



ADAMSVILLE MUNICIPAL PLANNING COMMISSION
Adamsville Municipal Complex
September 22, 2026, 5:30 PM

AGENDA

- I. Call to Order / Establishment of a Quorum
- II. Approval of the Agenda
- III. Reading and Approval of the Minutes
- IV. Public Comment – Anyone wishing to address the commission may do so at this time. Speakers must sign in, come forward when called, state their name, and address, and limit their address to 2 minutes.
- V. Old Business
 - A. Any properly presented Old Business
- VI. New Business
 - A. Discussion regarding property located at 202 West Boone Street
 - B. McDonalds – Subdivision Plat
 - C. McDonalds – Site Plan
 - D. Any properly presented New Business
- VII. Bond Report – Nothing to report at this time.
- VIII. Other Business
 - A. Any properly presented Other Business
- IX. Adjournment



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MEMORANDUM

TO: Adamsville Municipal Planning Commission
FROM: Thomas Skehan
DATE: September 16, 2026
SUBJECT: Adamsville Municipal Planning Commission – September 22, 2026

NEW BUSINESS

Discussion regarding property located at 202 West Boone Street

Background - Based on phone conversations with the Building Inspector, the owner of this property wishes to subdivide the property, place an easement on the property in order to access the rear (land locked) property. Two single-family homes would then be constructed.

Should the planner's understanding be incorrect, the following analysis will be incorrect.

Analysis -

The property in question is located at 202 West Boone Street at the termination of S. Magnolia Street. 202 W. Boone Street is also known as Map 056E Control Map C Parcel 023.01. The lot measures approximately 13,475.959 sq. ft.

The dimensions of the lot are approximately 79.588' at the street; 77,691' at the rear property line; 166.349' along the west property line; and 164.955' at the east property line.

The property is zoned R-1A. The R-1A district has the following bulk requirements:

- Allowed Uses – Single-family dwellings (no mobile homes) on individual lots and accessory buildings customarily incidental to the principle use
- Minimum required lot area - Dwelling units:10,000 sq. ft.
- Minimum required lot width at the building line - Dwelling units:80 feet
- Minimum required front yard - Dwellings units: 25 feet
- Minimum required rear yard – Dwellings: 15 feet
- Minimum required side yard on each side of lot - Dwellings: 15 feet
- Minimum required side yard for side facing street on corner lots is 30 feet.
- Maximum lot coverage by all buildings - Dwelling and Accessories: 30 percent
- Maximum permitted height of structures - No building shall exceed 32 feet in height or 40 feet if the portion of the building exceeding 32 feet is equipped with Automatic Sprinkler System.

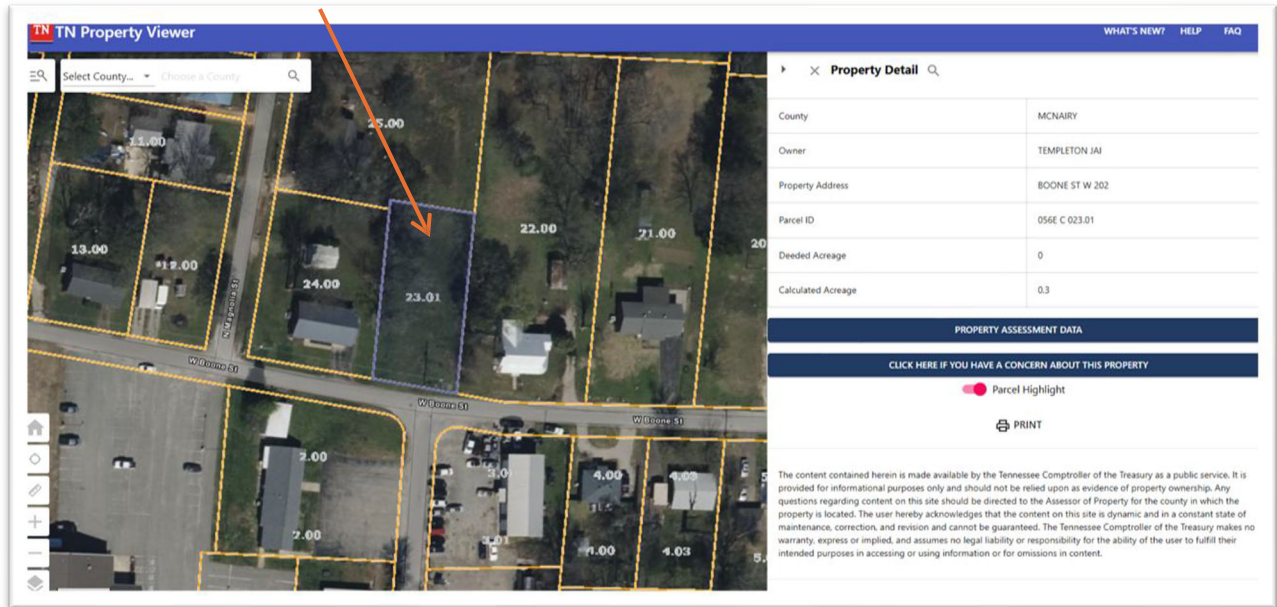
The property is not in identified flood hazard zone

