

**MINUTES**  
**MADISONVILLE REGIONAL PLANNING COMMISSION**  
**February 18, 2025**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt		Laura Smith, Planner
James Lee, Chair		Greg Altum, The Buzz
Scott Hunt, Mayor		Kevin Standridge, Codes Enforcement
Tracey Green		Frank Thurston
Marilyn Atkins		Roger Boring
Casey Davis		Kaleb Forbes
Ed Dawson		Ben Crawley
Josh Robbins (appt. 2/25)		Johnny Hunt
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairperson, James Lee called the meeting to order at 5:00 p.m. The minutes of the January 21, 2025, meeting were unanimously approved on a motion by Marilyn Atkins seconded by Ed Dawson.

ELECTION OF NEW SECRETARY

Mayor Hunt nominated Casey Davis as Secretary as Linda Garrett-Hensley is no longer on the commission. The motion was seconded by Ed Dawson and approved unanimously.

SMALL 40' WOOD POLE CELL TOWER, APPLICANT, DAVID CONNELL FOR US CELLULAR, WAYMAN CRAN 001-D, 4204 HWY. 411, C-3, HIGHWAY BUSINESS DISTRICT

Staff stated that confirmation of 12' from traveled way shown on site plan and distance from Golf Course Rd. The proposed pole is 36'9" in height and is shown as being in the TDOT right-of-way. With permit from TDOT, the pole meets requirements.

ACTION

Mayor Hunt moved to approve subject to items listed above. The motion was seconded by Ms. Atkins and approved unanimously.

SUBDIVISION PLAT, COMBINING LOTS, PROPERTY OWNER, JOHN HUNT, SLOAN STREET WEST, TAX MAP 056C GROUP A, PART OF PARCEL 056C, PARCEL 039.00 AND 038.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 1.61 ACRES COMBINED

Staff stated with confirmation that Sloan St. W is a city street and road frontage is on public road, then with all required certificate signatures the plat met the subdivision regulations and recommended approved.

ACTION

Brad Hunt moved to approve the plat subject to items listed above. The motion was seconded by Mr. Dawson and approved unanimously.

SUBDIVISION PLAT, BEN CRAWLEY, ACBC VENTURES, LLC, 4-LOTS OF PROPOSED 16 LOT SUBDIVISION, THOMPSON RD., TAX MAP 055, PARCELS 38.04, 38.05, AND 38.08, MADISONVILLE PLANNING REGION, APPROXIMATELY 16.0 ACRES

Mr. Crawley was present and reconfiguring his property with 4-lots and remaining lands to be an additional 16-lot subdivision at a future date. No plat has been submitted for the 16-lots at this time. Staff stated that with confirmation that Lot 3 is 100' wide at building setback line, can meet 30' front setback and 15' from intersecting street, if further development to build the "flag pole" into a road. With increased traffic on Thompson Road, the Planning Commission may consider requesting that the developer consider a Traffic Impact Study or Traffic Impact Analysis be done. Additional needed information is confirmation of the 50' right-of-way for Thompson Road and its condition. Then with all required certificate signatures, the 4-lot plat met subdivision regulations requirements. Mr. Crawley stated that for the 16-lot plat, he would submit a concept plan with the required road profiles, water plan, contours, and topo. He has already spoken with FLEC regarding electricity and Tracey Green for water.

ACTION

Tracey Green moved to approve the 4-lot plat subject to all required certificate signatures. The motion was seconded by Mr. Dawson and approved unanimously.

SITE PLAN, EXPANSION OF WESTSIDE BAPTIST CHURCH FOR 40' X 120' STORAGE BUILDING CONNECTED TO EXISTING BUILDING BY BREEZEWAY, TOOMEY LANE, PASTOR DWIGHT TORBETT, TAX MAP 067C, GROUP A, PARCEL 038.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT

This item is an expansion of the existing building with a breezeway to a storage building that will not be used for gatherings and meets the setback requirements. A site plan is not required and the applicant will work with Kevin Standridge for building permitting requirements.

