

MADISONVILLE REGIONAL
PLANNING COMMISSION
 Madisonville City Hall Board Room
MONDAY, July 28, 2025

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt	Tracey Green	Laura Smith, Planner
James Lee, Chair		Greg Altum, The Buzz
Casey Davis		Kevin Standridge, Codes Enforcement
Josh Robbins		Charlie Atkins
Marilyn Atkins		Joe and Maude Soutillo
Scott Hunt, Mayor		Mike White
Ed Dawson		Heath Davis
		Kelly Eaton
		D. Ken Eaton
		Shannon Adams
		Alexander Adams
		Verlin & Sheila Bowers
		Bailey Lane
		John Rosebush, Clayton
		Tom Steele
		Leslee Steele

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the June 17, 2025, meeting were unanimously approved on a motion by _____ seconded by _____.

REVIEW OF PLAN OF SERVICES OF ANNEXATION BY HEATH DAVIS, PARTNER OF CROSS CREEK INVESTMENTS, OWNERS, PROPERTY ADJACENT TO ISBILL RD., MONROE COUNTY TAX MAP 079, PARCEL 073.00, APPROXIMATELY 78.69 ACRES

A copy of the Plan of Services for annexation of Parcel 73.00 on Tax Map 079 was in the agenda packet for commissioners to review. Laura Smith stated that per TCA 6-51-102, the Planning Commission shall hold a public hearing with at least 7 day's notice prior to public hearing. To meet the requirement, the commissioner's consensus was to hold a meeting on August 11, 2025, at 5:00 p.m. which would be right before the next City Council meeting. Ms. Smith will contact City Recorder, Sherri McCrary to confirm date.

SUBDIVISION PLAT, TUCKER'S ESTATE, 6-LOTS, HIWASSEE RD AND SHORT BARK RD., TAX MAP 045, PARCEL 015.12, PROPERTY OWNERS, KALEB AND CHELSEY FORBES, APPROXIMATELY 6.05 ACRES, MADISONVILLE PLANNING REGION

Property owners request subdivision of property into 6-lots. Planner, Laura Smith noted the following; remove the tax map group number as there was not one, the plat notes that the lots have access to public sewer and if they do not the note needs to be removed, add distance from the centerline of the roads, add a certificate for water and a note whether the property was in a flood hazard area, show approximate location of the existing septic systems which are noted as

being on Lot 6, obtain the approval from TDEC for the new septic systems on the new lots, remove group number on the adjacent property, and obtain all required certificate signatures.

ACTION

Ed Dawson moved to approve the plat subject to items listed above being added. The motion was seconded by Marilyn Atkins and approved unanimously.

SUBDIVISION PLAT, KELLY'S ACRES, STEELE LANE, PROPERTY OWNER, KELLY EATON, TAX MAP 058, PARCEL 032.00, APPROXIMATELY 20 ACRES, MADISONVILLE PLANNING REGION

Property owner requests subdividing a lot off an easement which does not appear to have road frontage which the subdivision regulations require with 50' of frontage, the driveway/right-of-way is not shown or labeled whether it is private, the tax map includes a group number but was not shown the property assessment data, the deed book and page number of the property was not shown, copy of plat forwarded to staff did not have property owner information and adjacent property owner information.

ACTION

Casey Davis moved to approved subject to items listed above. The motion was seconded by Mr. Dawson and approved unanimously.

FINAL PLAT 16 LOTS, PEDIGO FIELDS, JAMES LEE, PRELIMINARY APPROVED 8/20/2024, TAX MAP 057, PARCEL 036.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 7.8 ACRES

James Lee recused himself and presented the plat which had received preliminary approval at the August 20, 2024 Planning Commission meeting with variances for easements to 4 lots. Staff reviewed copy of the plat digitally forwarded and recommended the following: all lots need to be numbered numerically, the minimum lot size in R-1 with sewer is 10,000 square feet without public sewer is 20,000 square feet so confirmation that sewer is available and would be approved, distance and dimension of road, confirm that existing house had been removed, include setbacks and zoning district, all required certificates and signatures and note whether property in flood hazard area.

