

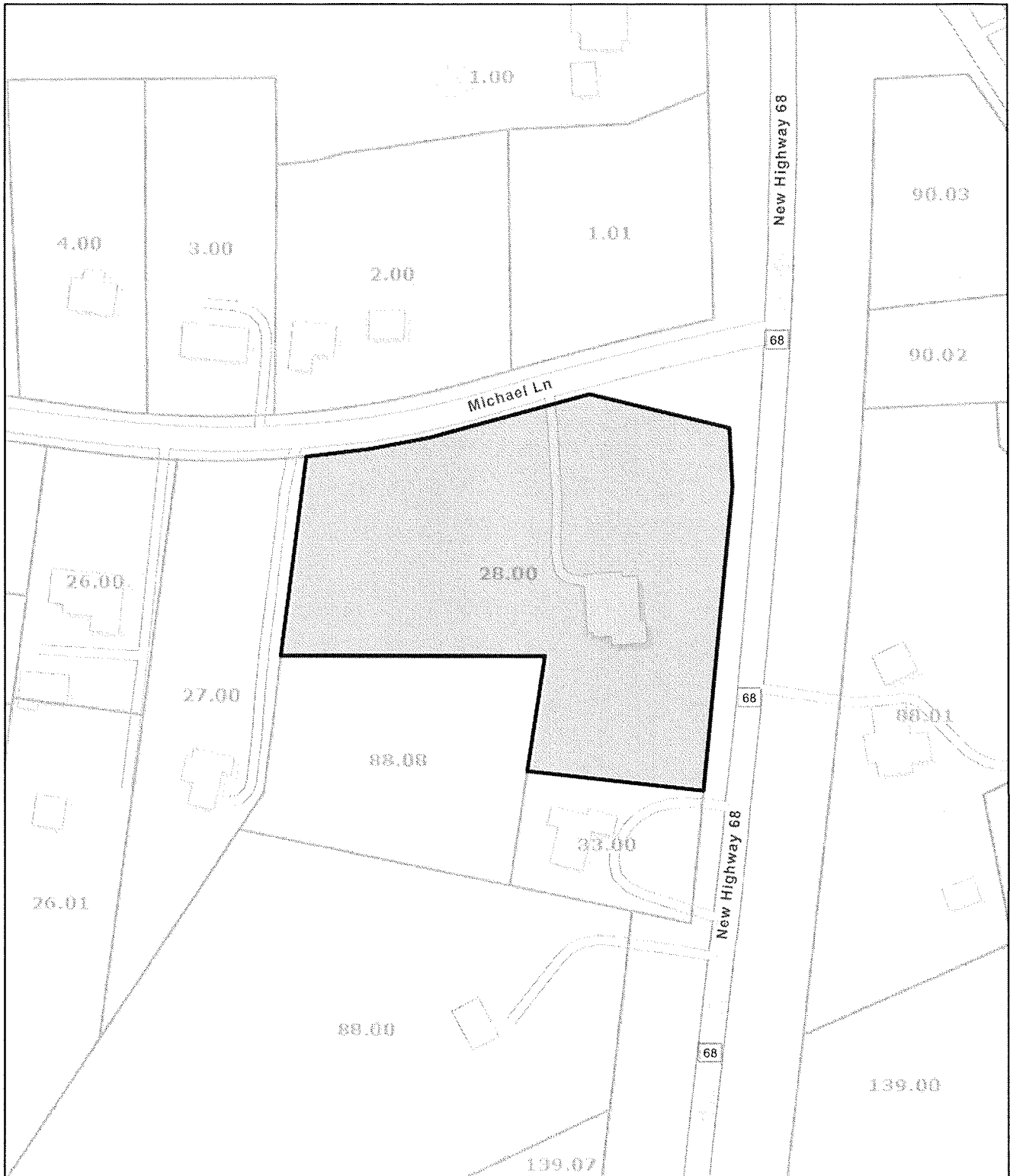
MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: September 12, 2024
Subject: September 17, 2024, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, September 17, 2024
5:00 p.m.

