

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** August 15, 2024  
**Subject:** August 20, 2024, Madisonville Regional Planning Commission Agenda

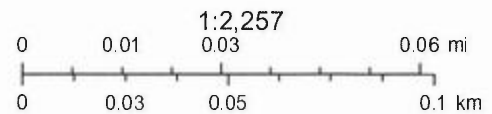
AGENDA  
MADISONVILLE REGIONAL  
**PLANNING COMMISSION**  
Madisonville City Hall Board Room  
**Tuesday, August 20, 2024**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the July 25, 2024 called meeting and July 16, 2024 meeting.
- III. Planned Agenda Items
  - A. Rezoning request from C-3, Highway Business District to M-1 Industrial District, for proposed concrete ready mix plant, Christian Benavides, Sr. Project Manager, Penta for property owner, Hollingshead Materials LLC, Bradley St., Tax Map 067K, Group B, Parcel 037.00, approx. 4.21 acres;
  - B. Subdivision plat, 17-lots, Pedigo Rd., Applicant and Property Owner, Lee Enterprises, Tax Map 057, Parcel 036.00, R-1, Low Density Residential District, approximately 7.8 acres.
- IV. Other Business
  - A. Discussion, review of Zoning Ordinance
- V. Adjournment



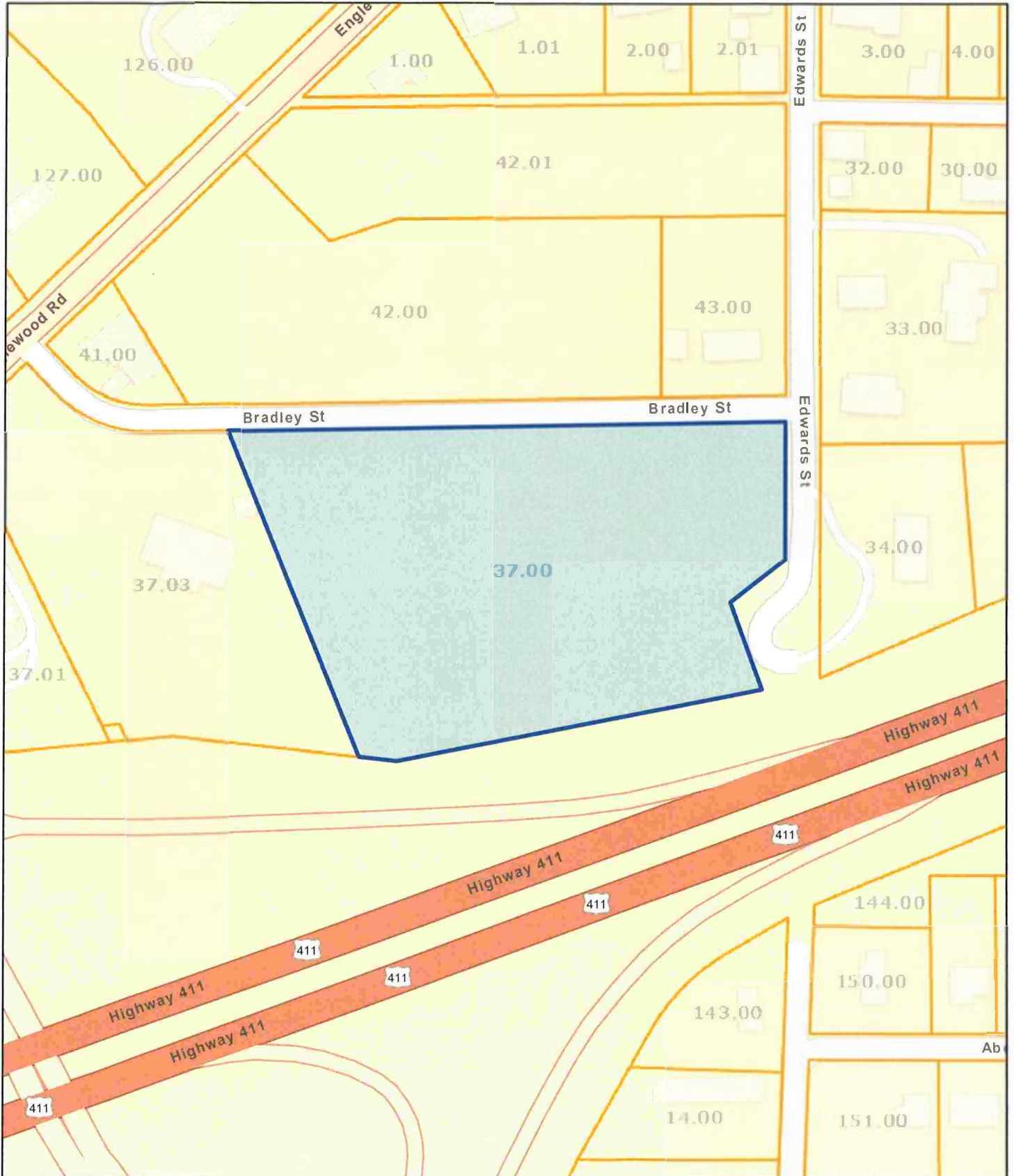
Date: August 5, 2024

County: Monroe  
 Owner: RUSSELL LOWELL  
 Address: BRADLEY ST  
 Parcel Number: 067K B 037.00  
 Deeded Acreage: 4.21  
 Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

