

# MEMORANDUM

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

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

- I. Call to Order
- II. Approval of minutes from October 27, 2025, meeting.
- III. Planned Agenda Items
  - A. Preliminary Plat, Earheart Landing, 42 lots (29 for hangars), landing strip and 2 private roads, Applicant and Property Owner, Sterling Webb, Airfield Development LLC, Acorn Gap Road, Tax Map 036, Parcel 055.02, approximately 59.0 acres, Madisonville Planning Region;
  - B. Final Plat, combining 3-lots into one, Hwy. 411 and Hagler St., Applicant, Brenda Shackleford, CSDG, Property Owner, Allen Balsinger, Parcels 025.02, 025.06, and 025.02 on Monroe County Tax Map 057, R-1, Low Density Residential District and C-3, Hwy. Business District, approximately 3.75 acres combined;
  - C. Rezoning request, from R-1 Low Density Residential District to C-3, Highway Business District, Hwy. 411 and Hagler St., Applicant, Brenda Shackleford, CSDG, Property Owner, Allen Balsinger, Partial Parcels 025.02, 025.06, and 025.02 on Monroe County Tax Map 057, (see item B above);
  - D. Site plan, Johnson Family Dental, Hwy. 411 and Wayman Rd., Applicant, Austin Johnson, Property Owner, Whitney Johnson Rep 1 LLC, Tax Map 057, Parcel 056.04, C-3, Hwy. Business District, approximately 7.68 acres;

- E. Discussion of Isbill Rd. condition, Joe Soutullo, Tax Map 067, Parcel 136.01;
- F. Discussion of subdivision of property with easements, potential buyer, Kate McKinney of property, Tax Map 055, Parcel 038.06, Thompson Rd., Madisonville Planning Region;
- G. Review of Zoning Ordinance amendment for additional residential district;
- H. Discussion of 2026 Work Program;

