

# MEMORANDUM

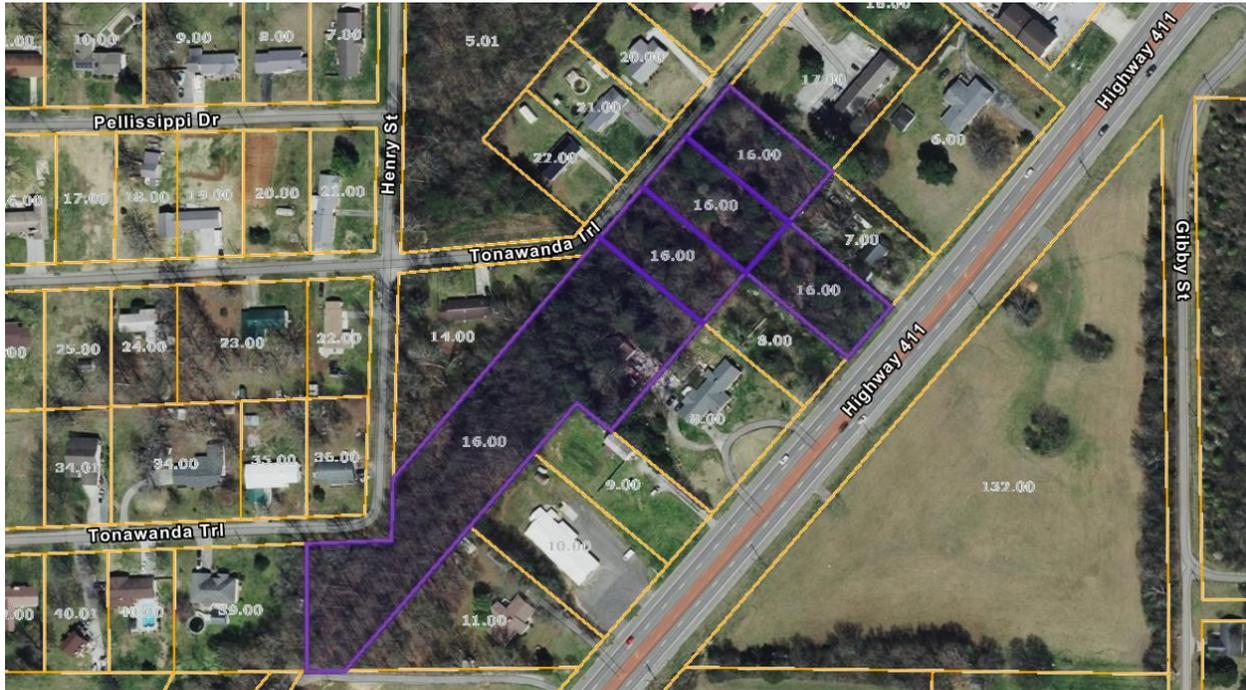
**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** February 12, 2026  
**Subject:** February 17, 2026, Madisonville Regional Planning Commission Agenda

**AGENDA**  
**MADISONVILLE REGIONAL**  
**PLANNING COMMISSION**  
**Madisonville City Hall Board Room**  
**Tuesday, February 17, 2026**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the January 20, 2026, meeting.
- III. Planned Agenda Items
  - A. Subdivision plat, 4-lots with easement for one of lots, Thompson Road, Property Owner, Kain Norton, Bear Paw Construction, LLC, Tax Map 055, Parcel 038.06, Madisonville Planning Region, approximately 5.38 acres;
  - B. Subdivision plat, Tonawanda Village Phase II, Property Owner, Matthew Watson, Developer, Norman Lee Real Estate, and Good Shepherd Center, Tonawanda Trail and Hwy. 411S, Tax Map 067O, Group C, Parcel 016.00, and Parcel 010.00, R-1, Low Density Residential District and C-3, Highway Commercial District;
  - C. Subdivision plat, 6-lots, Bears Den, Tonawanda Drive and Henry St., Property Owner, Joseph Brian Wilson, Tax Map 067O, Group C, Parcel 005.01, R-2, High Density Residential District and R-1, Low Density Residential District, approximately 3.0 acres;
  - D. Zoning Ordinance amendment, Chapter 4, Supplementary Provisions Applying to All Districts, Section 11-418, Site Plan Requirements.
  - E. Zoning Ordinance Amendment to add additional residential district, R-3, General High Density District;
- IV. Other Business
- V. Adjournment



# ITEM B



**EXISTING WATER & SEWER CERTIFICATION**  
The property shown on this subdivision plat is within the service area of Madisonville Water & Sewer Dept.  
I certify that all lots shown on this subdivision plat have access to existing water & sewer line located within the existing road right of way.

