

MEMORANDUM

TO: Morrison Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: February 14, 2023

SUBJECT: February 21, 2023 Planning Commission Meeting

The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, February 21, 2023 at 5 P. M. at Morrison City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of November 15, 2022 minutes.
3. Consideration of final subdivision plat for property located on Old Well Road (Northcutt Division)*
4. Staff Report—McClaran Division*
5. Consideration of request to rezone property located on West Maple Street, further described as Map 101, Parcel 022.00, from A-1 (Agriculture) to I-1 (Industrial) (PLAN LLC Request).
6. Other business as necessary.
5. Adjourn.

CTL

***See Agenda Review**

Members:

_____ Roger Smith _____ Archie Driver _____ Eric Walker

_____ William Dillard _____ Joe Hefner _____ Mayor Sue Anderson

Others: _____

Agenda Review

Northcutt Division—Final

William Northcutt submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Old Well Road. The proposed new lot would consist of 1.34 acres, two (2) existing residential structures and two (2) existing accessory structures. The proposed new lot would require a fifteen (15) feet side setback variance and a field line easement from the adjoining northern property. The proposed new lots are served by an existing six (6) inch water line and would comply with the requirements of the subdivision regulations.

McClaran Division—Final

Diane McClaran submitted a final subdivision plat for the purpose of subdividing 5.68 acres into two (2) proposed new lots located on Manchester Highway. Lot 1 would consist of 4.35 acres and an existing residential structure. Lot 2 would consist of 1.33 acres and an existing residential structure. The proposed new lots are served by a twelve (12) inch water line, an existing eight (8) inch sewer line and would comply with the requirements of the zoning ordinance and the subdivision regulations.

Members:

_____ Roger Smith _____ Archie Driver _____ Eric Walker

_____ William Dillard _____ Joe Hefner _____ Mayor Sue Anderson

Others: _____

**REPORT OF MEETING
MORRISON REGIONAL PLANNING COMMISSION
NOVEMBER 15, 2022**

MEMBERS PRESENT

Joe Hefner
Archie Driver
Roger Smith

MEMBERS ABSENT

Eric Walker
William Dillard

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Myra Walker
Don Alexander
David Graham
Danny Wamble
Sue Anderson, Mayor

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the regularly scheduled meeting of the Morrison Regional Planning Commission was called to order by Chairman Roger Smith at 5:15 p.m. on Tuesday November 15, 2022 at Morrison City Hall.

ITEM 2: APPROVAL OF JULY 19, 2022 MINUTES

The minutes from the July 19, 2022 Planning Commission meeting were presented to the members for approval. A motion was made by Joe Hefner to approve the minutes as written. The motion was seconded by Archie Driver and the minutes were approved with a unanimous vote.

ITEM 3: CONSIDERATION OF REQUEST TO REZONE PROEPRTY LOCATED ON WEST MAPLE STREET, FURTHER DESCRIBED AS MAP 101, PARCEL 022.00 FROM A-1 (AGRICULTURE) TO I-1 (INDUSTRIAL) (PLAN LLC REQUEST)

David Graham of McNeilus Steel Inc and Don Alexander of the Warren County Industrial Development Board presented a request to rezone property located on West Maple Street, further described as Map 101, Parcel 022.00, from A-1 (Agriculture) to I-1 (Light Industrial). Graham stated that the purpose of the rezoning was to establish a manufacturing facility. Graham stated that the proposed operation would be to obtain steel, customize the steel and then distribute the steel to other entities. Graham stated that the reason that this parcel was attractive was due to the access to rail on the northern side of the property. Graham also stated that the initial plans are to have the plant operational 24 hours a day. Staff Planner informed Graham that if the property were to be rezoned that the property would need to have screening and that a buffering agent would need to be added to the eastern boundary. Staff also stated that if rezoned, a site plan would need to approved by the building inspector before construction could begin, After discussion, Joe Hefner made a motion to recommend that the Board of Mayor and Aldermen rezone the aforementioned property from A-1 to I-1. Archie Driver seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF REQUEST TO REZONE PROEPRTY LOCATED ON DIEMER DRIVE, FURTHER DESCRIBED AS MAP 101, PARCEL 011.22 FROM A-1 (AGRICULTURE) TO R-2 (HIGH DENSITY RESIDENTIAL) (CRDC REQUEST)