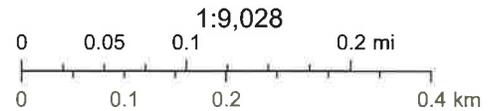
IV. Other Business

V. Adjournment



Date: November 12, 2025

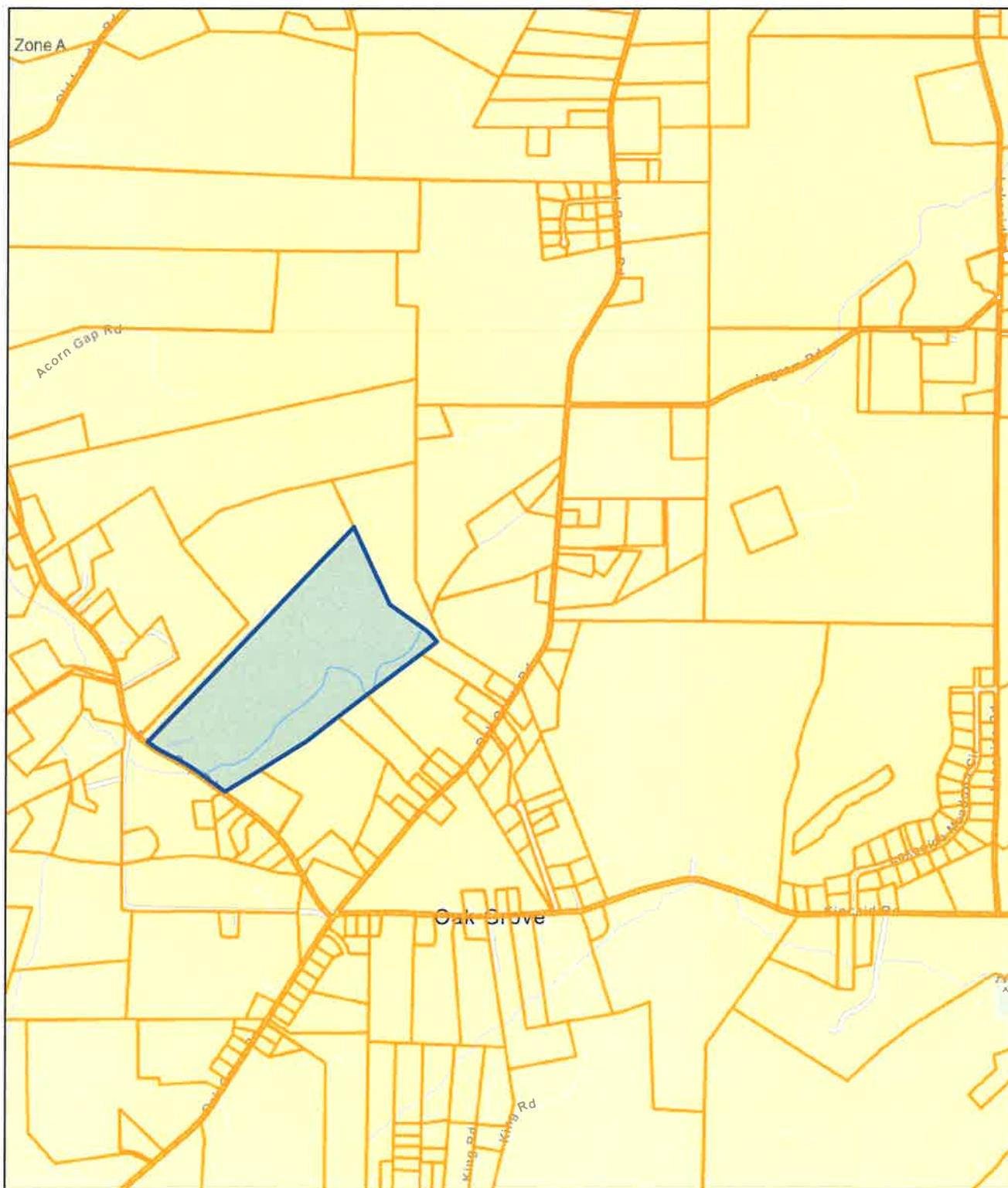
County: MONROE  
 Owner: AIRFIELD DEVELOPMENT LLC  
 Address: ACORN GAP RD 989  
 Parcel ID: 036 055.02  
 Deeded Acreage: 59.07  
 Calculated Acreage: 0



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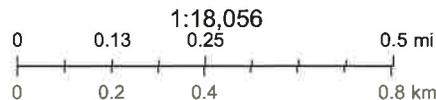
The property lines are compiled from information maintained by your local

