

MEMORANDUM

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

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall Board Room
Tuesday, December 16, 2025
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the November 18, 2025, meeting.
- III. Planned Agenda Items
 - A. Annexation request to annex by property owner, the Roy E. Alexander ETAL, William K. Alexander Jr. property, off Hiwassee Road, Parcel 013.00, Monroe County Tax Map 056E, Group A, and adjacent right-of-way;
 - B. Proposed Zoning Ordinance Amendment to add additional residential district, R-3, General High Density District;
 - C. Discussion of proposed Subdivision Regulations amendments
 - D. Meeting calendar for 2026.
- IV. Other Business
- V. Adjournment

October 14, 2025

Madisonville Planning Commission
C/O Laura Smith
Madisonville, Monroe County, TN

Re: Planning Commission Meeting 10/27/25
22 Acres @ 526 Hiwassee Road
Madisonville, TN 37354

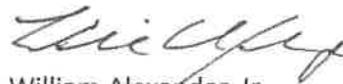
Dear Laura,

On behalf of Alliance Land Partners, I respectfully request that the proposed annexation, rezoning and preliminary plat approval for approximately 22 acres of land located at 526 Hiwassee Road in Madisonville, TN be placed on the October 27, 2025 agenda for the Madisonville Planning Commission. This property is identified as Monroe County Tax Map 056E A 013.00. Along with the annexation to allow city sewer access, we are requesting rezoning to R-3, Residential, which would allow for single family residential subdivision development. As shown on the preliminary plat, our proposal is for a new single family residential subdivision development referred to as Little Tree Subdivision consisting of 83 single family residential lots.

Attached is a copy of the Application for Preliminary Plat of Subdivision along with the subject tax map and the proposed preliminary plat for Little Tree S/D. I have also submitted a letter to the City Mayor requesting annexation in to the City of Madisonville.

If you have any questions, please contact me at 865-803-3320.

Sincerely,



William Alexander, Jr.
Alliance Land Partners, G.P.

PROJECT DESCRIPTION

LITTLE TREE SUBDIVISION

526 HIWASSEE ROAD
MADISONVILLE, TN

Little Tree Subdivision is a proposed single family residential subdivision development consisting of 83 single family residential lots on 22 acres along the east side of Hiwassee Road. This location is just north of Phil Pott Drive just south of the Hiwassee College campus about one mile north of downtown Madisonville. It is near several established single family subdivisions including Wind Chase S/D which is across Hiwassee Road. Madisonville Primary School adjoins the subject's east side. Overall, the proposed single family residential development is consistent with current land use in this area of Madisonville and Monroe County.

Little Tree will contain a total of 83 proposed lots. As shown on the Preliminary Plat, interior lots will be served by two paved interior streets while two lots will have direct frontage on Hiwassee Road. The typical lot width is 65' and with a typical lot size of approximately 7,500 s.f. The two lots fronting on Hiwassee Road will have a width of approximately 62' containing approximately 15,600 s.f. The requested side yard set-back is 10' providing for a minimum of 20' between homes. The requested front yard setback is 25' while the requested rear yard setback is 15'. Development features will include asphalt paved streets with curbs, underground utilities, retention pond, covered mailbox kiosk with off-street parking and a dog park.

Sewer is located on Hiwassee Road just south of the subject property and will be available with annexation in to the City of Madisonville. A new 6" water line was recently installed along Hiwassee Road. On behalf of the developer, Canon and Canon has been engaged by the City of Madisonville to verify adequate water capacity. Discussion with city officials suggest that there are currently no issues related to water or sewer availability in this area of Madisonville. Sewer access will require individual grinder pump systems for each lot to be installed by the home builder.

It is anticipated that both one and two-story single family dwellings will be constructed in Little Tree. These homes are expected to have a typical width of 38' to 40' containing between 1,300 s.f. and 2,800 s.f. Home prices are expected to start in the high \$200's or low \$300's.

Madisonville Regional Planning Commission
2026 Meeting Schedule
3rd Tuesday of Month
5:00 p.m. eastern

Date	Application Filing Deadlines
Tuesday, January 20, 2026	10 working days prior to the meeting
Tuesday, February 17, 2026	10 working days prior to the meeting
Tuesday, March 17, 2026	10 working days prior to the meeting
Tuesday, April 21, 2026	10 working days prior to the meeting
Tuesday, May 19, 2026	10 working days prior to the meeting
Tuesday, June 16, 2026	10 working days prior to the meeting
Tuesday, July 21, 2026	10 working days prior to the meeting
Tuesday, August 18, 2026	10 working days prior to the meeting
Tuesday, September 15, 2026	10 working days prior to the meeting
Tuesday, October 20, 2026	10 working days prior to the meeting
Tuesday, November 17, 2026	10 working days prior to the meeting
Tuesday, December 15, 2026	10 working days prior to the meeting