The property lines are compiled from information maintained by your local



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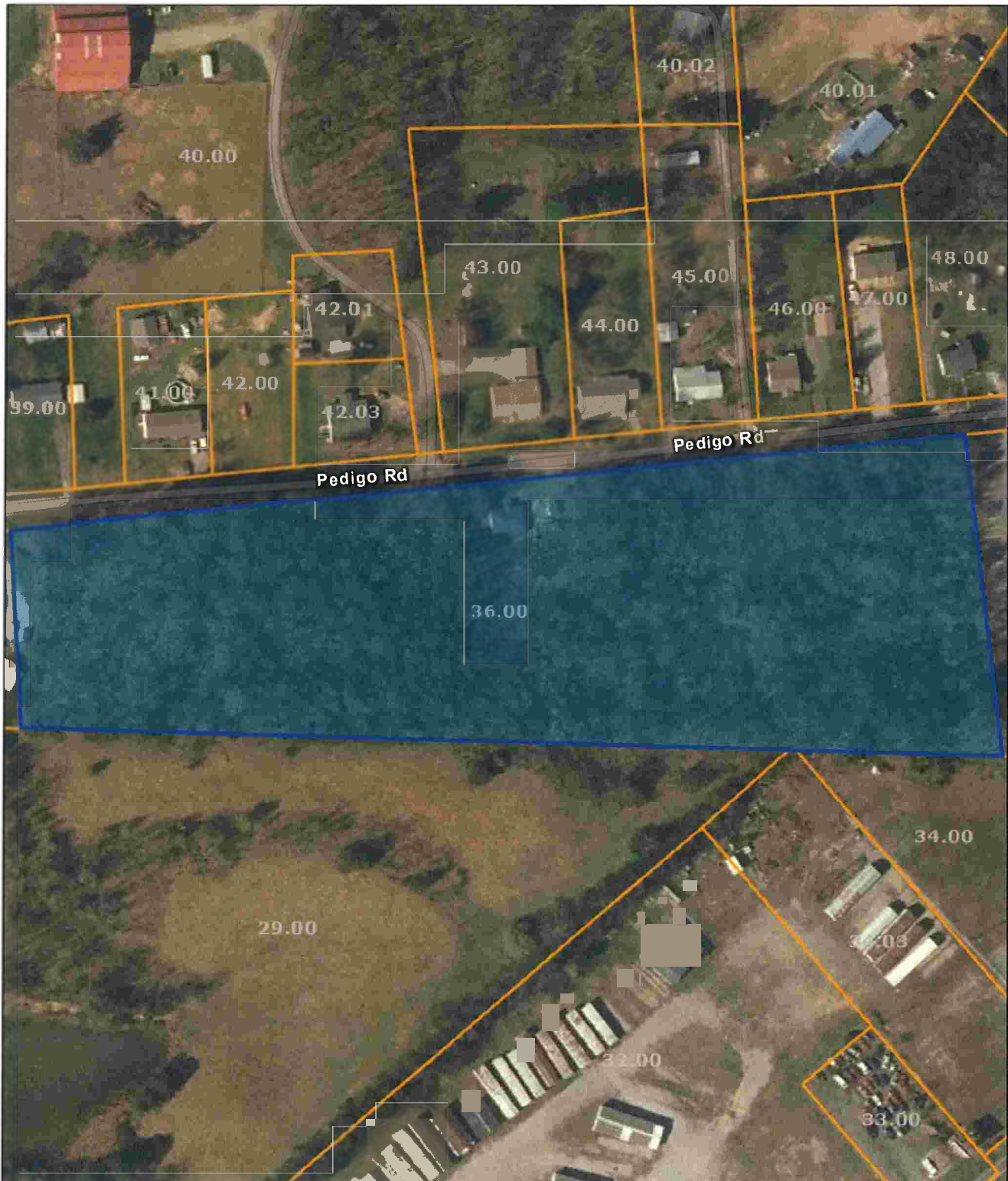