Monroe County - Parcel: 036 055.02 ITEM A



Date: November 12, 2025

County: MONROE  
Owner: AIRFIELD DEVELOPMENT LLC  
Address: ACORN GAP RD 989  
Parcel ID: 036 055.02  
Deeded Acreage: 59.07  
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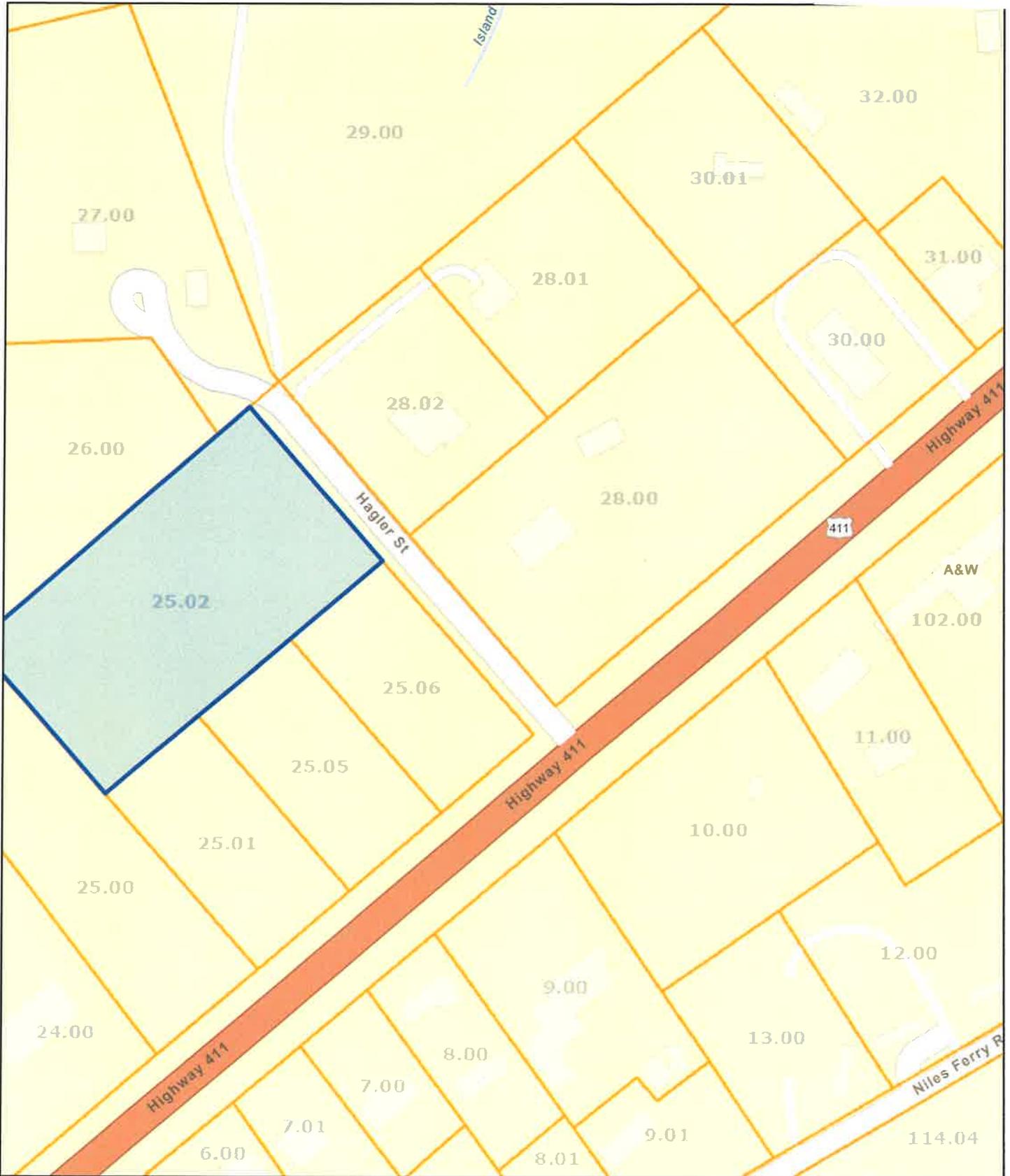


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.







Date: November 12, 2025

County: MONROE  
Owner: BALSINGER ALLEN ETALS C/O ALLEN BALSINGER  
Address: HWY 411  
Parcel ID: 057 025.02  
Deeded Acreage: 2.21  
Calculated Acreage: 0



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# ITEM B

**REMARKS:** This plat is prepared for the purpose of showing the subdivision of the land shown hereon into the several lots, blocks, and sections, and is subject to the approval of the Board of Commissioners, and the approval of the Board of Commissioners is hereby certified to be correct and true.

**RECOMMENDATION:** The Board of Commissioners is hereby recommended to approve the subdivision of the land shown hereon into the several lots, blocks, and sections, and to cause the same to be recorded in the office of the Register of Deeds.