Staff Planner presented a request on behalf of the Cumberland Regional Development Corporation to rezone property located on Diemer Drive, further described as Map 101, Parcel 011.22, from A-1 (Agriculture) to R-2 (High Density Residential). Staff Planner stated the reason for the request is to establish a multi-family residential structure. Staff stated that there is an existing multi-family residential structure located on the adjoining northern parcel. Staff also stated that if rezoned, a site plan would need to approved by the building inspector before construction could begin, After discussion, Joe Hefner made a motion to recommend that the Board of Mayor and Aldermen rezone the aforementioned property from A-1 to R-2. Archie Driver seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON MANCHESTER HIGHWAY (SHREIBMAN REQUEST)

Danny Wamble presented a preliminary plat on behalf of Amnon Shreibman for the purpose of subdividing 155.49 acres into twenty-seven (27) proposed new lots for property located on Manchester Highway. The proposed new lots would range in size from 0.87 acres to 14.42 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned C-2 (General Commercial) and would be served by a proposed eight (8) inch water line, a proposed eight (8) inch sewer line, fifteen (15) proposed fire hydrants and five (5) proposed city streets. The proposed new lots comply with the zoning ordinance and the subdivision regulations. Wamble stated that Phase I would consist of lots 1 through 15 with the exception of lots 3, 4, 5, and 6. Wamble stated that lots 1, 2, 7, 8, 9, and 10 would be for commercial use and that lots 11 through 15 would be for multi-family residential use. Wamble stated that TDOT driveway permits would need to be obtained. Staff Planner stated that all infrastructure would need to be in place or a surety instrument would need to be issued for the completion of the infrastructure before final approval could be granted. After discussion, Archie Driver made a motion to approve the preliminary plat. Joe Hefner seconded and the motion passed with a vote of all ayes.

ITEM 6: STAFF REPORT

Staff Planner presented a report for three (3) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Holt Division—Final

Lynorra Holt presented a final subdivision plat for the purpose of subdividing 3.77 acres into two (2) proposed new lot for property located on Vervilla Road. Lot 1 would consist of 1.35 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 2.41 acres, an existing residential structure and four (4) existing accessory structures. The proposed new lots would be served by an existing six (6) inch water line and would comply with the subdivision regulations.

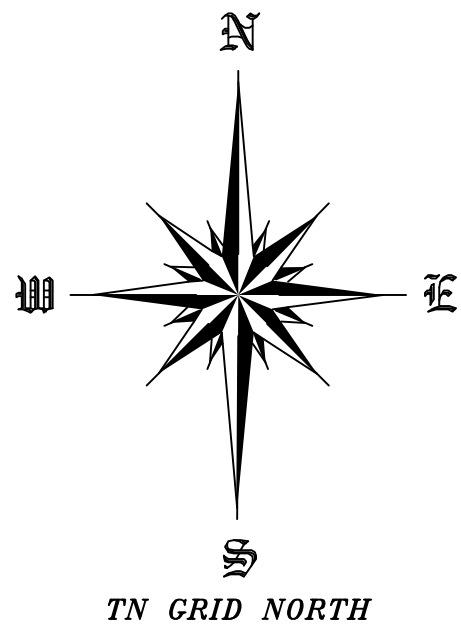
Warren County Solid Waste Division—Final

Warren County Solid Waste presented a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Sunny Acres Road. The proposed new lot would consist of 1.50 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line, an existing eight (8) inch sewer line and would comply with the subdivision regulations and the zoning ordinance.

Brown Combination—Final

April Brown presented a final combination plat for the purpose of combining three (3) existing lots into two (2) proposed new lots for property located on Lake Villa Circle. After the combination, Lot 1 would consist of 0.88 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 1.31 acres, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with the subdivision regulations.

With no other business to discuss, Joe Hefner made a motion to adjourn the meeting. Archie Driver seconded and the motion passed with a vote of all ayes.