A plat was not available to the staff planner for this review, however, on problem is evident given the lot's physical dimensions. Should the current lot be subdivided as explained an easement would be required. An easement or the right granted by the owner of land to another party by deed or prescription permanently recorded into perpetuity, to allow access across one parcel of land to another, is problematic since Subdivision Regulations (Article III C 17 (a) requires that easements "shall be of a required width of not less than fifty (50) feet." Because the lot is only ~ 80' wide, more than half of the front lot would be incumbered by the easement. Therefore, the building envelope for the front lot would be significantly curtailed.

Page 3 illustrates the vicinity of the area and the Zoning of the area.

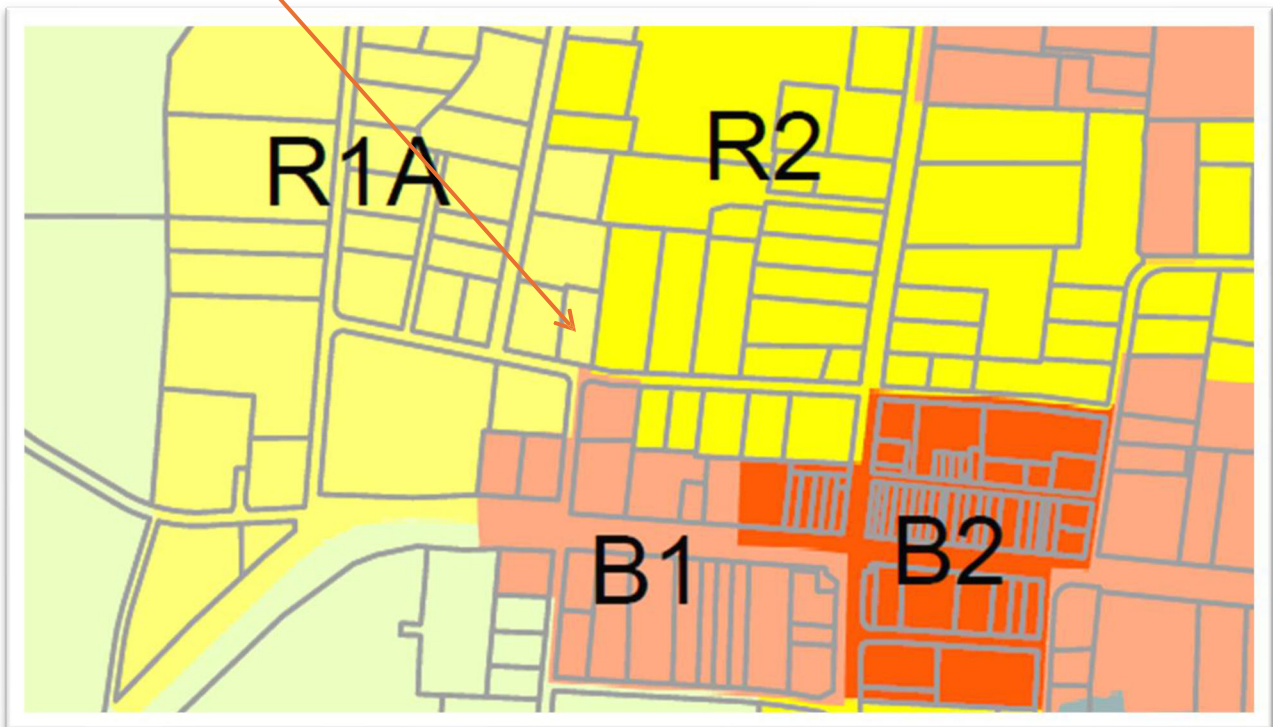
Recommendation – The staff planner recommends that commission take no final action and that the property owner consider discussing other viable development options with the commission.