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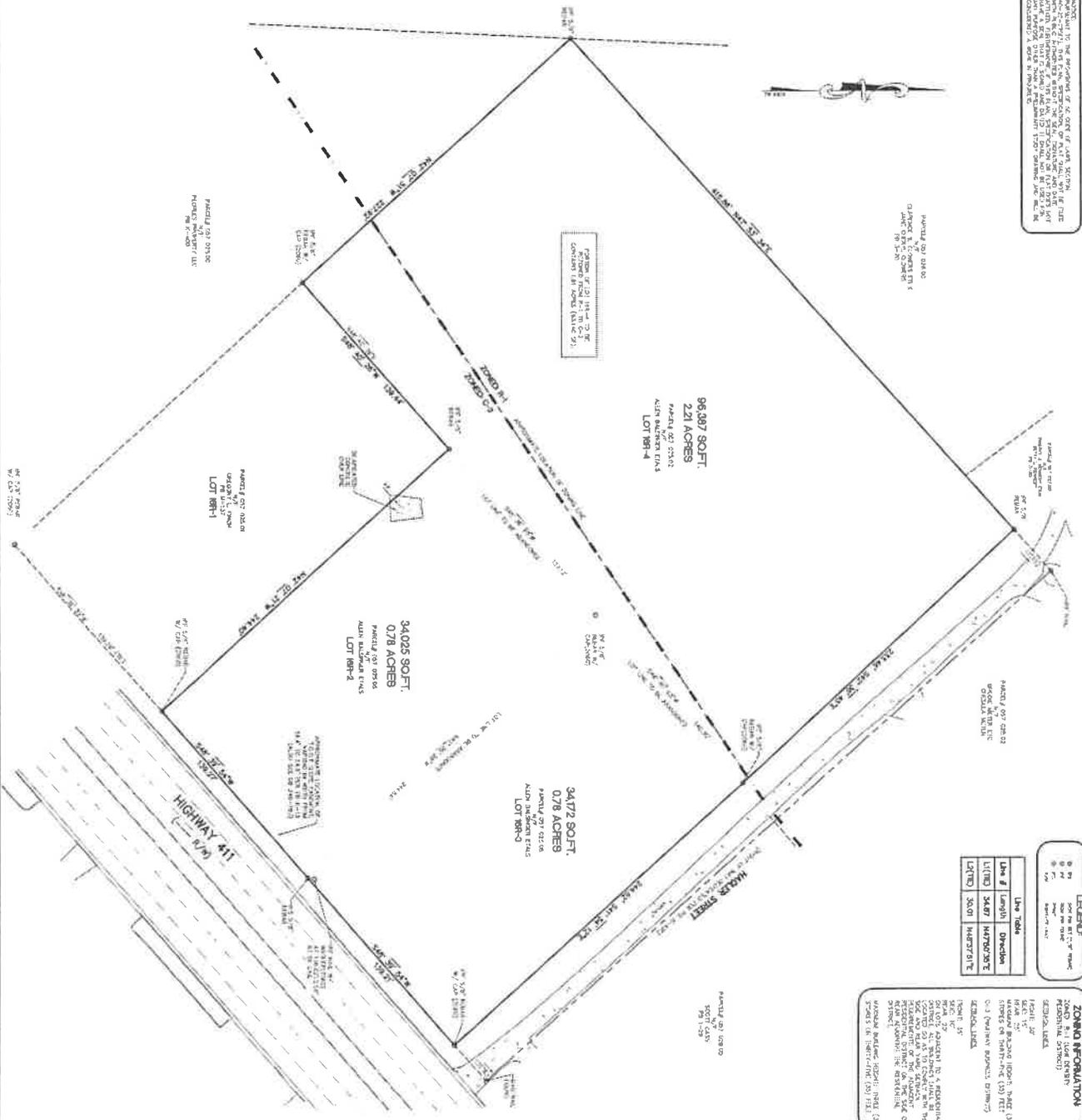
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**RECOMMENDATION NOTE:**  
 PARCELS 057 025 06 (0.78 ACRES/34,172 SQ. FT.) AND  
 PARCELS 057 025 05 (0.78 ACRES/34,025 SQ. FT.) TO BE  
 COMBINED AND MADE PART OF PARCEL 057 025 02  
 (2.21 ACRES/96,397 SQ. FT.)  
 TOTAL COMBINED AREA: 3.77 ACRES (164,584 SQ. FT.)  
 MORE OR LESS!