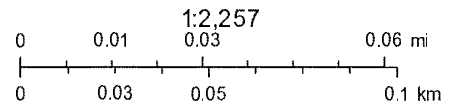
- I. Call to Order
- II. Approval of minutes from the August 20, 2024 meeting.
- III. Planned Agenda Items
 - A. Subdivision Plat, 3-lots, Property owners, Randall Moser and Stacey Moser, Michael Ln., and Hwy. 68, Tax Map 079F, Group A, Parcel 028.00, 033.00 and 088.08, R-1, Low Density Residential District and Madisonville Planning Region;
 - B. Discussion topics/review of zoning ordinance amendments for residential zoning district, tree cover, stormwater, residential/multi-use in existing buildings in the C-2 District, Planning Commission bylaws, site plan and subdivision plat checklists, animal rescue facilities (*handouts to be provided*);
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 079F A 028.00



Date: September 12, 2024

County: Monroe
Owner: MOSER STACIE
Address: HWY 68 5128
Parcel Number: 079F A 028.00
Deeded Acreage: 0
Calculated Acreage: 3.9
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), 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, USDA, USFWS

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.



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.

DATE: _____
 Monroe County E-911 Representative

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
 I certify that the water system installed, or proposed for installation along with the financial guarantee provided, fully meets requirements of the State of Tennessee.

DATE: _____
 Authorized Representative of Utility Provider

EXISTING SEPTIC CERTIFICATE
 The existing septic system(s) is (are) located as shown on the plat as Lot(s) _____. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on the lot and the septic system(s) is (are) contained within the boundary of the individual lot(s).

DATE: _____
 Owner/ Authorized Representative

CERTIFICATION OF ELECTRICAL UTILITY SERVICE
 The property shown on this subdivision plat is within the service area of _____

The following condition(s) apply: _____
 1. Lots _____ are/will be served by new powerlines as per agreement _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____

CERTIFICATION OF OWNERSHIP AND EDUCATION
 This is to certify that the owner(s) of the property shown and described hereon hereby authorize me to prepare and file this plat with the appropriate county and state agencies and open space to public or private use as noted.

DATE: _____
 Owner

DATE: _____
 Owner

DATE: _____
 Owner

DATE: _____
 Owner

CERTIFICATION OF SUBSURFACE DISPOSAL
 Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the appropriate county department of environmental health a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or installation (cutting or filling of the soil) until the permit is received from the proper department of the appropriate county department of environmental health.

DATE: _____
 Authorized Representative of Monroe County Department of Environmental Health

Certificate of Approval of Final Plat by Planning Commission

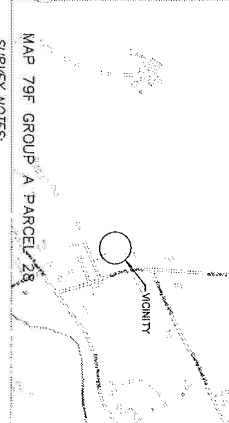
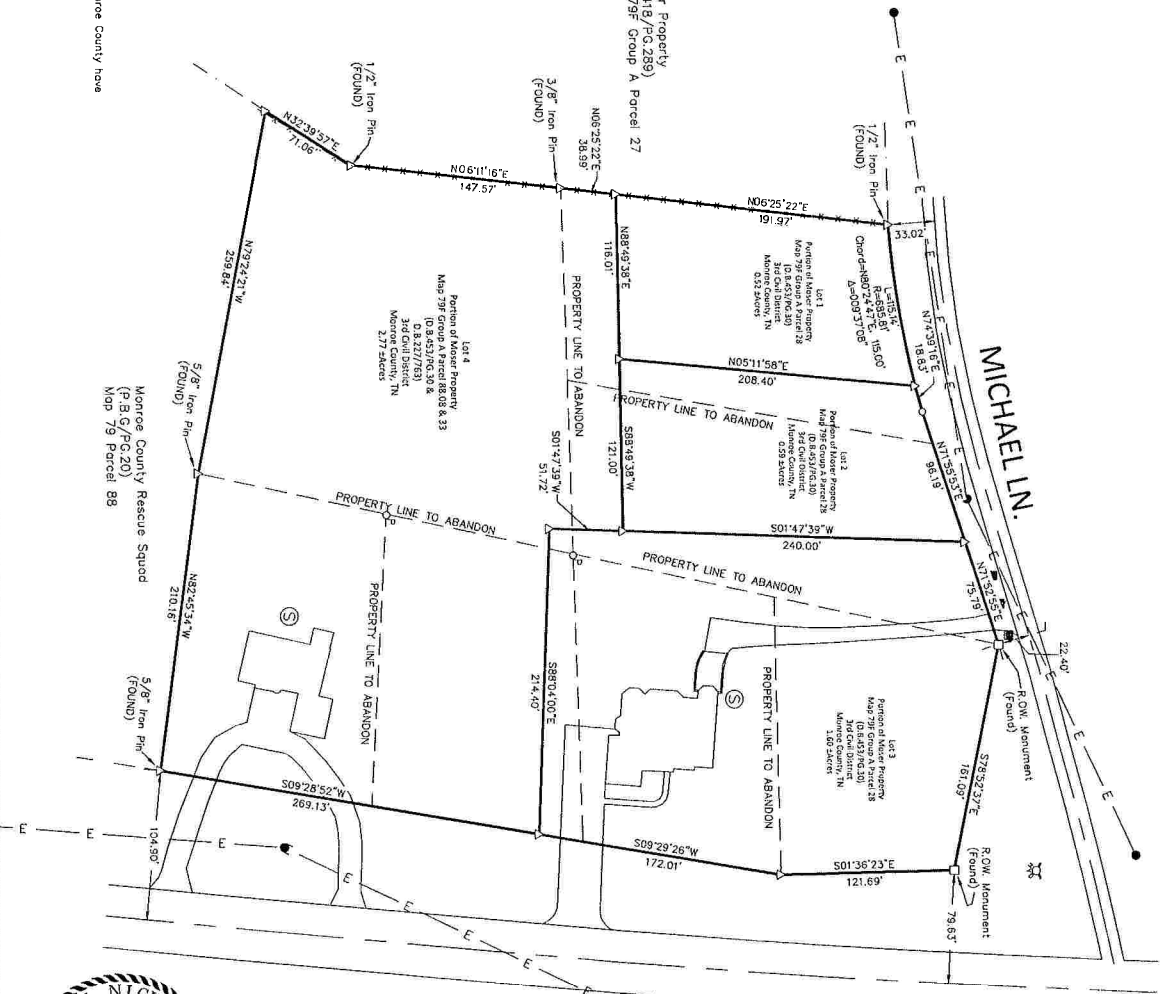
I certify that this plat has been found to comply with the subdivision regulations for the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or on acceptable safety posted in order to ensure completion. This plat is approved for recording in the office of the county register of deeds.

