

MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: September 14, 2022
Subject: September 20, 2022 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, September 20 2022
Immediately following the BZA

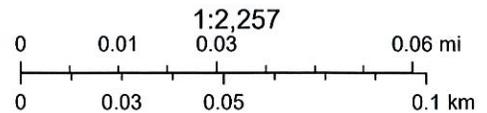
- I. Call to Order
- II. Approval of minutes from the July 19, 2022, meeting
- III. Planned Agenda Items
 - A. Subdivision Plat, 4-lots, Faye Lee Watson property, Mill St., Tax Map 067, Parcels 114.00 and 115.00, R-1, Low Density Residential District and C-3, Highway Business District, approximately 3.07 acres;
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 067 115.00



Date: August 29, 2022

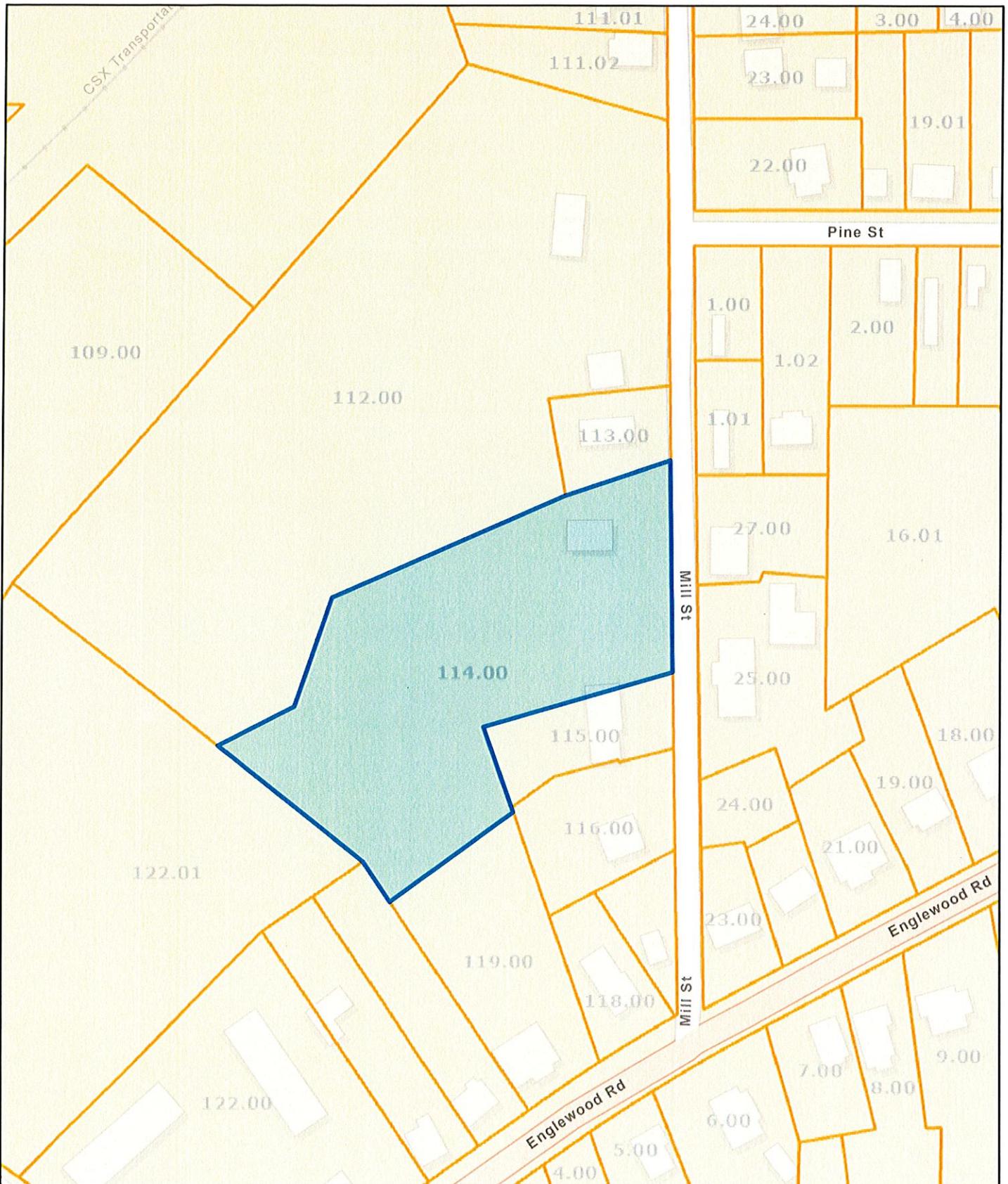
County: Monroe
Owner: WATSON KENNARD &
Address: MILL ST 520
Parcel Number: 067 115.00
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

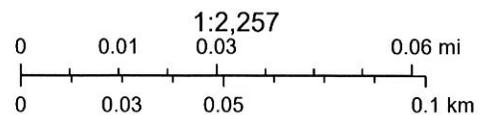
The property lines are compiled from information maintained by your local

Monroe County - Parcel: 067 114.00



Date: August 29, 2022

County: Monroe
Owner: WATSON KENNARD ETAL
Address: MILL ST 516
Parcel Number: 067 114.00
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

The property lines are compiled from information maintained by your local

EXISTING WATER AND SEWER CERTIFICATION
 Lots 1 & 4 are presently serviced by The City of Madisonville Water and Sewer Department.
 I certify that lots 2 & 3 on this subdivision plat are served by a 6" water line located on the West Side of Mill Street, one of 8" sanitary sewer along the center line of Mill Street.

