

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** January 13, 2026  
**Subject:** January 20, 2026, Madisonville Regional Planning Commission Agenda

**AGENDA**  
**MADISONVILLE REGIONAL**  
**PLANNING COMMISSION**  
**Madisonville City Hall Board Room**  
**Tuesday, January 20, 2026**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the December 16, 2025, meeting.
- III. Planned Agenda Items
  - A. Site Plan for Westside Baptist Church for additional building, Dwight Torbett, Warren St. and Greenwood Circle, Tax Map 067C, Group E, Parcel 009.00, R-1, Low Density Residential District;
  - B. Site Plan for Tractor Supply, Applicant, Brenda Shackleford for CSDG, Property Owner, Balsinger Allen Etals, 4002 US 411 and Hagler Street, Tax Map 057, Parcels 025.02, 025.02 and 025.06, approximately 3.75 acres (*lots combined*), C-3, Highway Business District;
  - C. Final Plat for 13-lots and road with cul-de-sac, off Chestua Rd., Property Owners, Christopher and Mallory Miess, Applicant, Chris Miess, Monroe County Tax Map 078, Parcel 053.10, approximately 10.8 acres, Madisonville Planning Region;
  - D. Subdivision Plat, 14-lots, King Road, Property Owner, Monica Sutton, Applicant, Ken Hauck, Tax Map 036, Parcels 111.08 and 112.18, approximately 18.76 acres, Madisonville Planning Region;
  - E. Discussion, Jean Lee, property owner on Hiwassee Rd.,
  - F. Resolution and Plan of services for annexation of 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;

G. Zoning Ordinance Amendment to add additional residential district, R-3, General High Density District;

H. Zoning Ordinance amendment, Chapter 4, Supplementary Provisions Applying to All Districts, Section 11-418, Site Plan Requirements.

IV. Other Business

V. Adjournment



### GENERAL NOTES

THE BUILDER SHALL VERIFY THAT THE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE BEGINNING WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

VERTICAL DIMENSIONS AND SPACING NOTES SHALL TAKE PRECEDENCE OVER FLOOR DIMENSIONS AND GENERAL NOTES. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING BOLD DIMENSIONS) AND TWO (2) WALL, FLOORING AND ALL APERTURE, STAIR AND LOCAL CODE REQUIREMENTS.

THE DESIGN CONTRACTOR SHALL VERIFY THAT THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE OF ALL ROOMS AND HEIGHTS.

THE CONTRACTOR SHALL VERIFY THAT ALL REQUIREMENTS FOR ALL APERTURES, STAIRS AND LOCAL CODES ARE MET AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING BOLD DIMENSIONS) AND TWO (2) WALL, FLOORING AND ALL APERTURE, STAIR AND LOCAL CODE REQUIREMENTS.

THE DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FINISHES OF ALL INTERIORS, HVAC AND ELECTRICAL SYSTEMS.

### FOUNDATION NOTES

FOUNDATION NOTES:

- 1. FOUNDATION SHALL BE 12" MINIMUM
- 2. FOUNDATION SHALL BE 12" MINIMUM
- 3. FOUNDATION SHALL BE 12" MINIMUM

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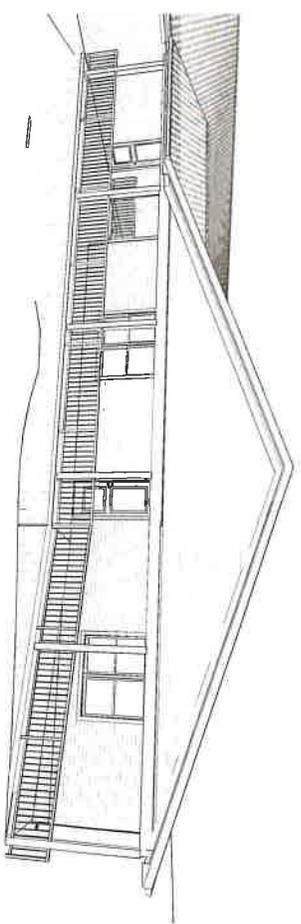
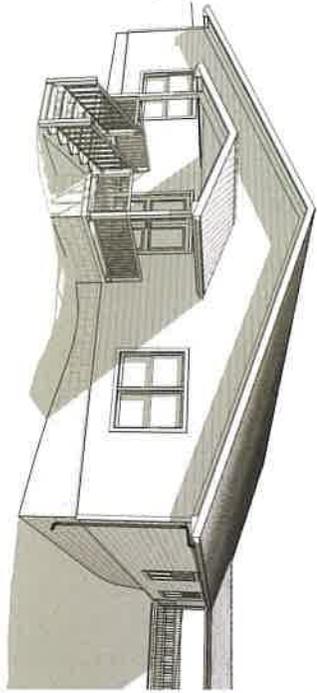
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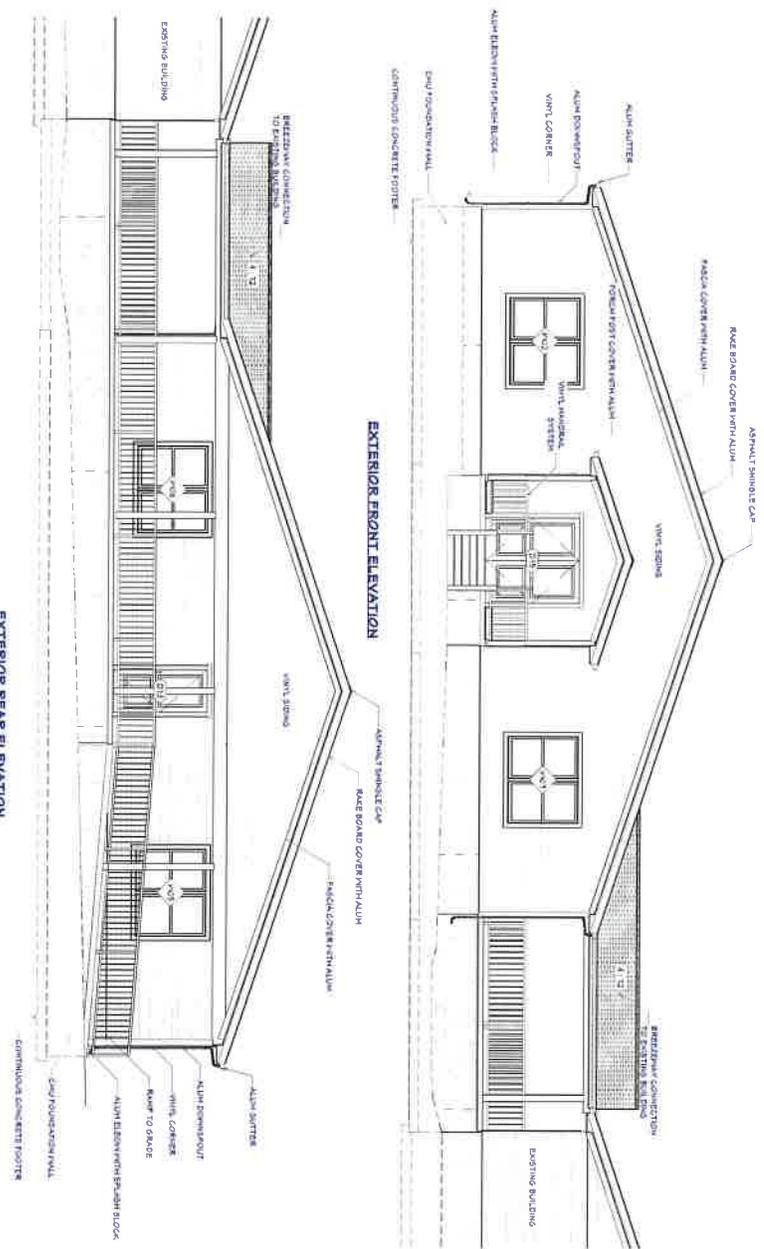
FOUNDATION NOTES:

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<b>A-1</b> SHEET:	SCALE: 12/11/2025	DATE: 12/11/2025	Notes and Site Plan	<b>Westside Baptist Church</b> 102 Greenwood Circle Madisonville Tn.	REVISION TABLE NUMBER DATE REVISION BY DESCRIPTION	Custom Home Design 312 Miami Lane Loudon Tn 37174 customhomedesign@charter.net 240-446-5266	<b>CHD</b> CUSTOM HOME DESIGN
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Mckenzie PC 2