BILLY & CONNIE GEORGE
TAX ID: 079 025.07
RECORD BOOK 389 - PAGE 622

WILLIAM & VICKIE
NORTHCUTT
TAX ID: 079 049.01
RB 579 - PG 759

②
WILLIAM RAY &
JOYCE NORTHCUTT
(REMAINING PROPERTY)
DEED BOOK 184 - PAGE 449
TAX ID: 079 049.00

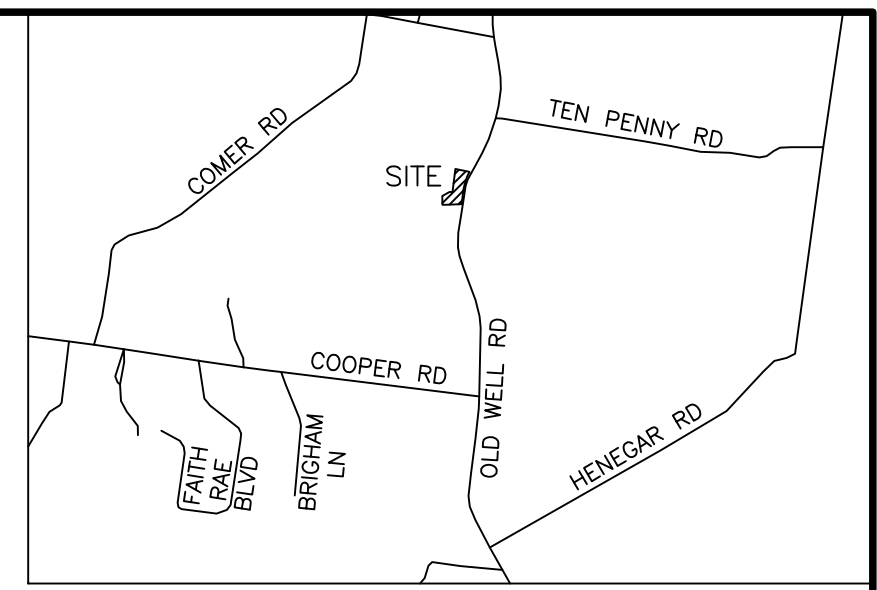
①
58345 SQ. FT.±
1.34 AC.±

N: 477450.68
E: 2001211.88
HUB NAIL WITH
PLASTIC DISC

N: 477382.31
E: 2001459.20

TERRIE PACK
TAX ID: 084 003.01
RB 494 - PG 518

DARLENE BROWN CANTRELL
TAX ID: 084 003.00
RECORD BOOK 268 - PAGE 130



VICINITY MAP
NOT TO SCALE

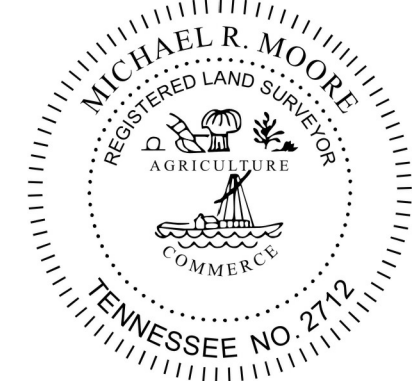
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT ONE (1).
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD", ZONE "AE", ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0120D, DATED SEPTEMBER 26, 2008.
3. ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD AND/OR CONTACT FROM THE APPROPRIATE UTILITY DEPARTMENT. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
4. SETBACK REQUIREMENTS ARE SHOWN AS 40' FRONT / 15' SIDE / 15' REAR YARD.
5. THERE SHALL BE AN EASEMENT ON THE REMAINING PROPERTY OF WILLIAM RAY NORTHCUTT AND JOYCE NORTHCUTT FOR MAINTENANCE ONLY OF THE EXISTING SSD SYSTEM CONNECTED TO THE MOBILE HOME SHOWN HEREON. IN THE EVENT THAT THE MOBILE HOME IS REMOVED, THIS EASEMENT SHALL DISSOLVE.

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 10-10-22 and 12-21-22 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83_NO_TRANS; Geoid: g2017au7. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99990734 centered upon the control point shown hereon.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.