City of Madisonville
 Date: _____

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

Monroe County E-911 Coordinator
 Date: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I certify that this plat complies with the subdivision requirements of The Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds, Monroe County Tennessee.

Secretary, Madisonville Regional Planning Commission
 Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 This is to certify that the owner of the property shown and described hereon hereby dedicates this subdivision plat and dedicates all streets, alleys, walks, paths, or other public ways and open spaces to public or private use as noted.

Kimberly W. Townson
 Executive for the Estate of
 Faye Lee Watson
 Date: _____

CERTIFICATE OF ACCURACY
 I certify that the plat shown and described hereon, is a true and correct copy of the accuracy required by Madisonville Regional Planning Commission and that the same complies with the specifications of the Madisonville Regional Planning Commission.

Frank B. Thurston, RLS 3603
 Date: _____

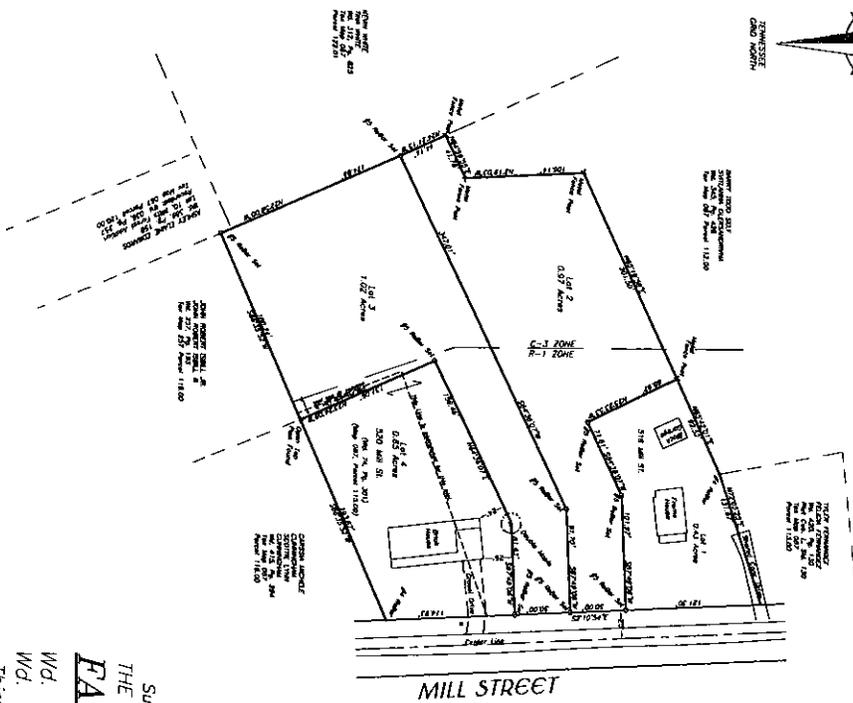
CERTIFICATE OF ELECTRICAL UTILITY SERVICE
 The property shown on this subdivision plat is within the service area of FOUR LOUDON ELECTRIC CO-OP.
 The following condition(s) apply:
 Lots _____ are served by existing powerlines.
 Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE:
 In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.
 FOUR LOUDON ELECTRIC CO-OP
 Date: _____

EXISTING STREET CERTIFICATION
 I hereby certify that the Street shown on this plat has the same or improved public Street improvements of 1 1/2' center to center.



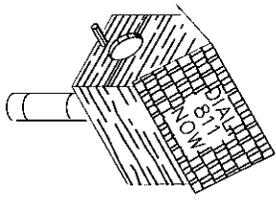
- PLAT NOTES**
1. Building Set Back: Front = 35', Side = 15', Rear = 25'
 2. All lots are served by public water and sewer.
 3. A 10' Driveway and Utility Easement is reserved along all lot lines.
 4. This Subdivision does not lay in a Zone A flood hazard area.
 5. This Property is Zoned R-1, Low Density Residential, and C-3 zoning, Highway Business District.



NOTE:
 No underground utilities were located. This includes gas and water lines and all subsurface electrical lines and stormy drains.

I, GEORGE RUSSELL JR., a Category ONE SURVEYOR AND THE AUTHOR OF THIS SURVEY, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE.

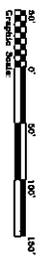
Subdivision for:
 THE ESTATE OF:
FAYE LEE WATSON
 Wd. 74, Pg. 301
 Wd. 199, Pg. 804
 Third Civil District
 Monroe County Tennessee
 The City of Madisonville
 Tax Map 067, Parcels 114.00 & 115.00
 Scale: 1"=50' ~ August 22, 2022



- Notes:**
1. This survey is subject to all rights of way and easements.
 2. All distances are horizontal.
 3. All distances are based on current recorded information revealed by a complete title search.
 4. This plat does not convey, grant or guarantee title.
 5. Some features may be graphically misappreciated.
 6. Do not scale this drawing for dimensions not given.



VICINITY MAP



Frank B. Thurston
 PROFESSIONAL LAND SURVEYOR
 RLS 3603
 POST OFFICE BOX 116
 MADISONVILLE TN 37354
 SURVEYING@TENNESSEEHILLS.NET

Owner and developer:
The ESTATE OF FAYE LEE WATSON
 Executive
 KIMBERLY W. TOWNSON
 107 Wind Chase Drive
 Madisonville Tennessee
 37354
 423-836-5385

Revisions