SUBDIVISION PLAT, 3-LOTS WITH EASEMENT TO 1-LOT, PROPERTY OWNER, KALEB FORBES, KOZZY KOVE, ENGLEWOOD RD., TAX MAP 067F, GROUP B, PARCEL 016.02, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 2.31 ACRES

Property owner proposes subdividing property into 3-lots. Proposed Lot 2 would not have road frontage and proposed access from a 50' wide easement from Englewood Rd. across proposed Lot 1. Easements are not permitted in the Subdivision Regulations unless in the Planning Region. Frank Thurston stated that property owner proposes building a handicap accessible home for his father. Staff recommends building envelope for the lots to ensure buildable space. All required certificate signatures would also be required.

ACTION

Mr. Dawson moved to approve the plat with a variance for the easement subject to items listed above and a recorded driveway maintenance agreement for the easement. The motion was seconded by Ms. Atkins and approved unanimously.

SUBDIVISION PLAT, REPLAT OF 4 LOTS, CMH HOMES, MCGHEE STREET, TAX MAP 056M, GROUP D, PARCEL 019.02, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 2.1 ACRES

This plat had been before the Planning Commission previously, but the property owner needed to

replat to show the sewer easement across the back of the property, according to James Lee.

ACTION

Casey Dawson moved to approve subject to all required certificate signatures. The motion was seconded by Mayor Hunt and approved unanimously.

SUBDIVISION PLAT CONCEPT, 19 LOTS, MILLERS VIEW, PROPERTY OWNER, ROGER BOLING, NILES FERRY RD., TAX MAP 057, PARCEL 129.01, MADISONVILLE PLANNING REGION, APPROXIMATELY 12.0 ACRES

A concept plan was presented for discussion only. Minimum plat requirements were discussed including the following:

- Minimum lot size 20,000 square feet with public water and 100' wide at the building setback line.
- Setbacks 30' front, 15' from side street.
- Road profiles to be built by subdivision regulations to be accepted by Monroe Co. No private streets.
- ROW of Niles Ferry Road. Possible TIS or TIA
- Water plan
- Stormwater and erosion control plan.
- Permit from TDEC.

It was noted that Niles Ferry is a Major Collector, and the right-of-way would be wider with front setback requirements stricter. There was no action taken as this is a concept plan only. Developer to submit a plat at later time.

REZONING REQUEST, R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3, HIGHWAY BUSINESS DISTRICT, DANNY STRICKLAN, MONROE COUNTY HOMES, LLC, HWY. 68, TAX MAP 079 PART OF PARCELS 100.01 AND 99.00

These properties were recommended by the Planning Commission for approval in September 2023. Confirmation needed prior to building permit. No action taken.

REZONING REQUEST, SHARON DAVIS, PROPERTY OWNERS RAYMOND & DORIS DAVIS, HWY. 411, TAX MAP 067J, GROUP A, PART OF PARCEL 029.00 FROM C-3 HIGHWAY BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT

Ms. Davis stated that there was an existing mobile home on the property which no one is living in. now. Mr. Dawson noted that there had apparently been someone living in the mobile home when they should not have been. Ms. Davis discussed what she proposed to do with her parents' property. There was disagreement voiced regarding how the property had been used. No survey or map showing where Ms. Davis requests rezoning and it was recommended that she submit that so Planning Commission could review the boundaries of the request.

ACTION

Ms. Atkins moved to approve the rezoning subject to a survey showing where Ms. Davis requests the proposed R-2 district boundary would be. Ms. Davis seconded the motion, and it was approved unanimously.

Rezoning request, Applicants, James Lee and Gerald Summey, Tellico Street, Tax Map 67, part of Parcel 173.00 from C-3, Highway Business District to R-1, Low Density Residential District.

James Lee, recusing himself, presented a request to rezone property. He would need to submit a subdivision plat, total acres of rezoning request and the boundaries, and ensure that all property has road frontage.

ACTION

Ms. Atkins moved to approve which was seconded by Ms. Davis and approved unanimously.

OTHER

Staff introduced Cecilia Wilson who is interning at the East Tennessee Development District and assisting with Planning.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

  
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Madisonville Regional Planning Commission Secretary

  
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Date