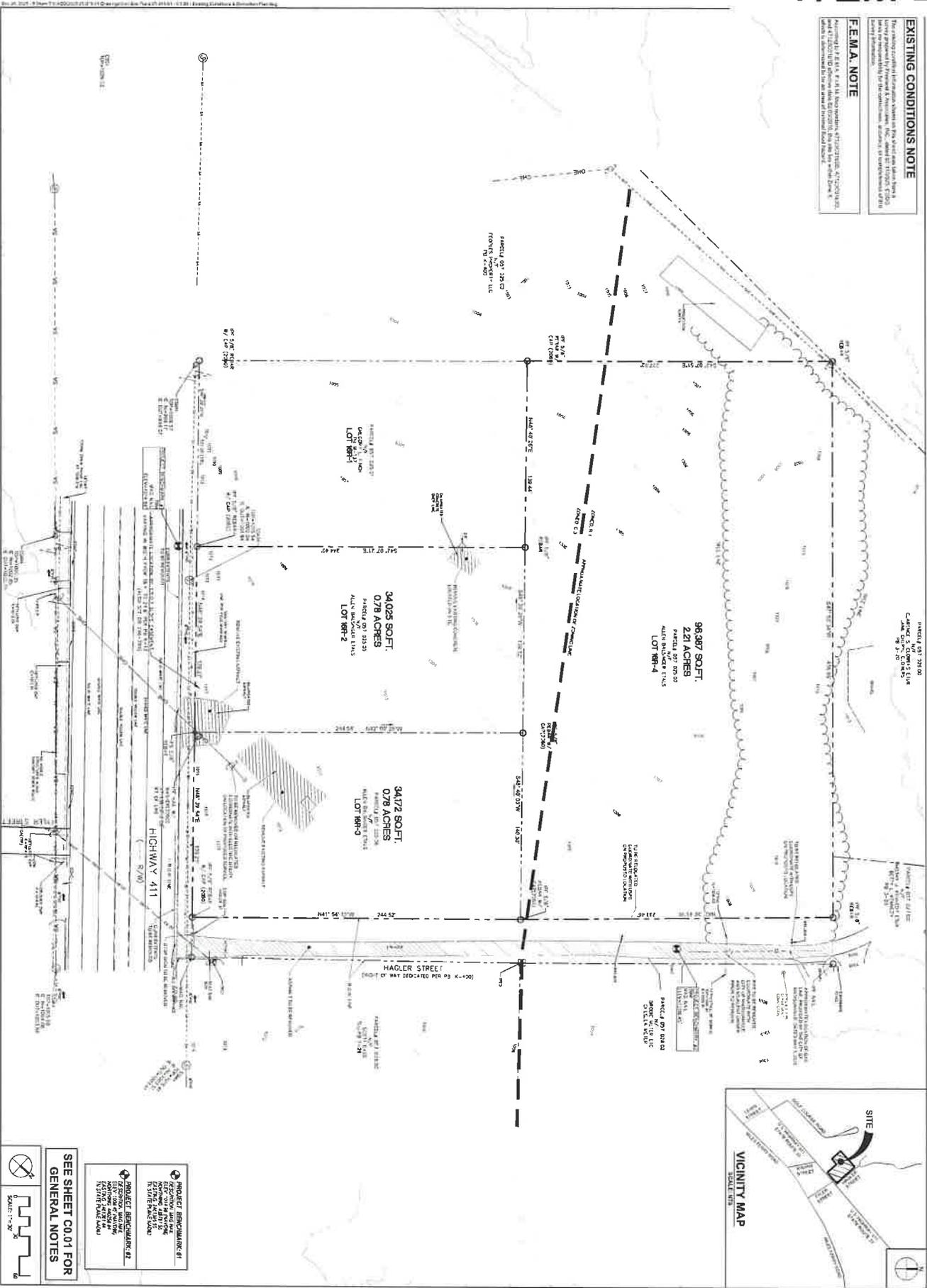


NUMBER		DESCRIPTION		MANUFACTURER/COMMENTS	
1	ALUM SUTTER	1/2\"/>			



**EXISTING CONDITIONS NOTE**  
 The existing conditions information shown on this sheet was obtained from a survey prepared by Freeman & Associates, Inc., dated 07/11/2017. CADS Design Services, Inc. is not responsible for the accuracy of the information shown on this sheet. The information shown on this sheet is for informational purposes only and is not intended to be used for any other purpose.