Date _____ Registered Land Surveyor

LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- △ MONUMENT NEITHER SET NOR FOUND
- ◇ 1/2" IRON PIPE (OLD)
- ▲ CONTROL POINT
- ⊙ WATER METER
- ⊕ POWER POLE
- X— FENCE
- W — WATER LINE
- EDGE OF GRAVEL
- E — OVERHEAD ELECTRIC
- PROPERTY BOUNDARY



1 INCH = 100 FEET

LINE	BEARING	DISTANCE
L1	N 89°32'55" W	27.80'
L2	N 01°04'39" W	96.54'
L3	N 61°07'06" E	89.54'
L4	S 89°02'32" E	33.12'
L5	S 78°23'37" E	154.88'

C1	549.68'	210.04'	208.76'	S 18°06'36" W	21°53'34"
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CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed

County Road Supervisor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Morrison Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Morrison Planning Commission.

Date Signed

Surveyor's Signature

208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place.

Date Signed

Water Utility District Representative

CERTIFICATION OF APPROVAL FOR RECORDING

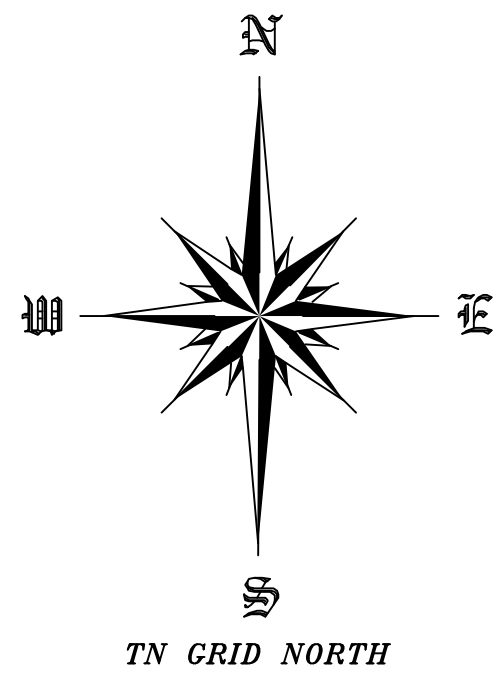
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Morrison Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Morrison Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

Date Signed

Secretary, Morrison Regional Planning Commission

**FINAL PLAT
FOR
WILLIAM & JOYCE NORTHCUTT
PRESENTED TO
MORRISON REGIONAL PLANNING COMMISSION**

DEVELOPER: WILLIAM & JOYCE NORTHCUTT	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 1791 OLD WELL ROAD MORRISON, TN 37357	ADDRESS: 208 N. CHANCERY STREET MCMINNVILLE, TN 37110
TELEPHONE:	TELEPHONE: 931-473-1088
DB 184 - PG 449	ACREAGE: 1.34 ACRES ±
TAX ID: 079 049.00	NUMBER OF LOTS: ONE
SCALE: 1" = 100'	DATE: 12-21-22
PROJECT # 22208	10TH CIVIL DISTRICT WARREN COUNTY



Approval is hereby granted for lot 2 defined as Diane McClaran Division, Warren County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

- Shading on lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

- Lot 2 is approved for use with utility water only.

