

MADISONVILLE REGIONAL  
 PLANNING COMMISSION  
 Madisonville City Hall Board Room  
 Monday, October 27, 2025

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Brad Hunt	Casey Davis	Laura Smith, Planner
Scott Hunt, Mayor		Greg Altum, The Buzz
James Lee		Kevin Standridge, Codes Enforcement
Josh Robbins		Charlie Atkins
Marilyn Atkins		Marde Soutullo
Ed Dawson		Joe Soutullo
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, James Lee called the meeting to order at 5:00 p.m. The minutes from the September 16, 2025, meeting were unanimously approved on a motion by Scott Hunt seconded by Ed Dawson.

PRELIMINARY PLAT FOR 18-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

Mr. Miess proposes 18 lots with a road with extension of 6” waterline that previous owner had designed for the water and road. Road profiles being worked on by Surveyor, Kale Belk. There was a discussion of the existing surface that runs through the property which is to be improved for the lots. Staff noted the items recommended for adding included; name of subdivision and road name with road profiles and dimensions, cul-de-sac shall have dimension of 100’ with 80’ of roadway, plans for water with line size of 6” or greater, the right-of-way for Chestua Rd is 50’, include distance from the centerline, lots numbered sequentially, minimum lot width to be 100’ wide at building setback line. Note where that is for Lot “26”, include plans for drainage, erosion and sediment control.

ACTION

Motion to approved subject to additions noted above by Mr. Dawson, seconded by Marilyn Atkins and approved unanimously.

REZONING REQUEST FROM C-2, CENTRAL BUSINESS DISTRICT TO R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPLICANTS, NATALIE GUTIERREZ AND KYLE HOHMAN, PROPERTY OWNER, WC ATLAS LLC, C/O KIAVI FUNDING INC., TAX MAP 067D, GROUP H, PARCEL 021.00, APPROX. .23 ACRES

No one was present. Kevin Standridge stated that the property owners have a buyer for the existing dwelling to use as commercial space. There was a discussion of potential uses and impacts on adjacent properties.

ACTION

Mr. Dawson moved to recommend rezoning which was seconded by Brad Hunt and approved unanimously.

DISCUSSION, PROPOSED ANNEXATION FOR SUBDIVISION WITH 83 LOTS AND ROAD, HIWASSEE RD., TAX MAP 56E GROUP A PARCEL 013.00, APPROXIMATELY 22 ACRES; PROPERTY OWNER, MURETTA L. YENTZER, DEVELOPER AND CLIENT, ALLIANCE LAND PARTNERS, G.P. C/O WILLIAM ALEXANDER, SURVEYOR, DHI ENGINEERING C/O HAYDEN HORTON

Mr. Bill Alexander is purchasing the former Yentzer property and proposes 83 lots. Mr. Alexander stated that buyers want smaller lots with less yard space and the subdivision model he wants to follow is lots that are 65' wide with 10' side setbacks. Charlie Atkins stated that Cannon and Cannon are working on the waterlines now and each proposed lot would have a pump station and sewer, and he is waiting on the fire protection report from Cannon and Cannon now. Mr. Alexander discussed examples of smaller lots in Knox County and Sevier County. The subdivision would have a homeowner's association and there would be curbs and gutters, but sidewalks are not planned. The proposed houses built would be one and two stories with rear setbacks of 15'. He would develop in two phases, and he wants the lots to be 65' x 115' with a total of 7,475 square feet.

ACTION

Staff to work on a sample zoning text amendment with an additional residential district for the next meeting. Ms. Atkins moved to recommend the plan of services to be reviewed by the commission for proposed annexation. The motion was seconded by Mr. Dawson and approved unanimously.

OTHER

The 2026 Annual Work Program is to be discussed at the next meeting.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.