DATE: _____
 SECRETARY, MADISONVILLE REGIONAL PLANNING COMMISSION

Certification of Survey

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, and that all monuments shown herein actually exist on the ground. The location of all monuments of the subdivision shown herein is true and correct. Further, I certify this is a Category IV land survey as defined in Standards of Practice issued by the Tennessee State Board of Examiners for Land Surveys and the ratio of precision of the undisturbed survey is 1:10,000 or greater as shown herein.

Surveyor: _____ Term, Reg. No. _____



SUBJECT NOTES:
 1. Owner: Randall & Stacy Moser
 5136 Hwy 68
 Madisonville, TN 37354
 Map 79F Group A Parcel 28, 33 & 88/80

- The purpose of this is to resubdivide the Moser property in P.B. C/ P.O. 119, D.B. 453/76.30 & D.B. 227/P.O. 783
- Survey Requested by Randall Moser
- All portions of this survey were completed using RTK Gps Data collected on 6-5-2024 using Trimble R12 Dual Frequency Receivers: Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1'
- The survey completed hereon was completed without obstruct of title.
- Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
- Flood Hazard Note: By graphic platting only, no portion of this property lies within the 100 year flood hazard zone and is depicted as zone X as defined by the FEMA Flood Insurance Rate Map (FIRM) sheet number 4712302800 effective February 3, 2010
- Sewer is provided by existing septic as shown hereon
- Setbacks: 30' Front, 10' Back, 10' Sides
- Portion of Lots 3 & 4 are zoned R1

LEGEND

- Power Pole
- Point Not Monumented
- △ 1/2" Iron Pin (Set)
- ▽ Sign
- ▲ Iron Rod
- ▲ City Anchor
- ▲ Gas Valve
- ▲ Existing Septic Tank
- ▲ Manhole
- ▲ Storm Manhole
- ▲ Water Valve
- ▲ Metal Fence Post (Found)
- ▲ W/P
- ▲ Wood Post
- ▲ Utility Box
- ▲ Water Meter
- ▲ Gas Meter
- ▲ Light Pole
- ▲ Existing Catch Basin
- ▲ Electric Power Line
- ▲ Underground Gas Line
- ▲ Property Line To Abandon
- Telephone Pedestal



Surveyor:
 Nicholas LeBarron, RLS 2751
 423-333-5329
 823 Hwy 307
 Nolichucky, TN 37626

FINAL PLAT	
Surveyor:	Nicholas LeBarron, RLS 2751
Client:	Randall Moser
Map No.:	79F Group A Parcel 28, 33 & 88/80
Date of Survey:	6/5/2024
Project No.:	24-172