Vicinity Map (project location)



Property Assessor's Website – July 31, 2026

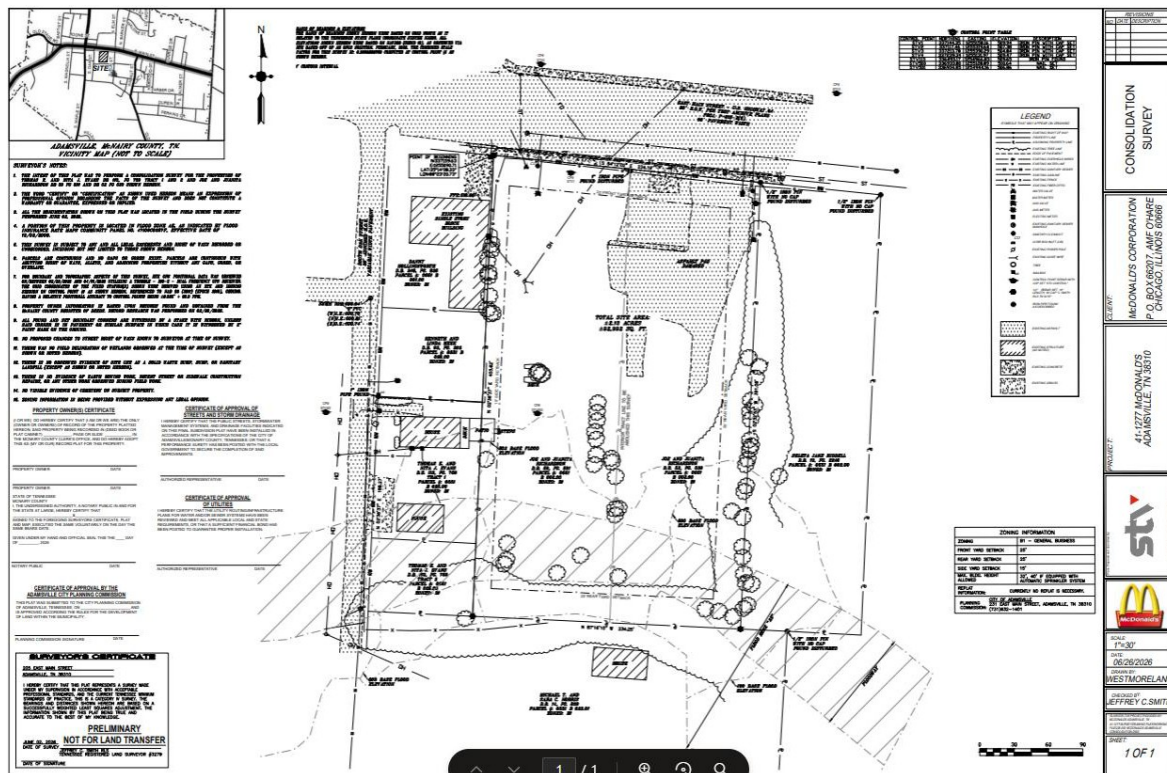
Zoning Map (project location)



McDonalds – Plat

Background – The applicant submitted a plat for review and consideration. The plat combines two lots previously on record in the Register of Deeds Office. The plat covers 2.13 acres of land located west of city hall on the southside of HWY 64. The property is zoned B-1. The property appears to be located in an identified flood hazard area. This area appears to be an AE (area with base flood elevations) and an area designated as Floodway. All development within an AE Zone must be accompanied by an Elevation Certificate. Any development within the Floodway must be accompanied by a No Rise Certificate.

Subdivision Plat



Analysis – The plat meets most subdivision requirements.

1. The closest fire hydrant is located across the street approximately 230 feet away from the northeast corner of Mr. Richardson's property.
2. There is a water valve and meter at the NW corner of the property however the main was not located.

Two elements will be corrected with the final submission:

1. The survey is not signed nor stamped. *Developer's response - It is preliminary so we can address any comments you may have.*

2. The survey indicates that the instrument is "Not for Land Transfer." This plat will be used for the conveyance of property. *Developer's response - This will be removed when the final stamped version is issued*

Recommendation – Contingent on the applicant updating the plat and submitting a compliant plat, the staff planner recommends approving the plat since it conforms to the City of Adamsville's Subdivision Regulations and Zoning Ordinance.

McDonalds – Site Plan

Background - The applicant submitted a set of civil plans (site plan) for review and consideration. The plan covers 2.13 acres of land located west of city hall on the southside of HWY 64. The property is zoned B-1. The property appears to be located in an identified flood hazard area. This area appears to be an AE (area with base flood elevations) and an area designated as Floodway. All development within an AE Zone must be accompanied by an Elevation Certificate. Any development within the Floodway must be accompanied by a No Rise Certificate.

Analysis – The principal building on this 2.13 acre site will be 4,575 square feet with a finish floor elevation of 504.05'. The building height will be 18' 9.5". Lot coverage, setbacks, driveway widths and building height meet Adamsville's zoning requirements. Select site plan illustrations are included on pages 6-9 of this memo.

A total of 23 parking spaces are required given the building's area. A total of 44 spaces are provided. Included are two handicapped parking spaces (one van accessible). Thus, exceeding the number of spaces detailed in the parking provisions.

However, Adamsville requires parking stalls to be total 200 square feet. The plan depicts stalls measure 180 square feet.

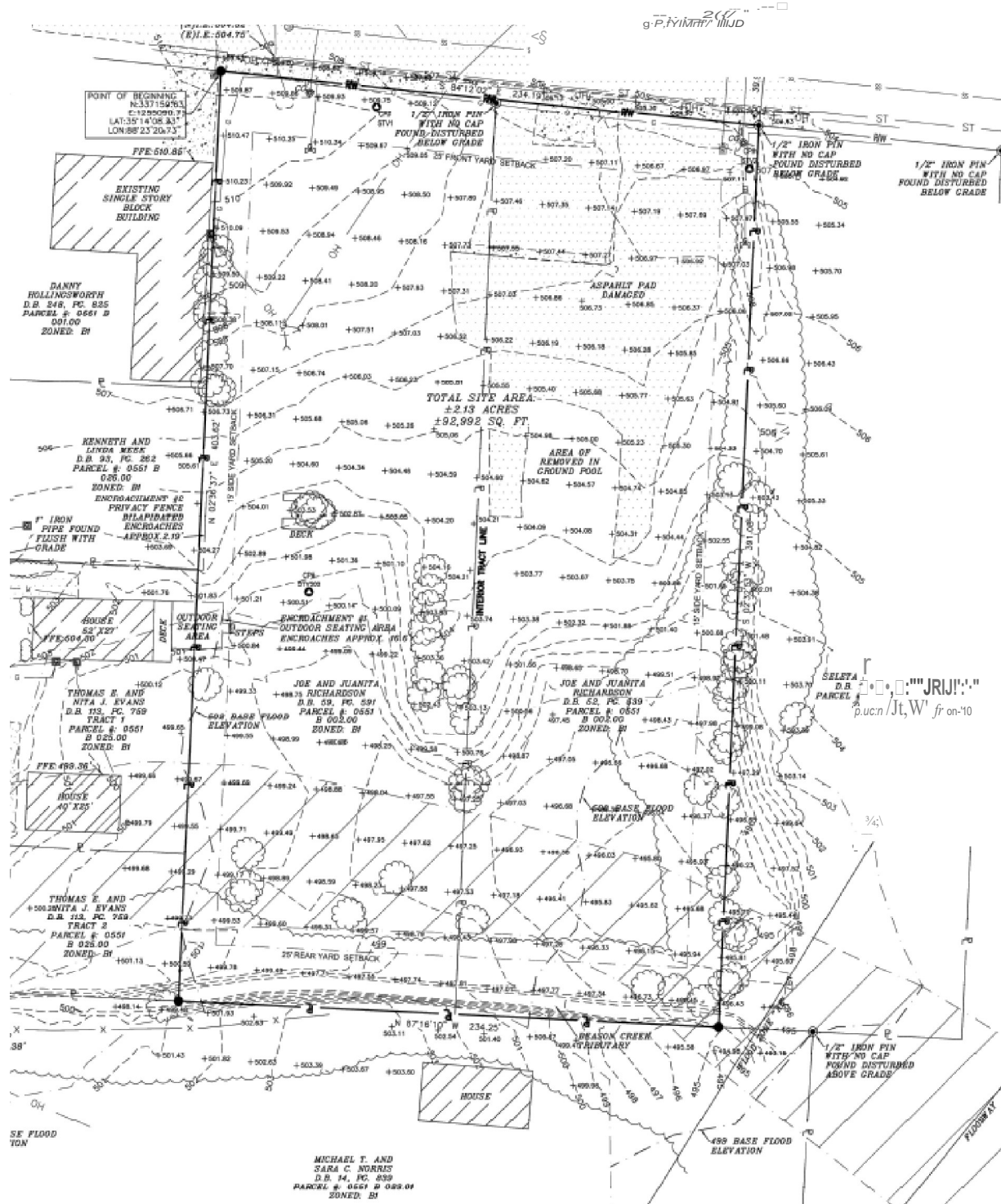
Also include in the civil package are a light plan showing 7 Lamp Fixtures with photometric data documenting minimum light spillage on neighboring properties, a landscaping plan showing the addition of trees and shrubs and drainage plan.

This set of plans does not include a Signage Plan. Proposed signage will be proposed later this year under a separate permit.