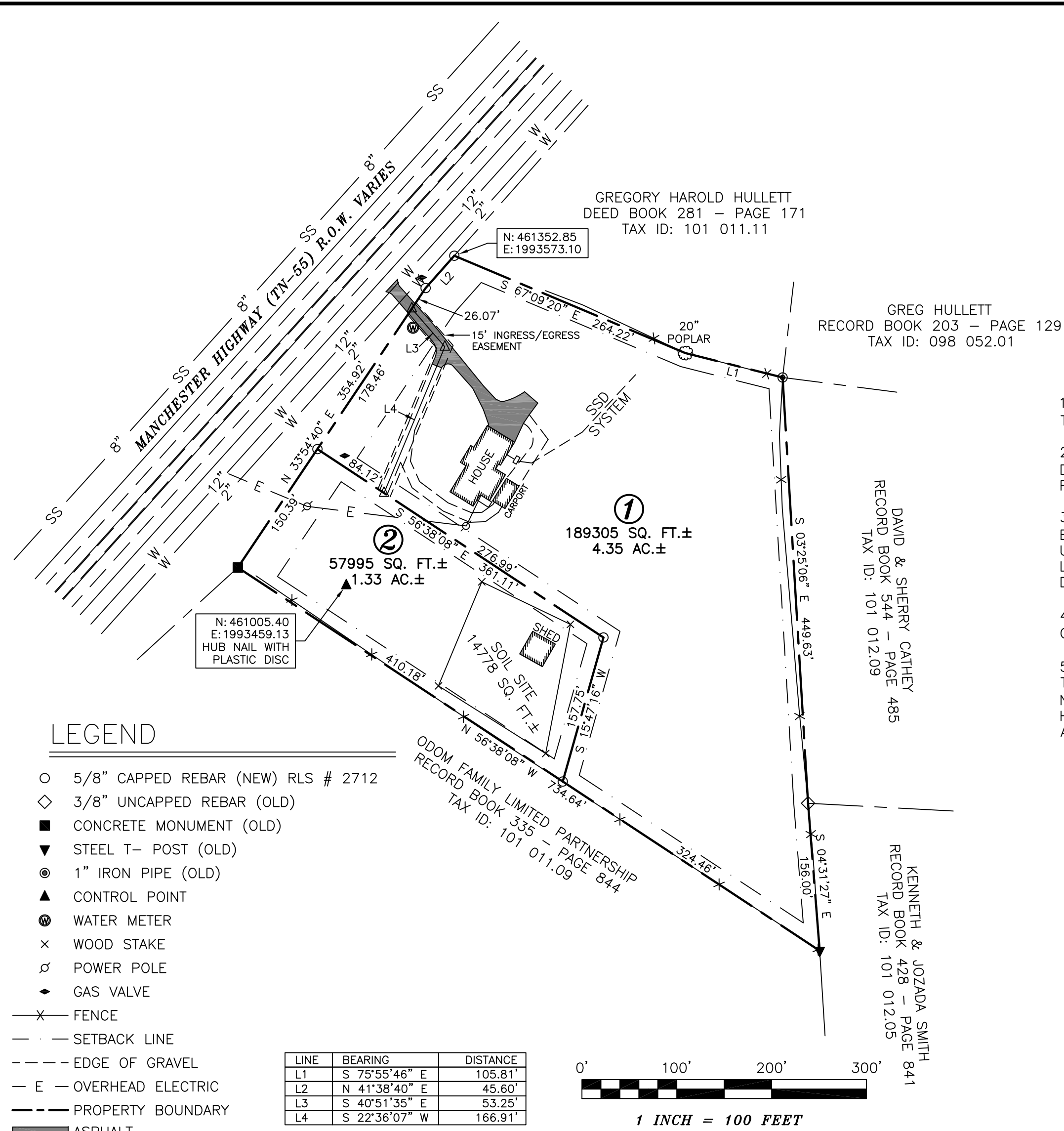
- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.

- Lot 2 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 bedrooms.

- Lot 2 may require the installation of an Interceptor Drain.

- Lot 2 may require pump system to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

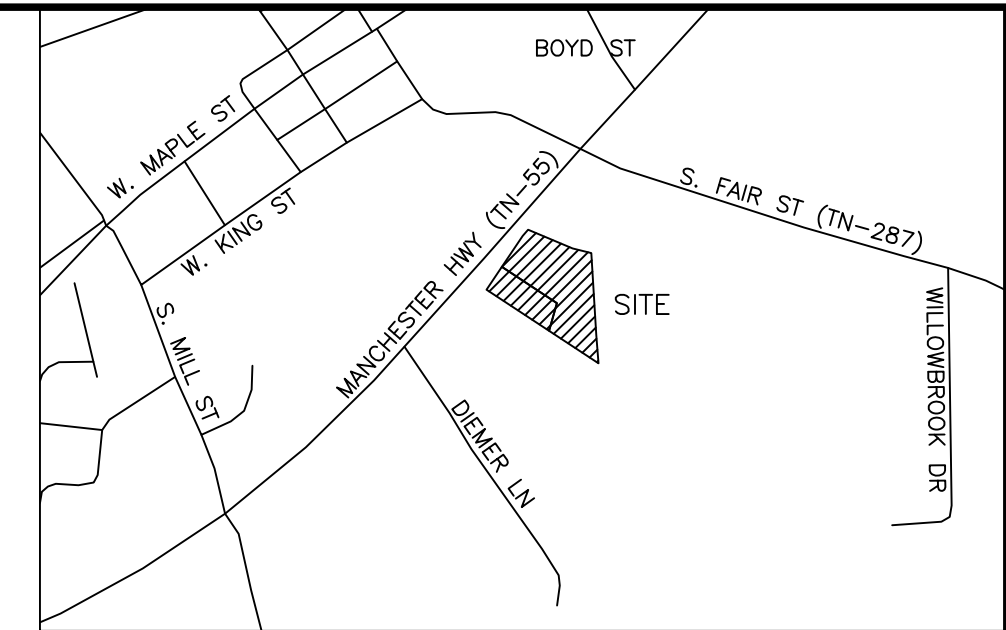
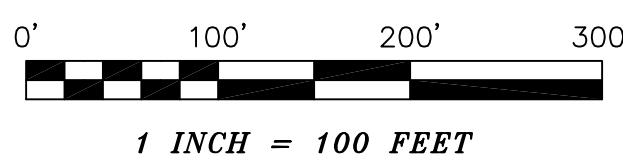
- Lot 1 "This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of this lot or the existing system."



LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- ◇ 3/8" UNCAPPED REBAR (OLD)
- CONCRETE MONUMENT (OLD)
- ▼ STEEL T- POST (OLD)
- 1" IRON PIPE (OLD)
- ▲ CONTROL POINT
- ⊙ WATER METER
- × WOOD STAKE
- ⊘ POWER POLE
- ◆ GAS VALVE
- X — FENCE
- - - SETBACK LINE
- - - - EDGE OF GRAVEL
- E - OVERHEAD ELECTRIC
- - - - PROPERTY BOUNDARY
- ▬ ASPHALT

LINE	BEARING	DISTANCE
L1	S 75°55'46" E	105.81'
L2	N 41°38'40" E	45.60'
L3	S 40°51'35" E	53.25'
L4	S 22°36'07" W	166.91'



VICINITY MAP
NOT TO SCALE

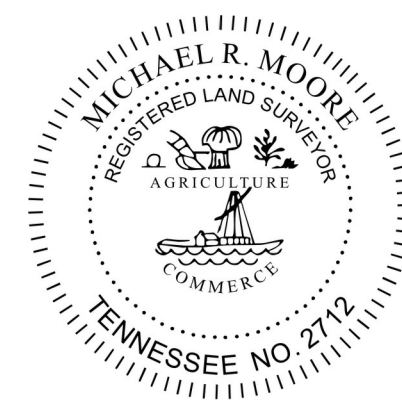
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE LOTS ONE (1) AND TWO (2).
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0225D, DATED SEPTEMBER 26, 2008.
- ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD AND/OR CONTACT FROM THE APPROPRIATE UTILITY DEPARTMENT. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
- SETBACK REQUIREMENTS ARE SHOWN AS 40' FRONT / 30' SIDE ON CORNER LOTS / 15' SIDE / 15' REAR.
- MANCHESTER HIGHWAY (TN-55) IS OWNED AND MAINTAINED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION. THIS PLAT DOES NOT GUARANTEE INGRESS/EGRESS OR ACCESS FROM MANCHESTER HIGHWAY. AN ACCESS PERMIT WILL BE REQUIRED FROM TDOT FOR ANY NEW ACCESS POINT ON MANCHESTER HIGHWAY.

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 12-20-22 and 1-9-23 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83_NO_TRANS; Geoid: g2017au7. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99990990 centered upon the control point shown hereon.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.



Date _____ Registered Land Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place.

Date Signed _____ Water Utility District Representative _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Morrison Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Morrison Planning Commission.

Date Signed _____ Surveyor's Signature _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Morrison Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Morrison Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

Date Signed _____ Secretary, Morrison Regional Planning Commission

**FINAL PLAT
FOR
DIANE MCCLARAN
PRESENTED TO
MORRISON REGIONAL PLANNING COMMISSION**

DEVELOPER: DIANE MCCLARAN	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 10157 MANCHESTER HIGHWAY	ADDRESS: 208 N. CHANCERY STREET
MORRISON, TN 37357	MCMINNVILLE, TN 37110
TELEPHONE: 931-607-3576	TELEPHONE: 931-473-1088
DB 251 - PG 745	ACREAGE: 5.68 ACRES ±
TAX ID: 101 011.08	NUMBER OF LOTS: TWO (2)
SCALE: 1" = 100'	DATE: 1-9-23
PROJECT # 22251	10TH CIVIL DISTRICT WARREN COUNTY

MOORE
LAND SURVEYS
208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM