

MEMORANDUM

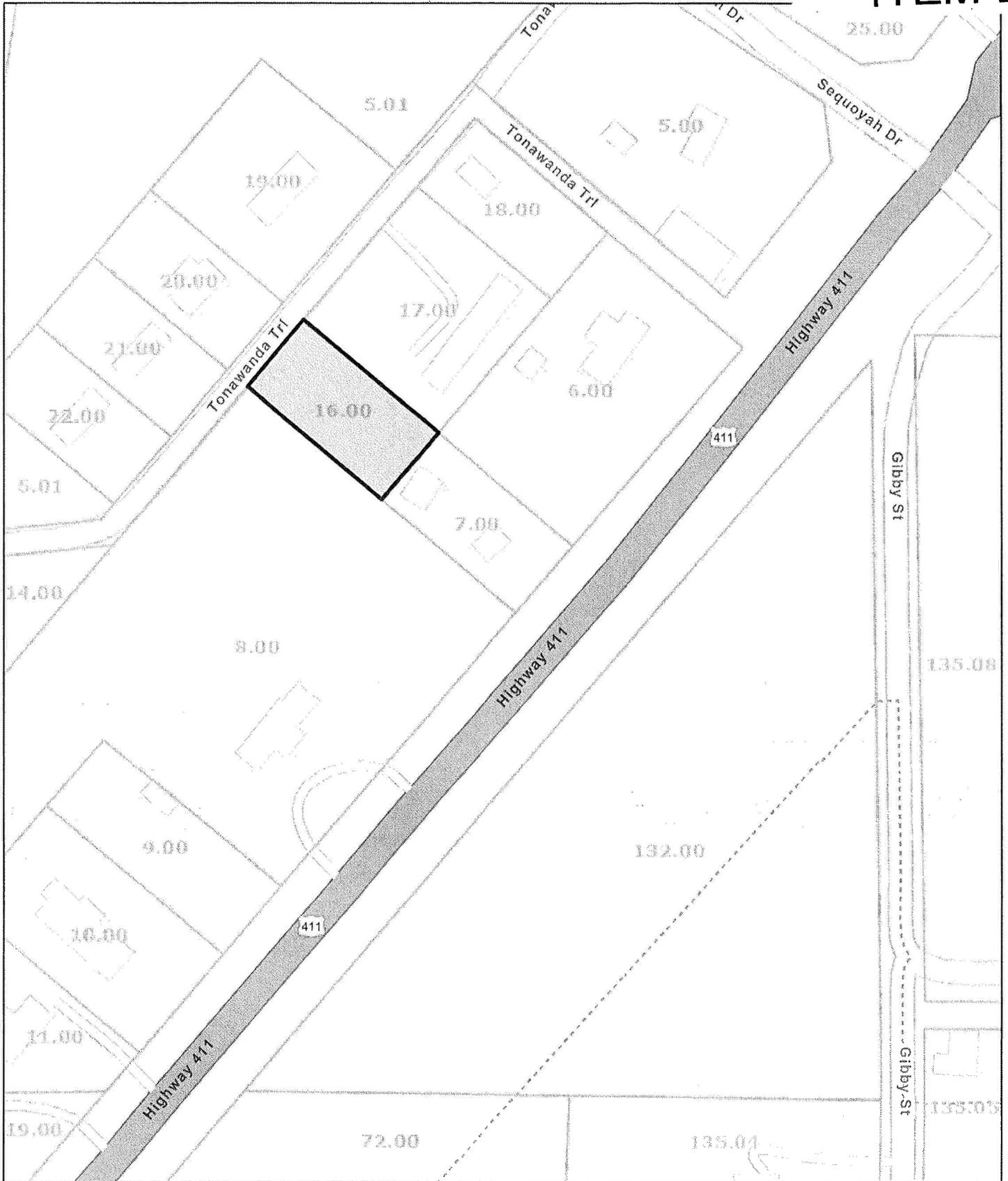
To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: September 11, 2025
Subject: September 16, 2025, Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, September 16, 2025
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the August 11, 2025, meeting.
- III. Planned Agenda Items
 - A. Site Plan, Sullins Eye Care Center, Applicant, Main Street Studio Architects, Property Owner, JEM Partnership, Hwy. 411 and Green Ln., part of Parcel 056.01, Tax Map 057, C-3, Highway Business District, approximately 1.2 acres;
 - B. Subdivision plat, 5-lots, Applicant, James Lee, Hwy. 411 and Tonawanda Trail, Tax map 067O, Group C, Parcel 008.00 and 016.00, R-1, Low Density Residential District, approximately 5.8 acres;
 - C. Rezoning request from C-2, Central Business District to R-1, Low Density Residential District, Applicants, Natalie Gutierrez and Kyle Hohman, Property Owner, WC Atlas LLC, c/o Kiavi Funding Inc., Tax Map 067D, Group H, Parcel 021.00, approximately .23 acres;
- IV. Other Business
- V. Adjournment







Certification of streets (roads)
This certifies the streets shown hereon
public Rights-of-Way

CHARLES ATKINS

THE ABOVE CERTIFICATION IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS.
HEREIN RIGHTS MAY BE PAID BY OTHER PARTIES WHICH WOULD BE
RECORDED WITH A COMPLETE TITLE SEARCH.
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL OF OFFICE
ON THIS 4th DAY OF SEPTEMBER, 2025, AT MADISONVILLE, TENNESSEE.

DATE

1. This survey is subject to all rights of way and easements.
2. Herein rights may be paid by other parties which would be
referred to in a complete title search.
3. In witness whereof, I have hereon set my hand and seal of office
on this 4th day of September, 2025, at Madisonville, Tennessee.

DATE

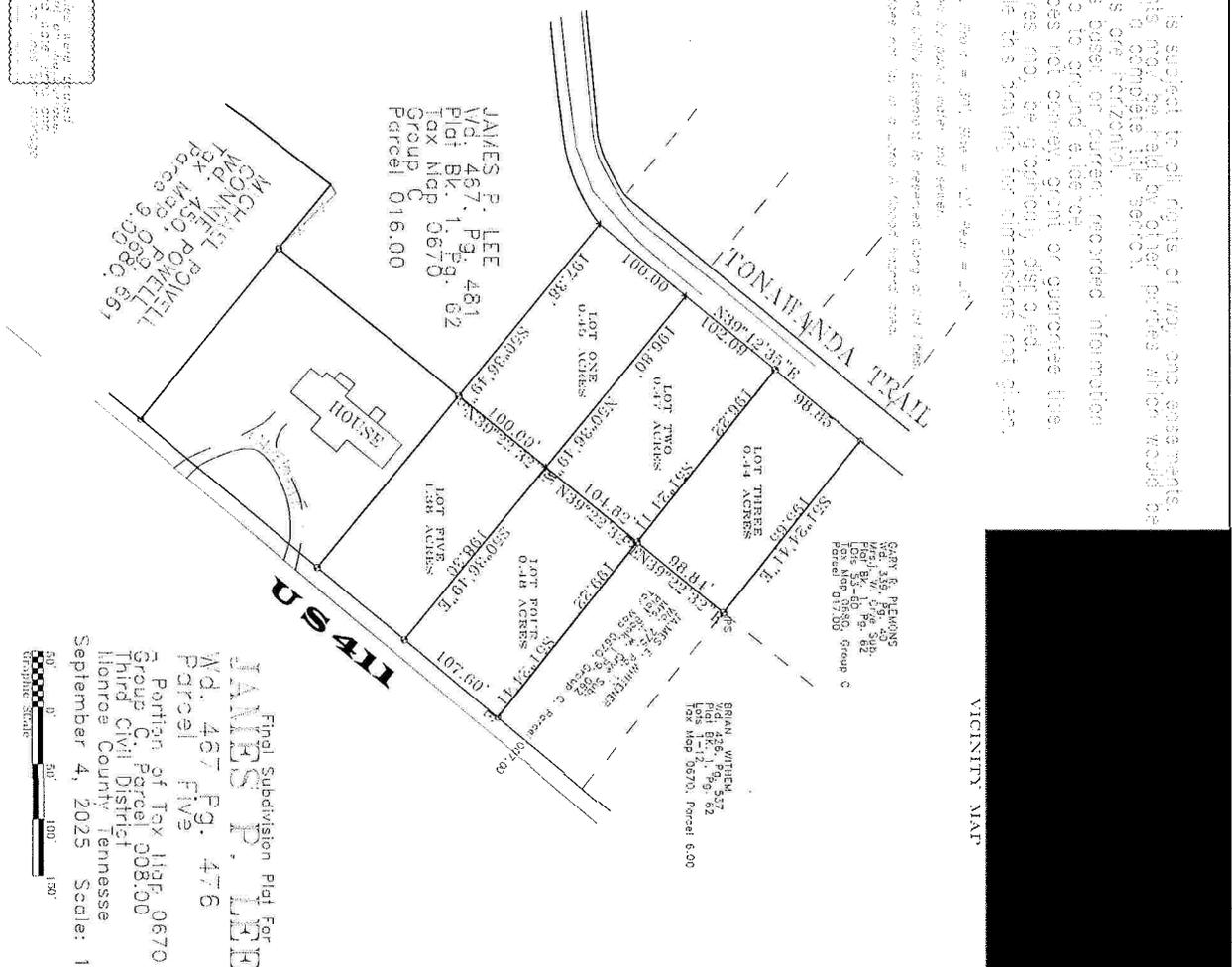
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Final Subdivision Plat For
JAMES P. LEE
Vd. 467 Pg. 476
Parcel FIVE
A Portion of Tax Map 0670
Group C, Parcel 008500
Third Civil District
Madison County, Tennessee
September 4, 2025
Scale: 1" = 100'

Frank B. Thurston
PROFESSIONAL LAND SURVEYOR
1000 N. 10th St.
PO Box 1000
Madisonville, TN 37050
SURVEYING - PLANNING - DESIGN

Owner and Developer:
JAMES P. LEE
4263 Hwy 411
Madisonville, TN
423-519-0600



ITEM C



23.00

22.00

21.00

1.00

Tellico St S

Tellico St S

Pine St

30