**LEGEND:**

Line Style	Length	Direction
---	34.87	N47°00'00"W
---	34.87	S47°00'00"W
---	34.87	N47°00'00"W
---	34.87	S47°00'00"W

**ZONING INFORMATION:**  
 ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE-FAMILY)  
 ZONING REGULATIONS: See Ordinance 100-1-101, 100-1-102, 100-1-103, 100-1-104, 100-1-105, 100-1-106, 100-1-107, 100-1-108, 100-1-109, 100-1-110, 100-1-111, 100-1-112, 100-1-113, 100-1-114, 100-1-115, 100-1-116, 100-1-117, 100-1-118, 100-1-119, 100-1-120, 100-1-121, 100-1-122, 100-1-123, 100-1-124, 100-1-125, 100-1-126, 100-1-127, 100-1-128, 100-1-129, 100-1-130, 100-1-131, 100-1-132, 100-1-133, 100-1-134, 100-1-135, 100-1-136, 100-1-137, 100-1-138, 100-1-139, 100-1-140, 100-1-141, 100-1-142, 100-1-143, 100-1-144, 100-1-145, 100-1-146, 100-1-147, 100-1-148, 100-1-149, 100-1-150, 100-1-151, 100-1-152, 100-1-153, 100-1-154, 100-1-155, 100-1-156, 100-1-157, 100-1-158, 100-1-159, 100-1-160, 100-1-161, 100-1-162, 100-1-163, 100-1-164, 100-1-165, 100-1-166, 100-1-167, 100-1-168, 100-1-169, 100-1-170, 100-1-171, 100-1-172, 100-1-173, 100-1-174, 100-1-175, 100-1-176, 100-1-177, 100-1-178, 100-1-179, 100-1-180, 100-1-181, 100-1-182, 100-1-183, 100-1-184, 100-1-185, 100-1-186, 100-1-187, 100-1-188, 100-1-189, 100-1-190, 100-1-191, 100-1-192, 100-1-193, 100-1-194, 100-1-195, 100-1-196, 100-1-197, 100-1-198, 100-1-199, 100-1-200.

**POSSIBLE PROJECTIONS:**  
 TOTAL LAND AREA: 164,584 SQ. FT.  
 3.77 ACRES

**BARBERS NOTES:**  
 BEARINGS: S47°00'00"W, N47°00'00"W  
 USGS MONUMENT: 125° 25' 42" W  
 MAG. ANGLE: 110° 00' 00"

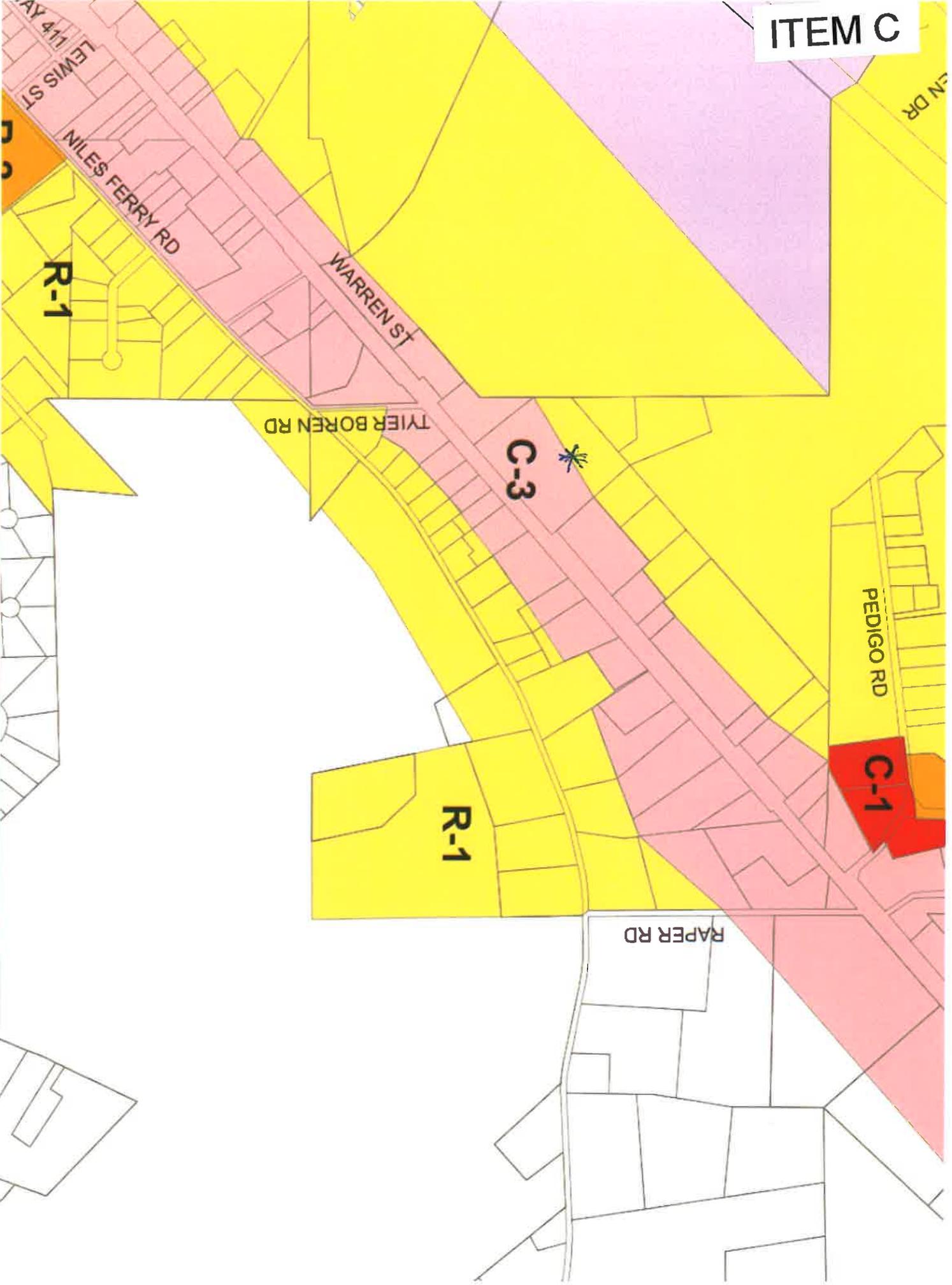
**BARBERS NOTES:**  
 1. THE PROPERTY IS SHOWN AS BEING SUBJECT TO A MORTGAGE IN FAVOR OF THE STATE OF TENNESSEE, AS EVIDENCED BY THE RECORDS OF THE REGISTER OF DEEDS, IN THE COUNTY OF MONROE, TENNESSEE, AND THE SAME IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID MORTGAGE.

**STATE OF TENNESSEE**  
 MONROE COUNTY  
 TOWN OF MADISONVILLE  
 RECOMBINATION SURVEY  
 FOR  
 TRACTOR SUPPLY  
 181 TRUCK PARK SUBDIVISION  
 LOTS 188-1, 188-2, 188-3, AND 188-4  
 SURVEYED BY: [Name]  
 DATE: [Date]

**FREELAND**  
 REGISTERED PROFESSIONAL SURVEYOR  
 224 WEST BERRY AVE.  
 MADISONVILLE, TN 37050  
 TEL: (615) 228-4027 FAX: (615) 228-4025  
 EMAIL: [Email]  
 STATE OF TENNESSEE  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 12345  
 EXPIRES: 12/31/2025

**STATE OF TENNESSEE**  
 MONROE COUNTY  
 TOWN OF MADISONVILLE  
 RECOMBINATION SURVEY  
 FOR  
 TRACTOR SUPPLY  
 181 TRUCK PARK SUBDIVISION  
 LOTS 188-1, 188-2, 188-3, AND 188-4  
 SURVEYED BY: [Name]  
 DATE: [Date]