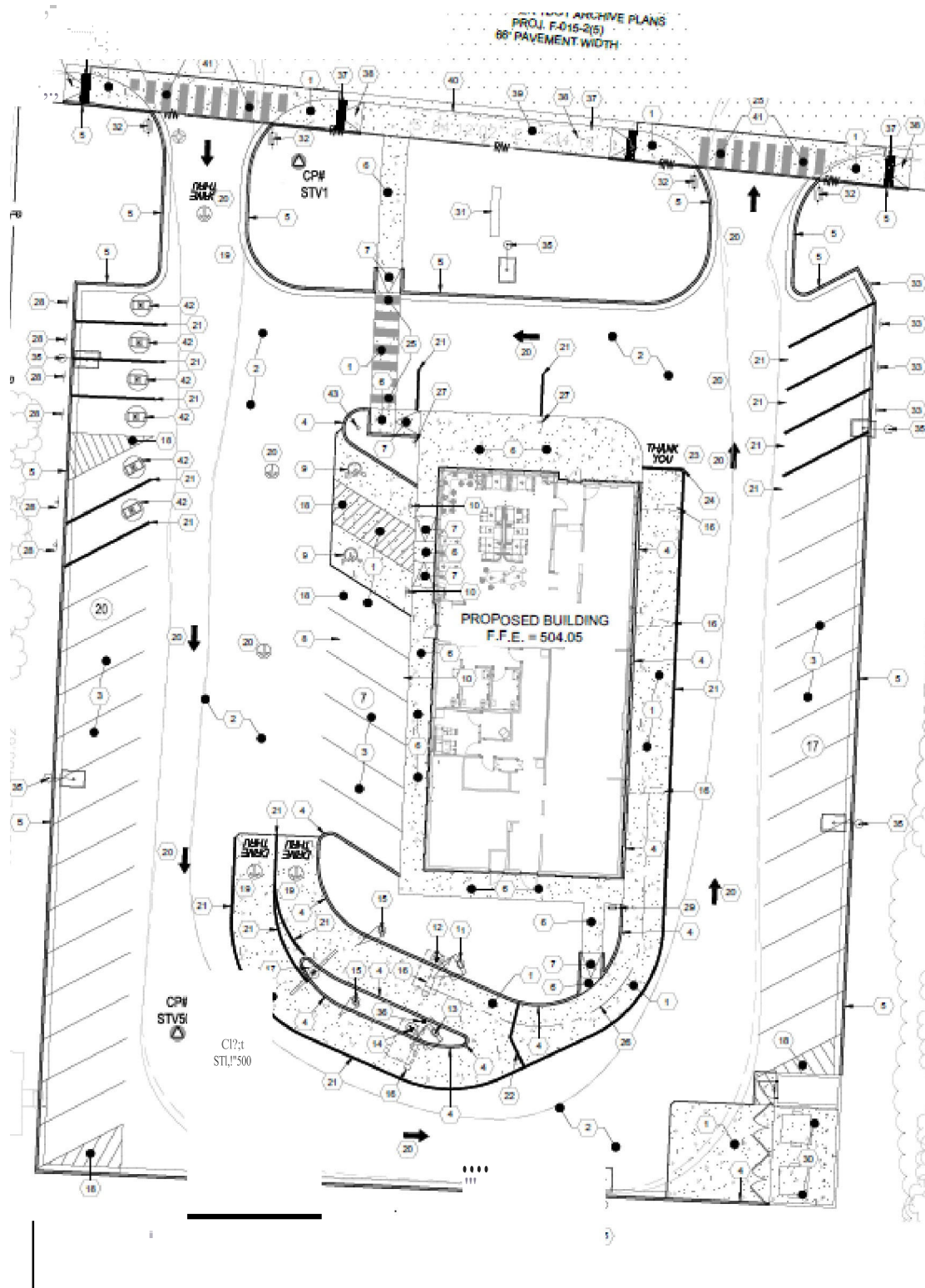
Not included in this site plan package is documentation indicating that TDOT has approved the location and design of the proposed driveways.

Recommendation – The staff planner recommends approving the site plan contingent TDOT Driveway approval and reconfiguring parking stall dimensions meeting the 200 square foot requirement.