ACTION

Ms. Davis moved to approve subject to items listed which was seconded by Mr. Dawson and approved unanimously.

SUBDIVISION PLAT AND VARIANCE FOR EXISTING 20' WIDE PRIVATE EASEMENT/DRIVE FOR 2 LOTS, DYER RD., DONNIE & RONNIE ATCHLEY PROPERTY, TAX MAP 045, PARCEL 033.01, APPROXIMATELY 1.3 ACRES, MADISONVILLE PLANNING REGION

The property owners access the private easement from Dyer Rd. There are 2 existing dwellings and Lot 1 would be approximately .56 acres and Lot 2 would be approximately .77 acres and unlikely that any further subdivision would occur. All required certificate signatures would need to be signed including one for the private street/easement by property owners and a certificate to

be signed by the Monroe County Road Superintendent.

ACTION

Mr. Dawson moved to approve subject with the variance for the easement and subject to the items listed above. The motion was seconded by Scott Hunt and approved unanimously.

FINAL SUBDIVISION PLAT, WALNUT RESERVE, BAILEY LANE, ROBERT G. CAMPBELL & ASSOCIATES, PROPERTY OWNER, CMH HOMES, INC. TELICO STREET, 46-LOTS INCLUDING 2 DETENTION AREAS, AND 2 NEW ROADS, UNICOI GATE ROAD AND UNICOI TRAIL ROAD, TAX MAP 079, PARCELS 114.01, 115.00, 116.00, AND 117.00, APPROXIMATELY 20.63 ACRES, R-1, LOW DENSITY RESIDENTIAL DISTRICT, (PRELIMINARY PLAT APPROVED 5/21/2024)

Mr. Lane and Mr. Rosebush with Clayton Mobile Homes were present to request final approval. Mr. Standridge brought copies of the road profiles which showed the roads were built with a 24' wide surface instead of 20'. There was a discussion of some drainage issues that had been addressed with an adjacent property owner.

ACTION

Mr. Dawson moved to approve the final plat which was seconded by Marilyn Atkins and approved unanimously.

SURVEY FOR TRUE PURPOSE MINISTRIES, SHARON DAVIS, PROPERTY OWNER, TRUE PURPOSE MINISTRIES, TAX MAP 067J GROUP A, PARCEL 024.05, R-1, LOW DENSITY RESIDENTIAL DISTRICT AND PARCEL 026.00, C-3, HIGHWAY BUSINESS DISTRICT

Ms. Davis was present to discuss accessing the property proposed for a homeless shelter from Hunt Drive. She is currently waiting on the title attorney for verification of the road.

VARIANCE REQUEST FROM SUBDIVISION REGULATIONS FOR EASEMENT FROM PRIVATE EASEMENT, PROPERTY OWNER, VERLIN BOWERS, TAX MAP 057, PARCEL 082.09, MADISONVILLE PLANNING REGION, PLAT NOT RECEIVED

There was no plat submitted for Staff to review.

ACTION

Ms. Davis moved to approve the easement which was seconded by Mr. Dawson and approved unanimously.

DISCUSSION OF ISBILL RD., PROPERTY OWNER, JOSEPH SOUTULLO, TAX MAP 067, PARCEL 136.01

Mr. Soutullo, who lives on Isbill Rd., was present to discuss his concerns for the proposed annexation of property for the subdivision development. He discussed his concern for extending sewer to 170-200 proposed houses and whether the system could handle the capacity. Mr. Soutullo was assured that an engineer would have to submit a plan to the State of TN for approval of sewer and water expansion. He is also concerned with the increase in traffic and safety for pedestrians, noting that drivers use Isbill Rd. as a shortcut from Hwy. 68 to Hwy. 411

and there had been fatalities. A traffic impact study may be required when the development is submitted for review by the commission.

ADJOURNMENT

The meeting adjourned at 6:25 p.m.

9/16/25 Casey Davis