**F.E.M.A. NOTE**  
 According to FEMA, a 1% AEP Flood Hazard is shown on this sheet. Flood Hazard information is shown on this sheet for informational purposes only and is not intended to be used for any other purpose.



- PROJECT BENCHMARK #1  
 ELEVATION: 441.72'  
 DATE: 07/11/2017  
 BY: J. W. BROWN
- PROJECT BENCHMARK #2  
 ELEVATION: 441.72'  
 DATE: 07/11/2017  
 BY: J. W. BROWN

SEE SHEET C0.01 FOR GENERAL NOTES



**TRACTOR SUPPLY CO.**  
 SITE PLAN  
 Hagler Street  
 Madisonville, Monroe County, Tennessee 37354  
 Map 57 - Parcel 025 02



ISSUE SHEET

NO.	DATE	DESCRIPTION
1	12/21/2019	ISSUE SHEET
2	07/24/2020	REVISION HISTORY

DATE: 07/24/2020  
 PROJECT NO: 25-015-01





# ITEM B

**NOTES:**

1. FINAL LOCATION OF CONCRETE WASHOUT, CONSTRUCTION TRAILERS, ETC. TO BE COORDINATED WITH CONTRACTOR AND CITY OF MADISONVILLE AT PRECONSTRUCTION MEETING.
2. SEDIMENT POND TO BE INSTALLED PRIOR TO START OF GRADING PERMIT, AND SHALL BE COMPLETED BEFORE ANY MAJOR CLEARING OR GRADING TAKES PLACE.
3. LIMITS OF DISTURBANCE NOT STAKED BY ALL FENCE SHALL BE STAKED WITH ORANGE ARMY FENCING.
4. GRADING PERMIT SHALL BE ISSUED ONCE ALL STAGE 1 EPSC MEASURES HAVE BEEN INSTALLED.
5. STREAM BUFFER IMPACTS WILL RESULT IN A NOTICE OF VIOLATION, CIVIL PENALTY, AND/OR STOP-WORK-ORDER. ALL IMPACTS WILL REQUIRE MITIGATION.
6. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS MAY INCLUDE WEIR TANKS, DEWATERING TANKS, GRAVITY BAG FILTERS, SAND MEDIA PARTICULATE FILTERS, AND PRESURIZED BAG FILTERS. CANALS PROVIDING THE LEVEL OF TREATMENT NECESSARY TO COMPLY WITH PERMIT REQUIREMENTS.
7. ANY UNTREATED DEWATERING DISCHARGE WILL AUTOMATICALLY RESULT IN NOTICE OF VIOLATION, CIVIL PENALTIES, AND/OR STOP-WORK-ORDER.
8. ALL EPSC MEASURES SHOWN ON THE INITIAL EPSC REPORT SHALL BE INSTALLED PRIOR TO ANY OTHER EARTH MOVING ACTIVITIES OTHER THAN WHAT'S NEEDED TO INSTALL THOSE MEASURES. THIS INCLUDES PONDS, TRAPS, DIVERSION DITCHES, SILTENCE, CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, SWPPP BOX, ETC.

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISONVILLE PERMITS AND ORDINANCES.
2. CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).
4. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).
5. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).
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10. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).

SEE SHEET C0.01 FOR GENERAL NOTES & LEGEND

SEE SHEETS C3.04 FOR TDEC & SWPPP NOTES AND DETAILS

SITE CONTROL NOTE

- STAGE 2 NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISONVILLE PERMITS AND ORDINANCES.
  2. CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).
  4. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).
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  10. ALL SLOPES SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).

