

**MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
May 21, 2024**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Marilyn Atkins	Casey Davis	Laura Smith, Planner
Jay Howard		Greg Altum, The Buzz
Ed Dawson		Doug Carnathan
Gus Davis, Mayor		Kevin Standridge
James Lee		David Harbin
Linda Garrett-Hensley		
Scott Hunt		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:10 p.m. The minutes of the April 16, 2024, meeting were unanimously approved on a motion by Ed Dawson seconded by Marilyn Atkins.

SUBDIVISION PLAT, 3-LOTS, HUGGINS MILL RD., TAX MAP 046, PARCEL 014.03, PROPERTY OWNER, CAROLYN GREEN BAKER, MADISONVILLE PLANNING REGION, APPROX. 11.55 ACRES

No one was present. Ms. Smith noted items to include were spelling of Hudgins Mill Road instead of Huggins, easement agreement recorded, with deed book and page number, distance from mobile home on Lot 1C to new front property line, and all applicable required certificate signatures.

ACTION

Jay Howard moved to approve the plat subject to the items listed above being added. The motion was seconded by Ms. Atkins and approved unanimously.

DISCUSSION OF CONCEPT PLAN FOR PROPOSED SUBDIVISION, 29-LOTS, ISBILL RD., CHRIS BROWN FOR CHRIS PAYNE, FORGE CREEK PROPERTIES, PROPERTY OWNERS, RHONDA ANN RUSSELL AND STANLEY JAMES JR., TAX MAP 067, PARCEL 141.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY BUSINESS DISTRICT, APPROX. 9.05 ACRES

No one present. Item moved to end of agenda in case applicants get to meeting late.

DISCUSSION OF PROPOSED SUBDIVISION, 10-LOTS, THOMPSON RD., BEN CRAWLEY, WELLINGTON PLACE CAPITAL, PROPERTY OWNERS, ACBC VENTURES LLC, TAX MAP 055, PARCELS 038.04, 038.05, AND 038.08, MADISONVILLE PLANNING REGION, APPROX. 15.66 ACRES

Item withdrawn per applicant's request. May submit a later date.

CONCEPT PLAT, CLAYTON HOMES TELlico STREET, 45-LOTS, TELlico ST., APPLICANT, DOUG CARNATHAN, PROPERTY OWNER, CLAYTON HOMES, TAX MAP 079, PARCELS 114.01, 115.00, 116.00, AND 117.00, APPROXIMATELY 20.63 ACRES,

Doug Carnathan and Doug Harbin were present to request preliminary plat approval of plat. The property was recently annexed into the city limits. Mr. Carnathan stated that they have worked

with Tracy Green on utilities and have assurance that the gravity sewer system would have capacity for the new homes. The homes will be manufactured between 1,600 and 2,000 square feet priced in the \$300,000 range. The design of the homes has not been determined. The driveways would be concrete and there is to be a homeowner's association with streets built to the city's standards. Mr. Standridge has reviewed the plans and homes built to code. The mailboxes will be clustered and there is no plan for sidewalks. Ms. Smith noted that the existing lot lines would need to be abandoned, property owner of area adjacent to be added, exiting building to be removed, length of road not to exceed 1000' and it shows approx. 1350', minimum lot size w/sewer and water 10,000 square feet and lots 7,8,30 are less than that. Lot 19 to show setback line at 75' wide, include Preliminary Plat in title bloc, show detention areas/ponds and include maintenance agreement for them. Obtain TDEC permit for land disturbance and include stormwater plan.

ACTION

Mr. Dawson moved to approve the preliminary plat subject to additional items listed above, which was seconded by Mayor Davis and approved unanimously.

SUBDIVISION PLAT, 6-LOTS, OLD CEMETERY RD., PROPERTY OWNER, CRAIG SUMMEY, TAX MAP 056, PARCEL 079.00, APPROX. 5.6 ACRES

This item pending rezoning approval.

OTHER BUSINESS

ADJOURNED

The meeting was adjourned at 5:30 p.m.

CALL TO ORDER

The meeting was called back to order at 5:55 p.m. by James Lee as Mr. Brown arrived for Item B. Some members had already left. Members still present, Mayor Gus Davis, James Lee, Scott Hunt, Ed Dawson and Linda Garrett-Hensley.

DISCUSSION OF CONCEPT PLAN FOR PROPOSED SUBDIVISION, 29-LOTS, ISBILL RD., CHRIS BROWN FOR CHRIS PAYNE, FORGE CREEK PROPERTIES, PROPERTY OWNERS, RHONDA ANN RUSSELL AND STANLEY JAMES JR., TAX MAP 067, PARCEL 141.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND C-3, HIGHWAY BUSINESS DISTRICT, APPROX. 9.05 ACRES

Mr. Brown discussed the 29-lot concept plan for stick-built homes at approximately 1,200 square feet in area. There was a discussion of drainage issues on Isbill Rd. and there have been conversations with Tracy Green with Madisonville regarding improvements necessary. There was also a discussion of permeable pavers instead of using asphalt. Chris Payne is the proposed buyer of the property. Mr. Hunt noted the flooding issues on Isbill Rd. and the problem with a pipe at the nursing homes. The concept is for 24-25 proposed lots, all with crawlspaces. There was further discussion of using permeable pavers as a better alternative than asphalt. Ms. Smith noted items that would be required for a preliminary plat. No action was requested as item was discussion only.

ADJOURNMENT

The meeting adjourned at 6:20 p.m.