CHARLIE ATKINS Date:

**CERTIFICATION OF STREET NAMES**  
I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Monroe County E-911 Coordinator Date:

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I certify that this plat complies with the subdivision requirements of the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of The Register of Deeds, Monroe County Tennessee.

Secretary, Madisonville Regional Planning Commission Date:

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
This is to certify that the owner of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open spaces to public or private use as noted.

JAMES P. LEE Date:

**CERTIFICATE OF ACCURACY**  
I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by Madisonville Regional Planning Commission and that the monuments have been placed as noted hereon, to the specifications of the Madisonville Regional Planning Commission

Frank B. Thurston, RLS 728 Date:

**CERTIFICATE OF ELECTRICAL UTILITY SERVICE**  
The property shown on this subdivision plat is within the service area of FORT LOUDON ELECTRIC CO-OP  
The following condition(s) apply:  
Lots \_\_\_\_\_ are served by existing powerlines.  
Lots \_\_\_\_\_ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE:  
In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

FORT LOUDON ELECTRIC CO-OP Date:

30' SCALE

**VICINITY MAP**

**Owner & Developer**  
NORMAN LEE REAL ESTATE  
423-442-3745  
4203 US HIGHWAY 411  
MADISONVILLE TENNESSEE  
JAMESLEE@NLRE.NET

Final Plat  
**TONAWANDA VILLAGE PHASE**  
W.D. BOOK: 291, PAGE: 4  
Third Civil District  
Monroe County Tennessee  
Tax Map 0670 Parcel 008.00  
1" = 50' ~ FEB. 4th 2026

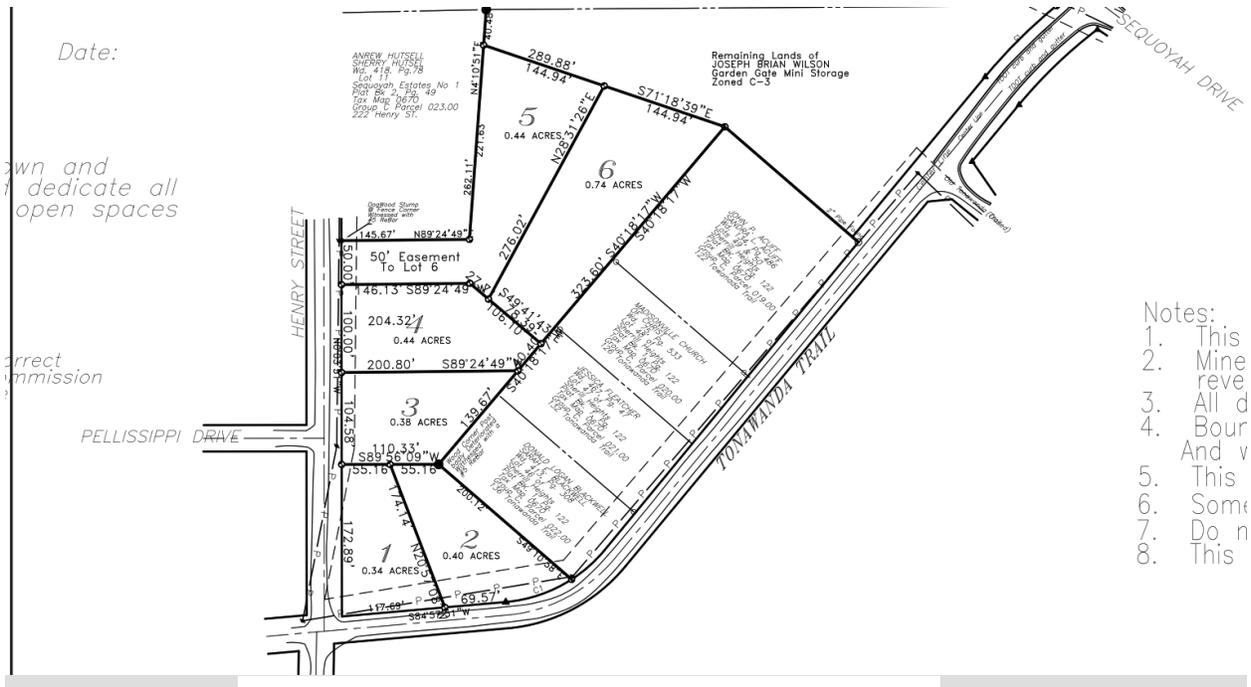
Graphic Scale: 0 50 100 150'

RECORDER

Frank B. Thurston  
PROFESSIONAL LAND SURVEYOR  
POST OFFICE BOX 100  
MADISONVILLE TN 37354  
MARKETNO@TENNESSEESHILLS.NE

ITEM C





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