**CONCRETE WASHDOWN NOTE**

CONCRETE WASHDOWN SHALL BE PROVIDED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE WASHDOWN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE WASHDOWN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE WASHDOWN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**Stabilization Note:**

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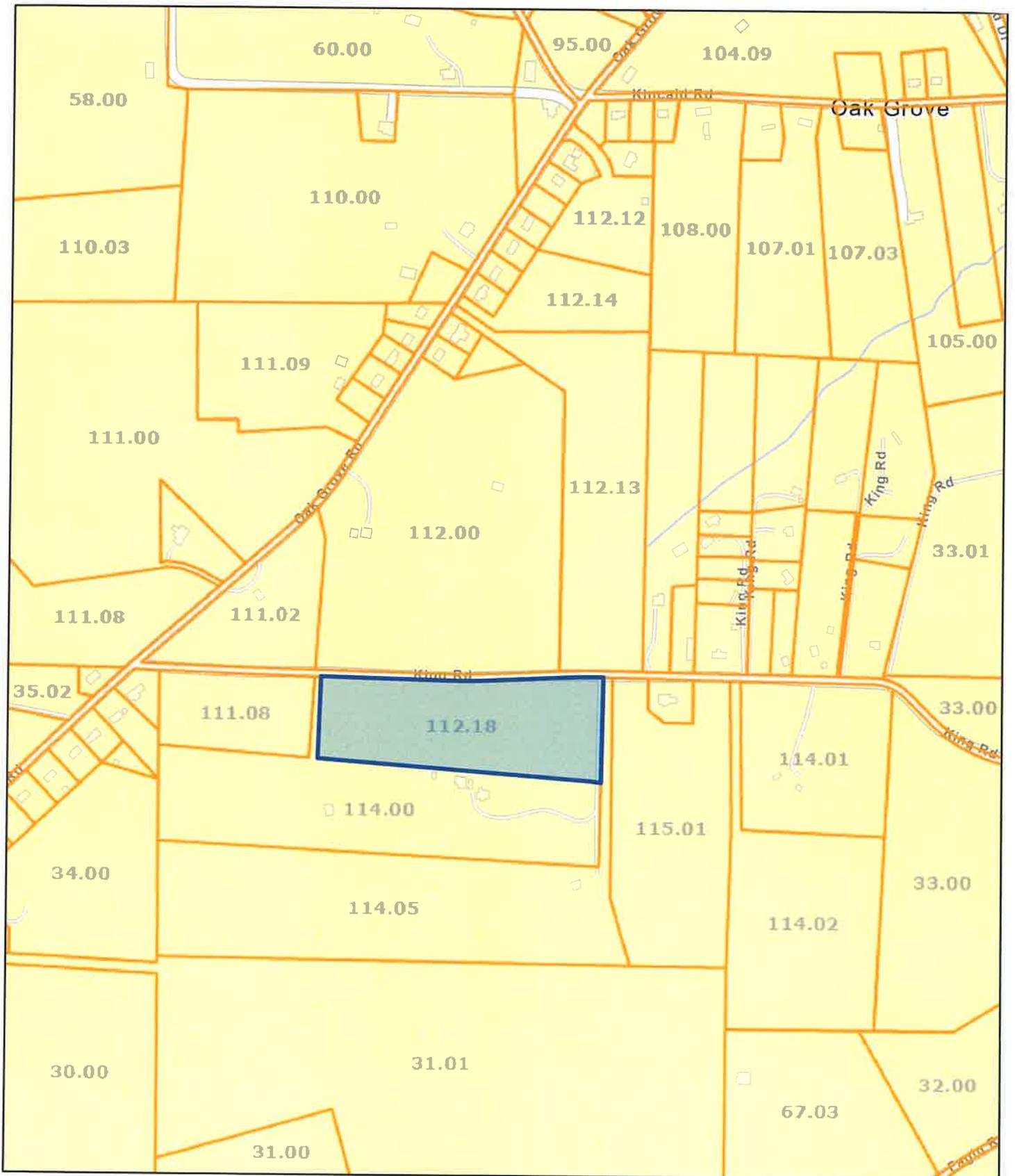
ALL SLOPES 3:1 OR GREATER SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL (TYP).

