

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** July 23, 2025  
**Subject:** July 28, 2025, Madisonville Regional Planning Commission Agenda

AGENDA  
MADISONVILLE REGIONAL  
**PLANNING COMMISSION**  
Madisonville City Hall Board Room  
**Monday, July 28, 2025**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the June 17, 2025, meeting.
- III. Planned Agenda Items
  - A. Review of Plan of Services of Annexation by Heath Davis, partner of Cross Creek Investments, owners, property adjacent to Isbill Rd., Monroe County Tax Map 079, Parcel 073.00, approximately 78.69 acres;
  - B. Subdivision Plat, Tucker's Estate, 6-lots, Hiwassee Rd and Short Bark Rd., Tax Map 045, Parcel 015.12, Property Owners, Kaleb and Chelsey Forbes, approximately 6.05 acres, Madisonville Planning Region;
  - C. Subdivision Plat, Kelly's Acres, Steele Lane, Property Owner, Kelly Eaton, Tax Map 058, Parcel 032.00, approximately 20 acres, Madisonville Planning Region;
  - D. Final plat 16 lots, Pedigo Fields, James Lee, preliminary approved 8/20/2024, Tax Map 057, Parcel 036.00, R-1, Low Density Residential District, approximately 7.8 acres;
  - E. Subdivision Plat and variance for existing 20' wide private easement/drive for 2 lots, Dyer Rd., Donnie & Ronnie Atchley property, Tax Map 045, Parcel 033.01, approximately 1.3 acres, Madisonville Planning Region;
  - F. Final Subdivision plat, Walnut Reserve, Bailey Lane, Robert G. Campbell & Associates, Property Owner, CMH Homes, Inc. Tellico Street, 46-lots including 2 detention areas, and 2 new roads, Unicoi Gate Road and Unicoi Trail Road, 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 5/21/2024);

G. Survey for True Purpose Ministries, Sharon Davis, Property owner, True Purpose Ministries, Tax Map 067J Group A, Parcel 024.05, R-1, Low Density Residential District and Parcel 026.00, C-3, Highway Business District;

H. Variance request from Subdivision Regulations for easement from private easement, Property Owner, Verlin Bowers, Tax Map 057, Parcel 082.09, Madisonville Planning Region, plat not received;

IV. Other Business

Discussion of Isbill Rd., Property owner, Joseph Soutullo, Tax Map 067, Parcel 136.01;

V. Adjournment