MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, September 15, 2026

Members Present	Members Absent	Others Present
Marilyn Atkins	Mike Smallen	Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
Ed Dawson		Kevin Standridge, Building Official
Josh Robbins		
Rudd Maxwell		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Josh Robbins called the meeting to order at 6:00 p.m. The minutes from the August 18, 2026, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Scott Hunt.

SUBDIVISION PLAT, 15-LOTS AND ROAD, CHARTER OAKS, TELLICO ST., APPLICANTS AND PROPERTY OWNERS, JAMES LEE AND GERALD SUMMEY, MONROE COUNTY TAX MAP 067, PARCEL 173.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 6.48 ACRES

James Lee presented a preliminary plat for 20 lots off Tellico Street. The proposed street would be used to access to seventeen lots with Lee Circle for access to Lots 11, 12, and 13 with Lots 10 and 15 that will have road frontage too. He had discussed a concept plan months ago which showed that the road would narrow entering to a one-way street of 20' in width. Mr. Lee stated that he was working on a water test and the circle would be paved and he would also request a variance from having to show contour lines. Ms. Smith had reviewed the plat and sent Mr. Lee comments with items that would need to be included which included the following; engineered road profiles constructed to the Standards is Article III and IV, utility layouts (sewers, water, gas, fire hydrants, street lights, and electricity) dimensions needed to be shown. Easements, parks, and other open space reservations, lot lines, building setback lines, and utilities, contours at vertical intervals of not more than five (5) feet, road frontage for all lots shall be 50' and setbacks for the C-3 district since portion of the remaining lands are still commercial which are 35' front, 25' rear (since adjacent to residential use) and 10' and show the road frontage for the remaining lands. Deed book and page number of adjoining Parcel 173.04, and some notes edited. Approval of the stormwater and erosion control plans prior to development permit as well as the permit from TDEC. It was also noted that the Planning Commission may require a traffic study. The ingress/egress off Tellico Street appears to cross over an existing lot so a homeowners/property owner's association to be established to maintain it and description of what would be installed.

There was more discussion of the width of the right-of-way and access for emergency vehicles, and people parking on the street which would make access difficult. Mr. Lee stated that he would check into reconfiguring the lots and bring the plat back for consideration.

ACTION
Ms. Atkins moved to table the item until Mr. Lee brought it back with the lacked items. The motion was seconded by Mr. Maxwell and approved unanimously.

SITE PLAN, FITNESS, MARTIAL ARTS FACILITY, 151 RAPER RD., APPLICANT, JACOB APPLEGATE, PROPERTY OWNER, JOSHUA RETZLOFF, MONROE COUNTY TAX MAP 057 PARCEL 093.03, C-3, HIGHWAY BUSINESS DISTRICT, APPROXIMATELY 1 ACRE
Mr. Retzloff discussed the site plan for a fitness center. He has not received septic approval yet as he will not have sewer connection and the stormwater review has not been completed yet. Mr. Retzloff is requesting a variance from the BZA for not paving the parking lot. The water will be connected by a 6" water line.

ACTION
Mayor Hunt moved to approve subject to the approval for the parking lot surface variance. The motion was seconded by Ms. Atkins and approved unanimously
Discussion, amendment to the Zoning Ordinance, Chapter 4, Supplementary Provisions Applying to All Districts, landscaping and buffers, Kevin Standridge.

COMMENTS FROM THE PUBLIC
Mr. Standridge discussed issues that had recently come up as a result of the removal of all existing trees of the Tractor Supply site. The neighboring residents raised concern over the driveways proposed to be installed on Hagler St. the effects on them in addition to all the trees being removed. There was a discussion of requiring fencing and buffers for commercial, multifamily and industrial developments. Also discussed were PUD requirements, landscaping and lighting requirements. Ms. Smith stated that she would bring available examples of ordinances found for discussion and review.

OTHER
Mr. Cliff Dye stated that he had been waiting for approval of waterline connections to the subdivision on Chestua Road. Instead of 2" waterlines he will be required to install 6" waterlines. Since the property is outside the Madisonville City limits a fire hydrant is not required as it is in the County jurisdiction.

UPDATES TO COMMISSION
Members of the commission requested that the meetings be changed from 5:00 p.m. to 6:00 p.m. Ms. Atkins then moved to change the meeting times which was seconded by Mr. Robbins and approved unanimously.

ADJOURN
The meeting adjourned at 6:15 p.m.

Secretary, Madisonville Regional Planning Commission

10-20-202
Date