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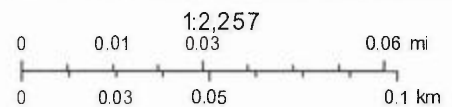
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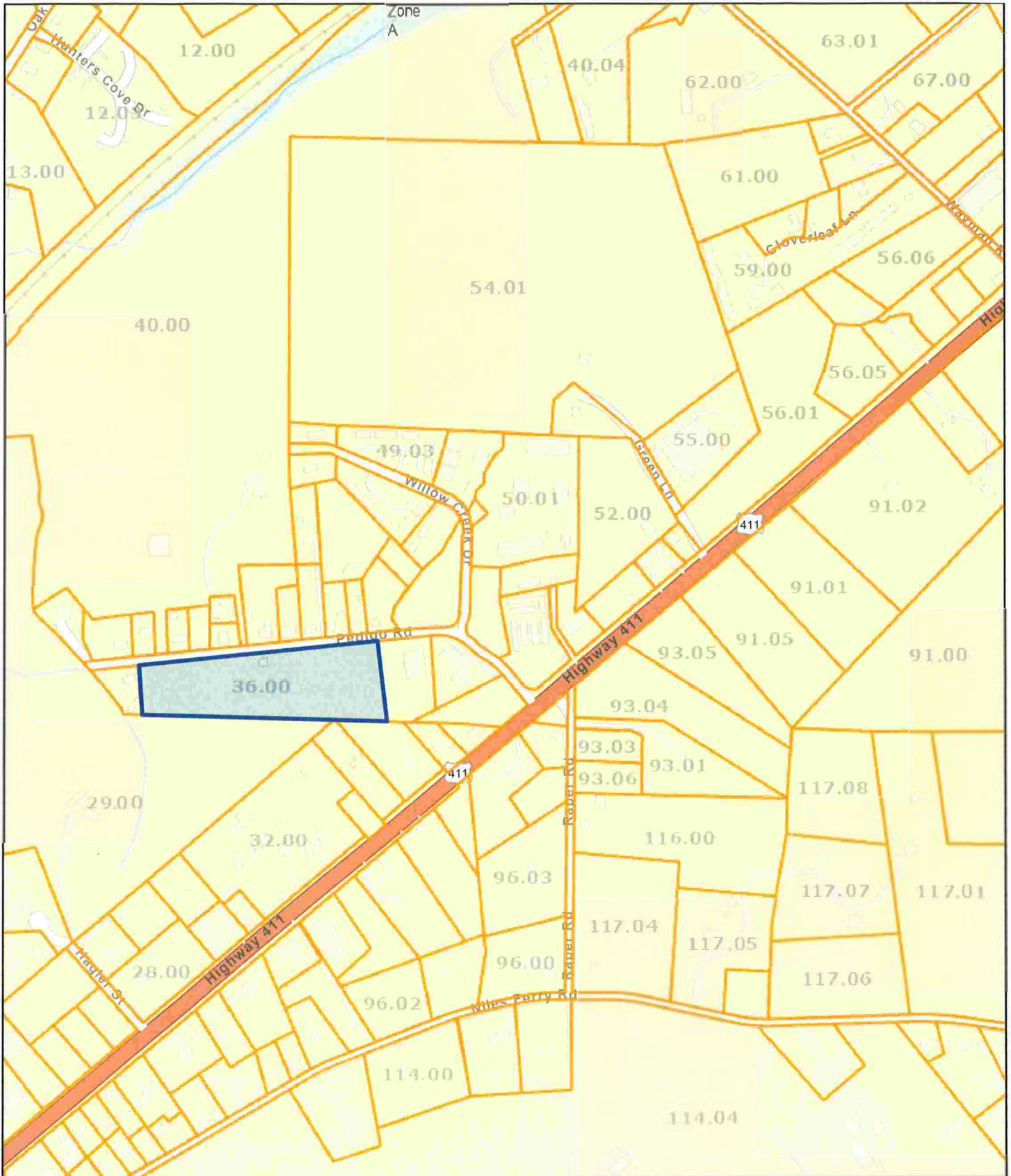
Date: August 15, 2024

