# M E M O R A N D U M

**To:** Madisonville Regional Planning Commission

**From:** Laura Smith, Planner

**Date:** November 11, 2026

**Subject:** November 17, 2026, Madisonville Regional Planning Commission Agenda

**AGENDA**
**MADISONVILLE REGIONAL**
**PLANNING COMMISSION**
**Madisonville City Hall Board Room**
**Tuesday, November 17, 2026**
***Immediately following the BZA***

I. Call to Order and Approval of minutes of the October 20, 2026, meeting.

II. Planned Agenda Items

A. Survey of 6 tracts greater than 5 acres with easement, Property Owners, Michael and Karen Dietrich, off Old Athens Rd., Monroe County Tax Map 066, Parcel 059.06, approximately 39.0 acres, Madisonville Planning Region.

B. Site Plan, thrift store, Property Owner and Applicant, Monroe County Friends of Animals, Edward Roeber, Representative, 3610 Hwy. 411, Monroe County Tax Map 057, Parcel 056.09, C-3, Highway Business District, approx. 1.27 acres.

C. Review, proposed Zoning Ordinance amendment to Chapter 4, Supplementary Provisions Applying to All Districts, by adding, Section 11-420. Landscaping Requirements

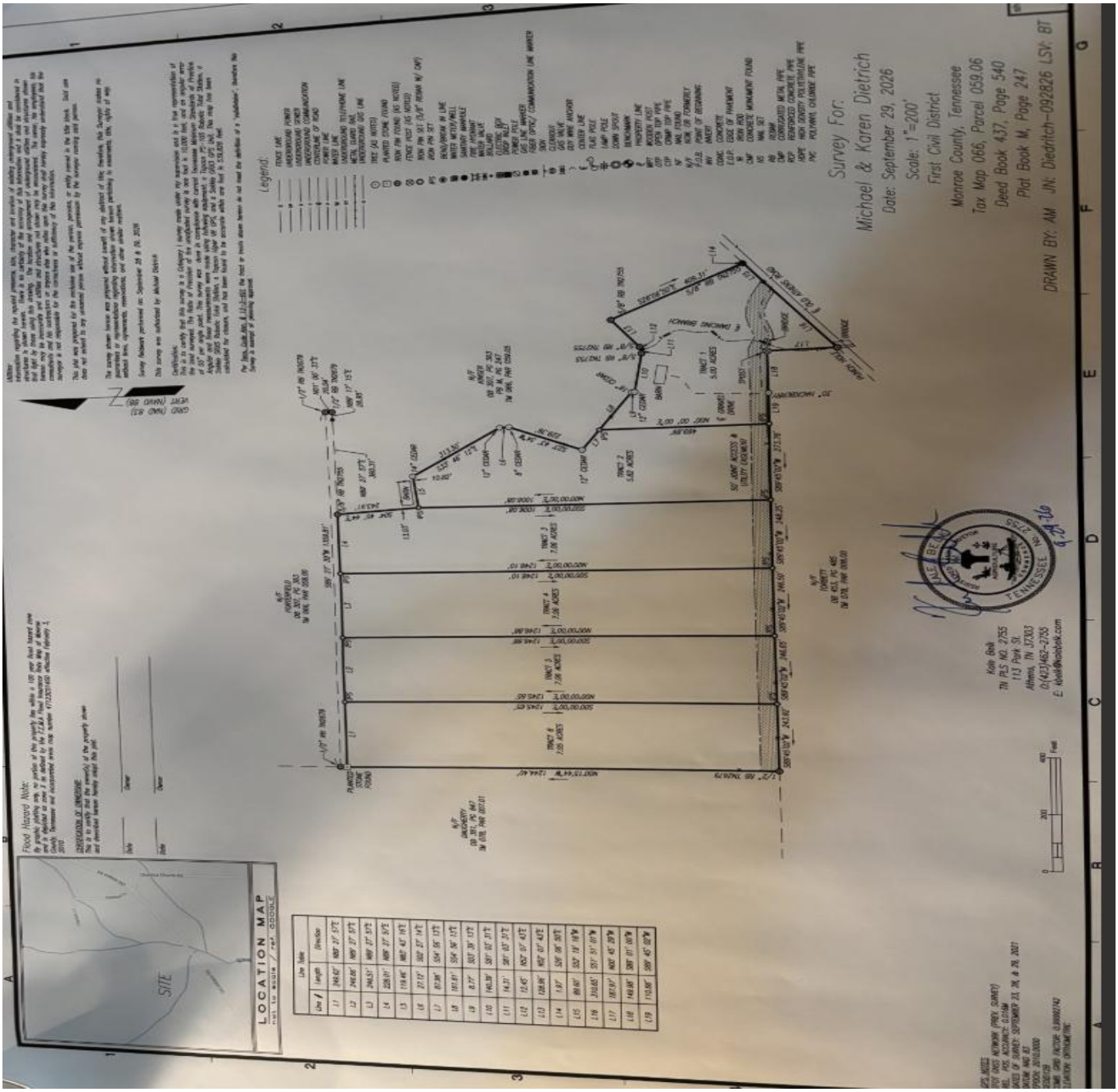
III. Updates to Commission

IV. Other Business

V. Comments from the public

VI. Adjournment

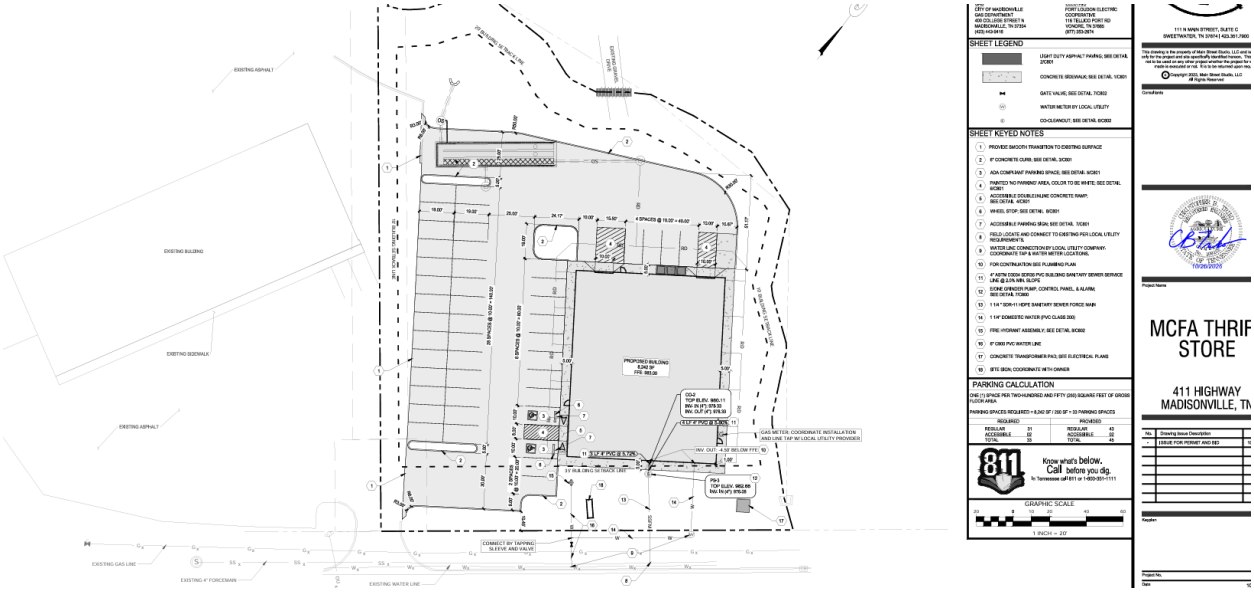
**ITEM A**


Survey For:
Michael & Karen Dietrich
Date: September 29, 2026
Scale: 1"=200'
First Civil District
Monroe County, Tennessee
Tax Map 066, Parcel 059.06
Deed Book 437, Page 540
Plat Book M, Page 247
DRAWN BY: AM JN: Diedrich-092826 LSV: BT
LOCATION MAP
SITE
Legend:
TRACT 1 5.83 ACRES
TRACT 2 5.83 ACRES
TRACT 3 7.08 ACRES
TRACT 4 7.08 ACRES
TRACT 5 7.08 ACRES
TRACT 6 7.08 ACRES
Kris Bell
TN RLS NO. 2755
113 Park St.
Athens, TN 37303
(423)462-2755
E: kbell@kbellsrvlc.com
TENNESSEE

**ITEM B**


59.00
56.04
Highway 411
91.04
56.09
56.13
56.05
Highway 411
91.03
56.15

# ITEM B




CITY OF MADISONVILLE
GAS DEPARTMENT
420 COLLEGE STREET N
MADISONVILLE, TN 37354
(423) 442-9418

POWER CO.
FORT LOUDON ELECTRIC COOPERATIVE
119 TELLICO PORT RD
VONORE, TN 37885
(877) 353-3671

## SHEET LEGEND

- LIGHT DUTY ASPHALT PAVING, SEE DETAIL 3/C001
- CONCRETE SIDEWALK, SEE DETAIL 1/C001
- GATE VALVE, SEE DETAIL 7/C002
- WATER METER BY LOCAL UTILITY
- CO-CLEANOUT, SEE DETAIL 8/C002

## SHEET KEYED NOTES

1. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE
2. 6" CONCRETE CURB, SEE DETAIL 3/C001
3. ADA COMPLIANT PARKING SPACE, SEE DETAIL 9/C001
4. PAINTED 'NO PARKING' AREA, COLOR TO BE WHITE, SEE DETAIL 9/C001
5. ACCESSIBLE DOUBLE INLINE CONCRETE RAMP, SEE DETAIL 4/C001
6. WHEEL STOP, SEE DETAIL 8/C001
7. ACCESSIBLE PARKING SIGN, SEE DETAIL 7/C001
8. FIELD LOCATE AND CONNECT TO EXISTING PER LOCAL UTILITY REQUIREMENTS.