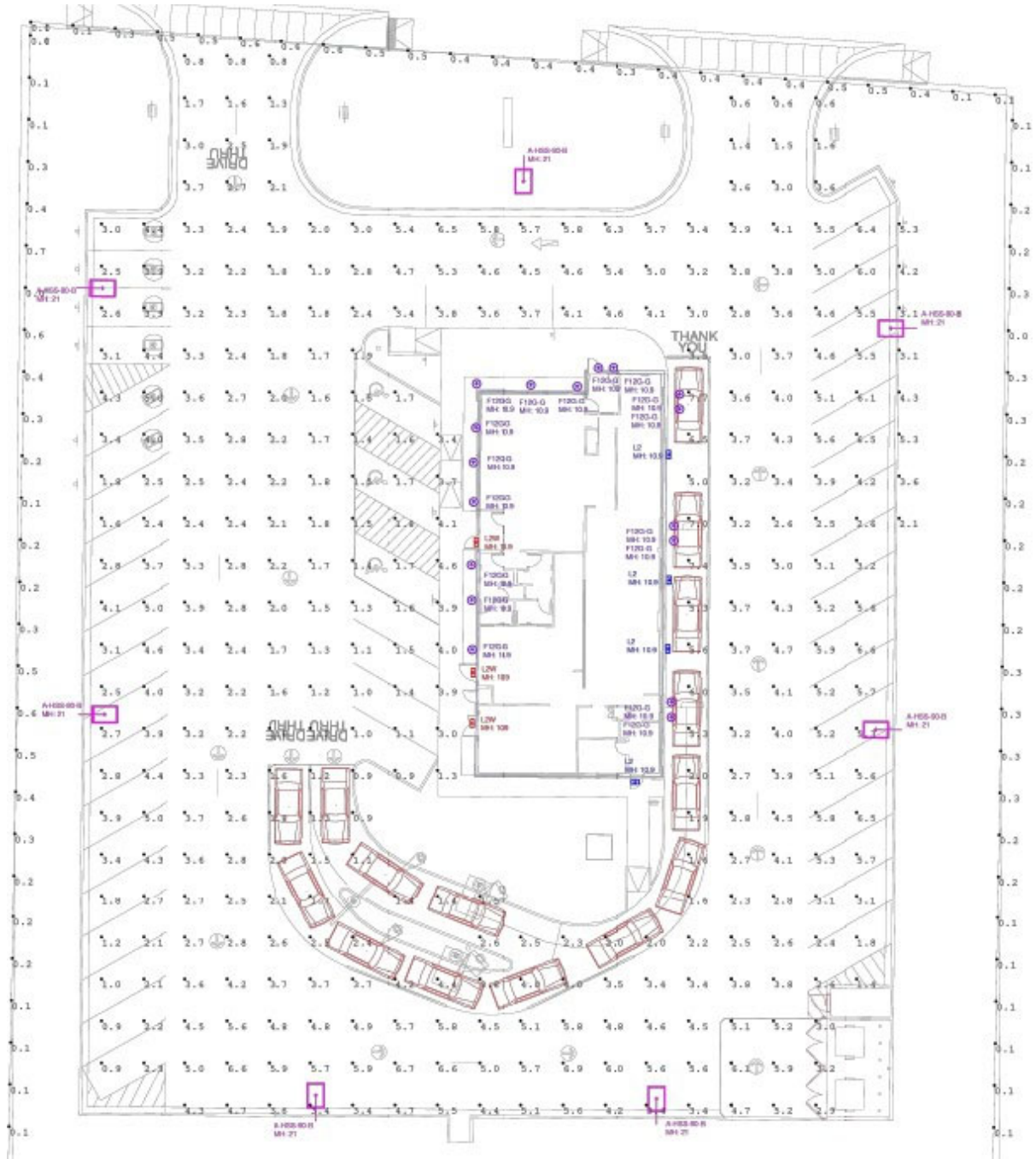
Existing Conditions



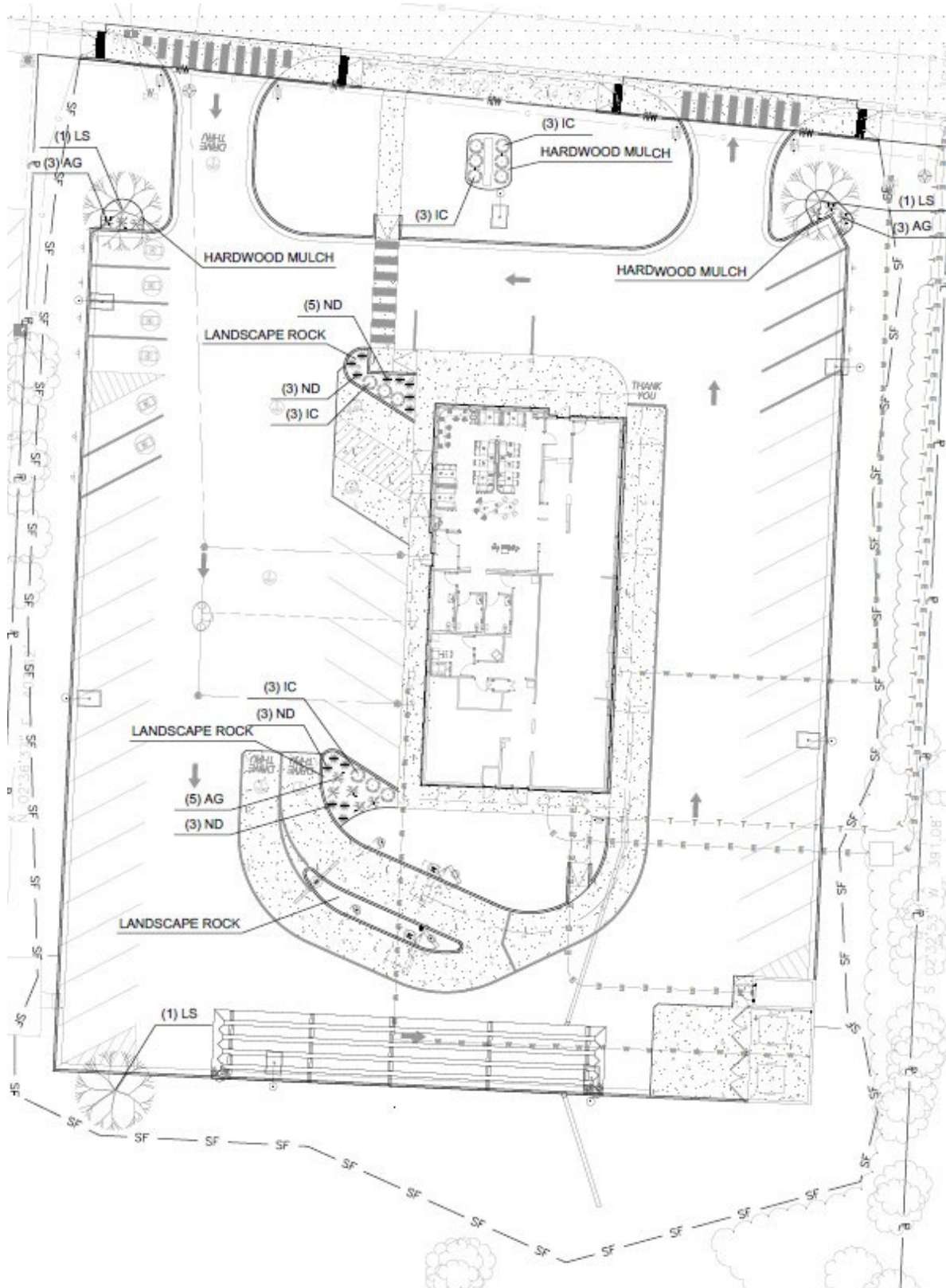
Site Plan



Lighting Plan



Landscaping Plan



The following are training links should you wish to explore additional training opportunities. All are free to view.

Recent training events:

Webinar on Public Chapter 1044. This law goes into effect on January 1, 2026, and applies to response timelines for developments.

- Watch the Recording: <https://youtu.be/3ZUrzMfIWM0>
- Copy of the presentation: [PC 1044 Webinar Presentation](#)

Ohio APA Sponsored webinars – Upcoming programs do require you to register to receive the webinar credentials. Ohio APA Website has upcoming and past webcasts.

https://ohioplanning.org/aws/APAOH/pt/sp/webcast_home_page

Tennessee APA Recorded Training Sessions – Free. No registration required.

<https://tennessee.planning.org/knowledge-center/videos/>

Other Training Options.

Tennessee Association of Floodplain Managers – Free. No registration required.

<https://www.youtube.com/channel/UC9Z8ViDiKCt95d53L40ly6Q>

BZA TRAINING – Some questions from audience are hard to hear

<https://www.youtube.com/watch?v=tuyx6JRjy6k&t=427s>

Knoxville BZA gavel to gavel tape

<https://www.youtube.com/watch?v=t8RtcVSJVPw>

**CITY OF ADAMSVILLE'S MUNICIPAL PLANNING COMMISSION
SIGN IN SHEET FOR _____**

NAME

ADDRESS

TOPIC