County: Monroe  
Owner: LEE ENTERPRISES  
Address: PEDIGO RD 235  
Parcel Number: 057 036.00  
Deeded Acreage: 0  
Calculated Acreage: 7.8  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



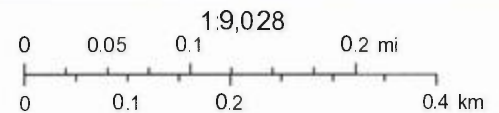
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



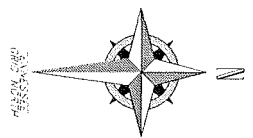
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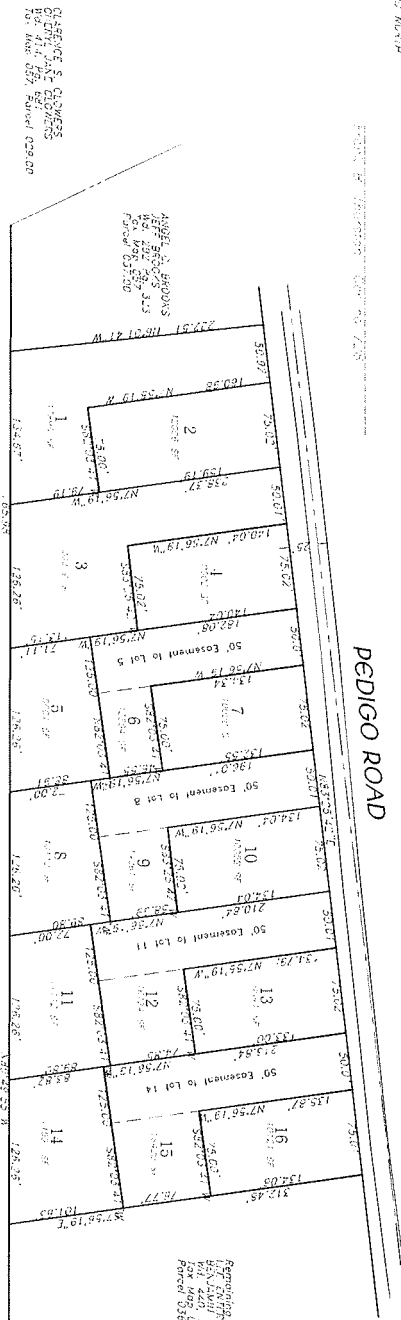


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- PLAN NOTES:**
1. Building Set Back: Front = 30', Side = 10', Rear = 20'
  2. All lots are subject to utility easements as shown.
  3. All 10' Ditches are shown and utility easements are shown along all lot lines.
  4. This Subdivision does not lay in a Zone A Flood Hazard area.



CLARENCE S. CHOWERS  
 1014 W. 11th St.  
 Memphis, TN 38103  
 Tel: 901.521.9900  
 Fax: 901.521.9900

21 - Mr. Contact  
 4507 E. Lee Ave  
 Memphis, TN 38118  
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 Fax: 901.521.9900

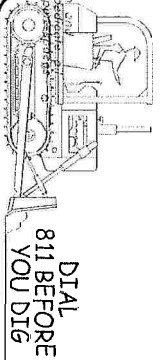
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

This is to certify that the amount of the property shown and described herein hereby accept this subdivision and give and convey to the public the right to use and enjoy the same as shown on this plan.

Subdivision of 16 Lots in Monroe County, Tennessee

Subdivided by: **LEE ENTERPRISES**  
 JAMES LEE Managing Partner  
 BENJAMIN LEE Partner

Dated: \_\_\_\_\_



**DIAL 811 BEFORE YOU DIG**

**PEDIGO FIELDS**

Ms. AAO, Pg. 2/2  
 Nine Civil Districts  
 Monroe County, Tennessee  
 Tax Map 057, Parcel 036.00  
 Section 17 - 50' x July 1, 2024



**Frank B. Thurston**  
 PROFESSIONAL LAND SURVEYOR  
 1104 S. 11th St.  
 1001 OFFICE BLDG  
 MADISONVILLE, TN 37355  
 SURVEYING AND PLANNING WITH A CARE

Owners & Developers  
**LEE ENTERPRISES**  
 BENJAMIN LEE  
 JAMES LEE  
 P.O. Box 512  
 Tax Map 057, Parcel 036.00  
 Monroe County Tennessee