ITEM C



ITEM C



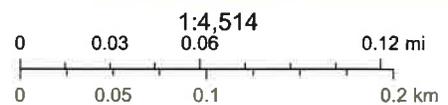


Monroe County - Parcel: 057 056.04 **ITEM D**



Date: November 6, 2025

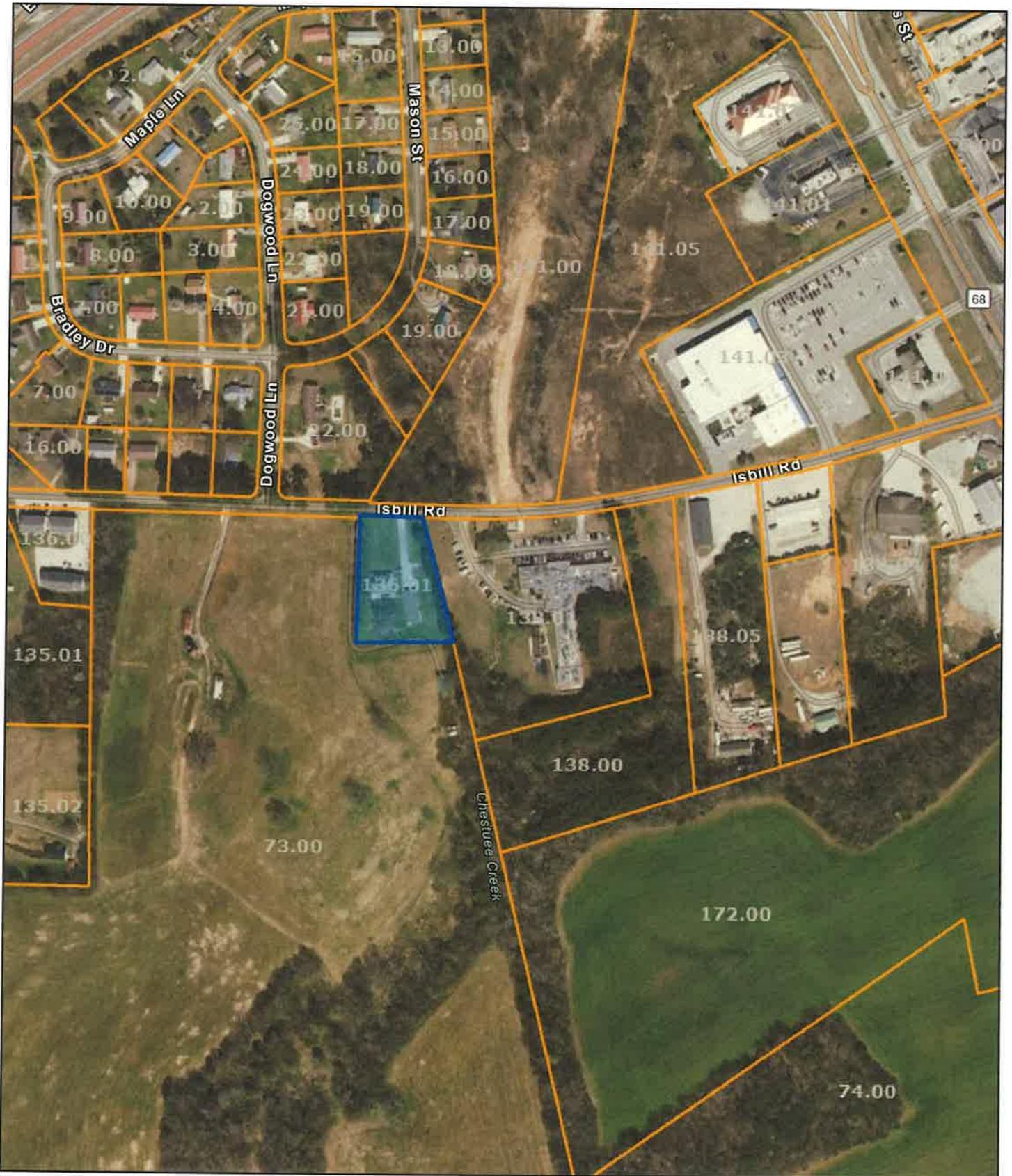
County: MONROE  
Owner: WHITNEY JOHNSON REP 1 LLC  
Address: HWY 411 3588  
Parcel ID: 057 056.04  
Deeded Acreage: 7.68  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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Date: November 12, 2025

County: MONROE  
 Owner: SOUTULLO JOSEPH W SR ETALS  
 Address: ISBILL RD 475  
 Parcel ID: 067 136.01  
 Deeded Acreage: 1.24  
 Calculated Acreage: 0



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