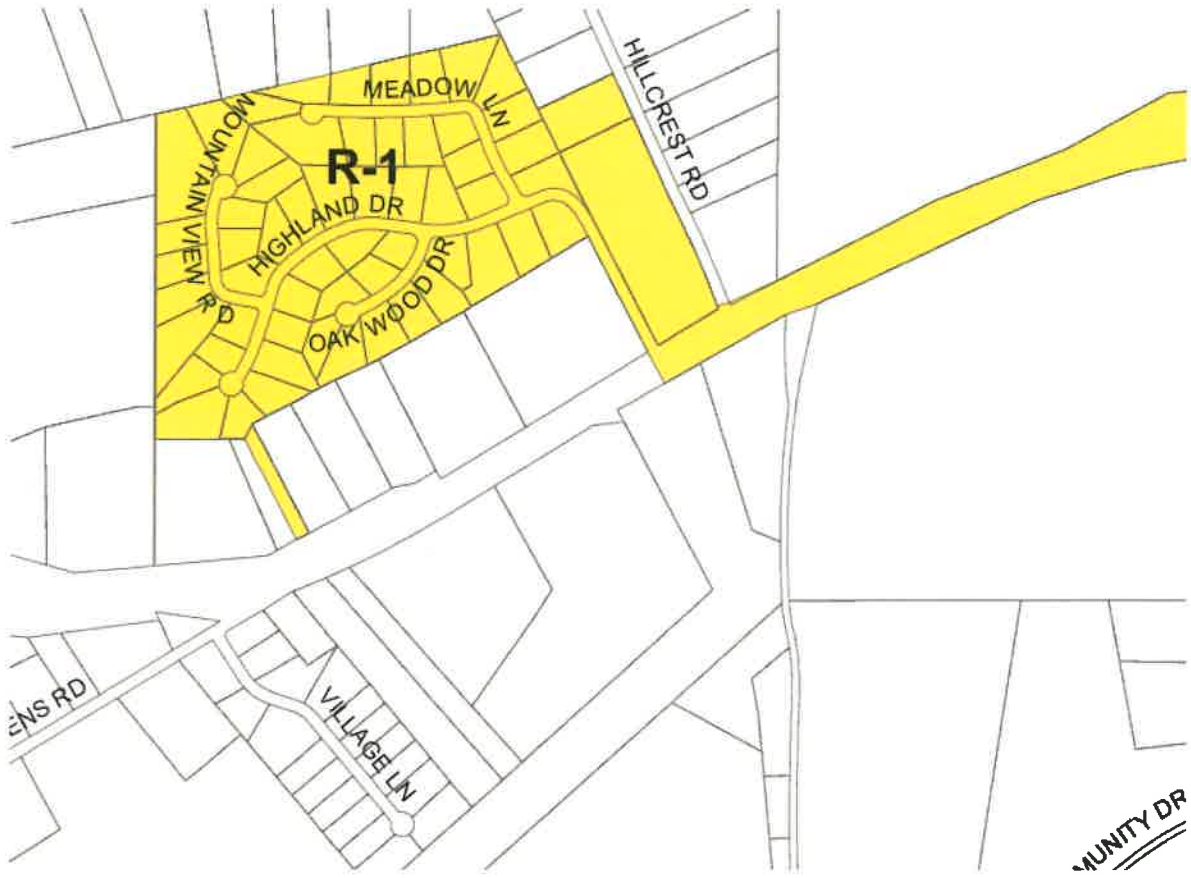
Handwritten signatures of Chris and Shelia Anderson. The signature for Chris is written above the signature for Shelia.

ITEM A



Monroe County Tax Map 066E, Group A, Parcel 042.01

ITEM A



ITEM B



Monroe County Tax Map 0670, Group C, Parcel 009.00

May 11, 2026

Madisonville Planning Commission
And Madisonville City Council
Madisonville, Monroe County, TN

Re: Annexation & R-2 Zoning Request For
22 Acres @ 526 Hiwassee Road
Madisonville, TN 37354

Dear Mayor, Aldermen and Planning Commission Members,

The original submittal to the Madisonville Planning Commission by Alliance Land Partners in October, 2025 for annexation of the property at 526 Hiwassee Road included requested rezoning to a new/proposed R-3 residential zone. However, it has been determined by the Madisonville Planning Commission that a new R-3 zone will not be considered at the current time. So, to clarify in the absence of an R-3 zone, we are currently respectfully requesting that the property be annexed in to the City of Madisonville and zoned R-2, High Density Residential. This request is consistent with existing zoning of Wind Chase S/D which is located directly across Hiwassee Road and is zoned R-2. Adjoining land use to the east is institutional (Madisonville Intermediate School).

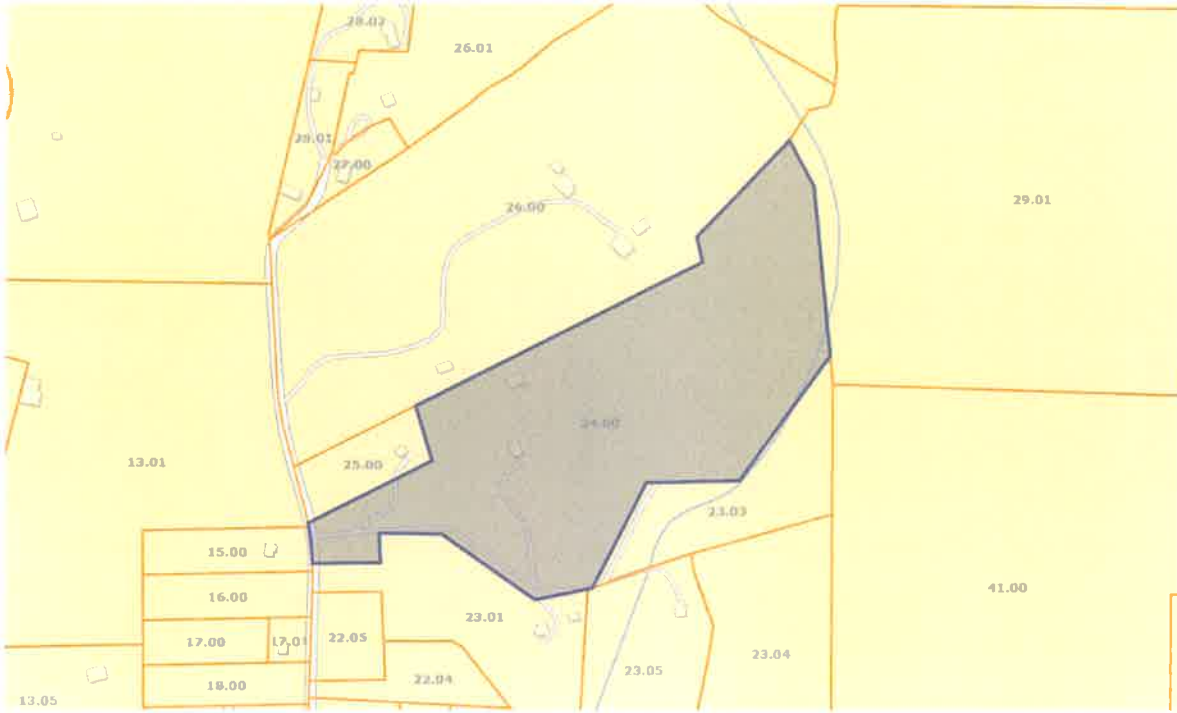
If you have any questions, please contact me at 865-803-3320.

Sincerely,



William Alexander, Jr.
Alliance Land Partners, G.P.

ITEM D



Monroe County Tax map 036, Parcel 024.00