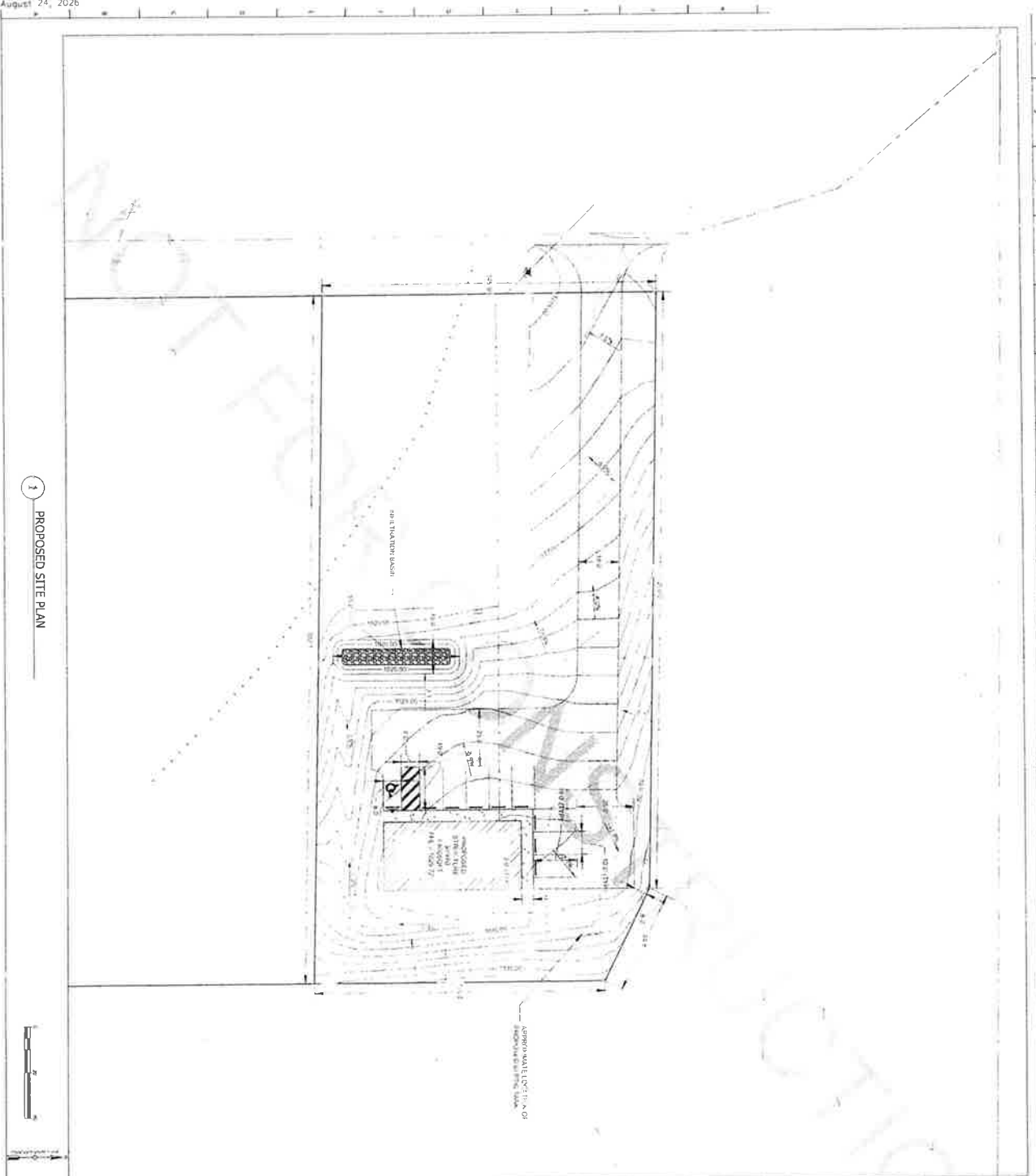


# **M E M O R A N D U M**

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** September 9, 2026  
**Subject:** September 15, 2026, Madisonville Board of Zoning Appeals Agenda

**AGENDA**  
**Madisonville**  
**BOARD OF ZONING APPEALS**  
**Madisonville City Hall Board Room**  
**Tuesday, September 15, 2026**  
**Immediately following the Planning Commission**

- I. Call to Order
- II. Approval of minutes from June 16, 2026, meeting.
- III. Planned Agenda Items
  - A. Determination of Parking for proposed fitness center, unpaved parking lot and without landscape parking islands. Applicant, Jacob Applegate, Property Owner, Joshua Retzloff, Monroe County Tax Map 057, Parcel 093.03, C-3, Highway Business District, approximately 1.0 acre.
- IV. Other Business
- V. Adjournment



GENERAL NOTES:

1. PARKING SPACE REQUIREMENT IS ONE SPACE PER 250 SQ. FT. FOR CLASS 1, FLOOR AREA FOR THE PERSONAL SERVICES CLASSIFICATION RELATIVE TO THE BUILDING. BUILDING AREA IS 1,000,000 SQ. FT. SECTION 11-02-01.1
2. TYPICAL PARKING SPACE SIZE: 10'x17'. MID-SWELL TOWNING CODE SECTION 11-02-01.2
3. ONE VEHICLE-SERVING PARKING SPACE IS PROVIDED WITH THE SPACE A 8'x16' AND THE ELEVATOR ACCESS WALK IN A MID-SWELL TOWNING CODE SECTION 11-02-01.3
4. PARKING ACCESS: 25' FOR 30' PARKING. MID-SWELL TOWNING CODE SECTION 11-02-01.4
5. LOCAL PD'S OF DESIGN UTILITIES ARE APPROXIMATE AND BASED ON VISUAL MEASUREMENTS.

### SITE PLAN LEGEND.

- [illegible]

COMMERCIAL (PRIVATE)  
151 RAPER RD, MADISONVILLE, TN

## PROPOSED SITE PLAN

PROJECT NO.

SHEET

C-101



SJ ENGINEERING  
CONSULTANTS, LLC

201 HARLEY DR, KNOXVILLE TN 37919  
(865)315-8608

NOT FOR CONSTRUCTION