9. WATER LINE CONNECTION BY LOCAL UTILITY COMPANY. COORDINATE TAP & WATER METER LOCATIONS.
10. FOR CONTINUATION SEE PLUMBING PLAN
11. 4" ASTM D3034 SDR35 PVC BUILDING SANITARY SEWER SERVICE LINE @ 2.0% MIN. SLOPE
12. SCONE GRINDER PUMP, CONTROL PANEL, & ALARM, SEE DETAIL 7/C002
13. 1 1/4 " SCH 41 HDPE SANITARY SEWER FORCE MAIN
14. 1 1/4" DOMESTIC WATER (PVC CLASS 200)
15. FIRE HYDRANT ASSEMBLY, SEE DETAIL 9/C002
16. 6" C900 PVC WATER LINE
17. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS
18. SITE SIGN, COORDINATE WITH OWNER

## PARKING CALCULATION

ONE (1) SPACE PER TWO-HUNDRED AND FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA

PARKING SPACES REQUIRED = 8,240 SF / 250 SF = 33 PARKING SPACES

| REQUIRED | | PROVIDED | |
|---|---|---|---|
| REGULAR | 31 | REGULAR | 43 |
| ACCESSIBLE | 02 | ACCESSIBLE | 02 |
| TOTAL | 33 | TOTAL | 45 |

811 Know what's below. Call before you dig.
In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE
20 0 10 20 40 60
1 INCH = 20'


111 N MAIN STREET, SUITE C
SWEETWATER, TN 37874 | 423.341.7900



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Consultants

10/28/2025

Project Name

MCFA THRIF
STORE

411 HIGHWAY
MADISONVILLE, TN

| No. | Drawing Issue Description | |
|---|---|---|
| 1 | ISSUE FOR PERMIT AND BID | 1 |

Keyplan

Project No.

Date