LIMITS OF DISTURBANCE

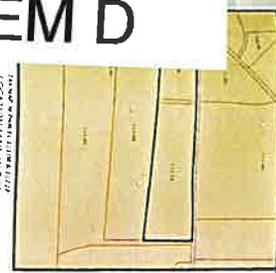




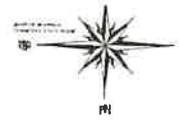
Monroe County - Parcel: 036 112.18 ITEM D



# ITEM D

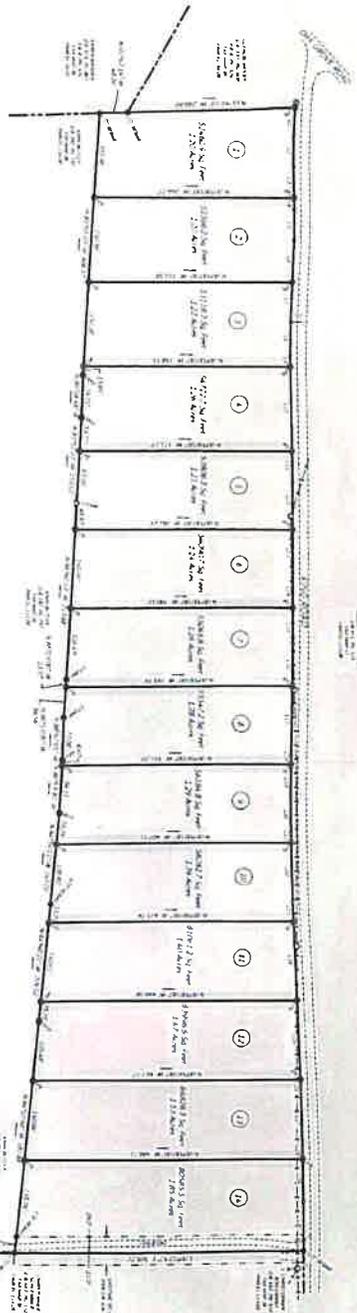


**General Notes**  
 1. This plat is subject to the following conditions:  
 a. The plat is subject to the existing easements and encumbrances shown on the plat.  
 b. The plat is subject to the existing utility easements shown on the plat.  
 c. The plat is subject to the existing zoning regulations.  
 d. The plat is subject to the existing covenants, conditions and restrictions.  
 e. The plat is subject to the existing deed restrictions.  
 f. The plat is subject to the existing restrictions on the use of the property.  
 g. The plat is subject to the existing restrictions on the transfer of the property.  
 h. The plat is subject to the existing restrictions on the development of the property.  
 i. The plat is subject to the existing restrictions on the subdivision of the property.  
 j. The plat is subject to the existing restrictions on the sale of the property.  
 k. The plat is subject to the existing restrictions on the lease of the property.  
 l. The plat is subject to the existing restrictions on the mortgage of the property.  
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 n. The plat is subject to the existing restrictions on the assignment of the property.  
 o. The plat is subject to the existing restrictions on the release of the property.  
 p. The plat is subject to the existing restrictions on the termination of the property.  
 q. The plat is subject to the existing restrictions on the expiration of the property.  
 r. The plat is subject to the existing restrictions on the renewal of the property.  
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 t. The plat is subject to the existing restrictions on the modification of the property.  
 u. The plat is subject to the existing restrictions on the amendment of the property.  
 v. The plat is subject to the existing restrictions on the repeal of the property.  
 w. The plat is subject to the existing restrictions on the rescission of the property.  
 x. The plat is subject to the existing restrictions on the annulment of the property.  
 y. The plat is subject to the existing restrictions on the voiding of the property.  
 z. The plat is subject to the existing restrictions on the invalidation of the property.



Lot No.	Area (Sq. Ft.)	Area (Acres)
1	1,234	.028
2	1,234	.028
3	1,234	.028
4	1,234	.028
5	1,234	.028
6	1,234	.028
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100	1,234	.028

**Notes**  
 1. The plat is subject to the existing easements and encumbrances shown on the plat.  
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 25. The plat is subject to the existing restrictions on the voiding of the property.  
 26. The plat is subject to the existing restrictions on the invalidation of the property.



**SUBJECT PROPERTY**  
 100 King Road  
 King, N.C. 28745

**CONVEYANCE OF LOT 100**  
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**PRELIMINARY PLAT**  
**HAUCK PROPERTIES**  
**SUBDIVISION**  
**ON KING ROAD**

**TELICO LAND SURVEYING**  
 MICHAEL D. LOWE PLS / CFS  
 111 SCOTT STREET  
 TELICO PLAINS, NC 27578  
 558-532-5329, telicolandsurveying@tdg.net

