

MEMORANDUM

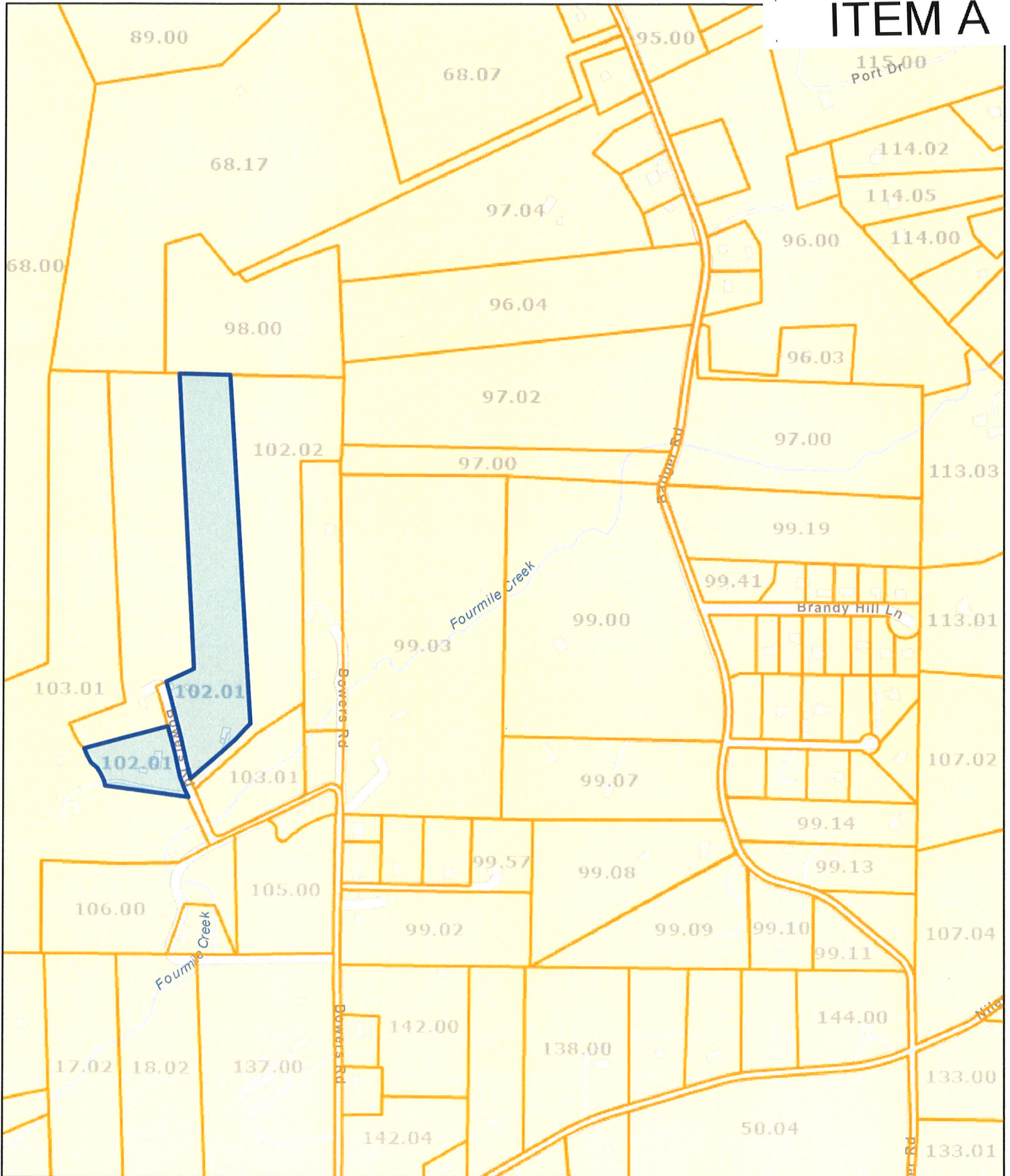
To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: March 12, 2025
Subject: March 18, 2025, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, March 18, 2025
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the February 18, 2025, meeting.
- III. Planned Agenda Items
 - A. Subdivision Plat, 4-lots, Property Owner, William Humphreys, Bowers Rd., Tax Map 047, Parcel 102.01, approximately 12.22 acres, *Madisonville Planning Region*.
 - B. Final Subdivision plat, Clayton Mobile Homes Tellico Street, 45-lots, Tellico St., Applicant, Doug Carnathan, Property Owner, Clayton Homes, Tax Map 079, Parcels 114.01, 115.00, 116.00, and 117.00, approximately 20.63 acres, R-1, Low Density Residential District, (*preliminary plat approved 5/21/204 by Planning Commission*).
 - C. Subdivision Plat, Property Owners, The Big 4 LLC and Gerald and Margaret Rogers, Hwy. 68, Tax Map 079, Parcel 180.08 and 180.07, approximately 1.0 acre, *Madisonville Planning Region*.
 - D. Discussion, Annual Work Program.
- IV. Other Business
- V. Adjournment

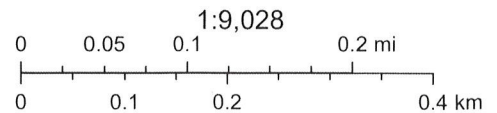
Monroe County - Parcel: 047 102.01

ITEM A



Date: March 13, 2025

County: MONROE
Owner: HUMPHREYS WILLIAM PAUL
Address: BOWERS RD 245
Parcel ID: 047 102.01
Deeded Acreage: 0
Calculated Acreage: 12.2



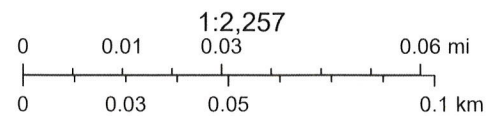
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local



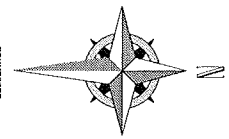
Date: March 13, 2025

County: MONROE
Owner: BIG 4 LLC THE
Address: HWY 68 5262
Parcel ID: 079 180.08
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © 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



TENNESSEE
GRID NORTH

EXISTING WATER CERTIFICATION
The property shown on this subdivision plat is within the service area of the Tennessee Regional Planning Commission. I certify that all lots shown on this subdivision plat have access to an existing water line the existing road right of way.

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.

CERTIFICATE OF APPROVAL FOR RECORDS
I, Matthew D. Smith, Secretary of the Tennessee Regional Planning Commission, with the exception of the corrections noted herein, hereby certify that the subdivision plat shown on this plat is in compliance with the requirements of the Tennessee Regional Planning Commission. All improvements have been included, or an acceptable surety posted in order to ensure completion. This plat is approved for the Register of Deeds, Monroe County Tennessee.
Secretary, Tennessee Regional Planning Commission Date: _____

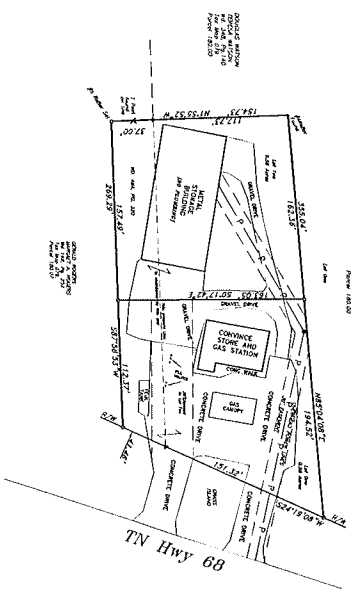
CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the owner(s) of the property shown and described herein have hereby given this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open spaces to public or private use as noted.
THE BIG 4, LLC Date: _____
Frank B. Thurston, Managing Partner

CERTIFICATE OF ACQUISITION
I certify that the lot shown and described herein, is a lot and interest therein, which has been acquired by the subdivision plat shown on this subdivision plat. The acquisition of this lot and interest therein is in accordance with the requirements of the Tennessee Regional Planning Commission.
Frank B. Thurston, MS 728 Date: _____

CERTIFICATE OF ELECTRICAL UTILITY SERVICE
The property shown on this subdivision plat is within the service area of POINT LONDON ELECTRIC CO-OP. The existing electrical(s) service is or will be served by existing powerlines. All electrical service will be served by new powerlines as per agreement between owner of subdivision property and utility.
NOTE: In any of the above instances, the location of the public utility lines shown on this subdivision plat is shown in accordance with the established practices of this utility company.
POINT LONDON ELECTRIC CO-OP Date: _____

- PLAT NOTES:**
1. Building Set Back: buildings, as Built
 2. All lots are served by public water.
 3. A 10' Drainage and Utility Easement is reserved along all lot lines.
 4. This Subdivision does not lay in a Zone A Flood Hazard Area.

- Notes:**
1. This survey is subject to all rights of way and easements.
 2. Mineral rights may be held by other parties which would be revealed by a complete title search.
 3. All distances are horizontal.
 4. Boundary lines are shown as recorded information.
 5. Boundary lines are shown as recorded information.
 6. This plat does not convey, grant or guarantee title.
 7. Some features may be graphically displayed.
 8. Do not scale this drawing for dimensions not given.



Note:
No underground utilities were located. This includes gas and water lines and all subsurface electrical lines and storage tanks.

VICINITY MAP

I CERTIFY THIS TO BE A CATEGORY ONE SURVEY AND THE PART OF THE SURVEY IS UNADJUSTED. This Survey was prepared in accordance with the laws of the State of Tennessee and complies with the standards of the Surveying and Mapping Act of 2025.
Frank B. Thurston, MS 728

Boundary Line Adjustment
THE BIG 4, LLC
Wd: 400, Pg. 122
Wd: 464, Pg. 122
Third Civil District
Monroe County Tennessee
Tax Map 079, Parcel 180.098
Scale: 1"=50' ~ February 3, 2025
Graphic Scale

Frank B. Thurston
PROFESSIONAL LAND SURVEYOR
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MADISONVILLE TN 37354
SURVEYING@TENNESSEEHILLS.NET

Revisions

