

MEMORANDUM

TO: Morrison Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: September 12, 2023

SUBJECT: September 19, 2023 Planning Commission Meeting

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The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, September 19, 2023 immediately following the Board of Zoning Appeals meeting at Morrison City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of June 20, 2023 minutes.
3. Consideration of final subdivision plat for property located at 7805 Manchester Highway (Medley Division)\*
4. Staff Report—Homeland Community Bank Division and Dyer Division\*
5. Other business as necessary.
6. Public Comment Period.
7. Adjourn.

CTL

**\*See Agenda Review**

Members:

\_\_\_\_\_ Roger Smith \_\_\_\_\_ Archie Driver \_\_\_\_\_ Eric Walker

\_\_\_\_\_ William Dillard \_\_\_\_\_ Joe Hefner \_\_\_\_\_ Mayor Sue Anderson

Others: \_\_\_\_\_

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**Agenda Review**

**Medley Division—Final**

Billy Medley submitted a final subdivision plat for the purpose of subdividing 3.12 acres into two (2) proposed new lots located at 7805 Manchester Highway. Lot 1 would consist of 2.05 acres and an existing structure. Lot 2 would consist of 1.07 acres, an existing residential structure and an existing accessory structure. The proposed new lot would require two (2) fifty (50) foot road frontage variances. The proposed new lots are served by an existing water line, an existing sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

**Homeland Community Bank Division—Final**

Homeland Community Bank submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Manchester Highway. The proposed new lot would consist of 0.234 acres and is currently vacant. The proposed new lots are served by an existing twelve (12) inch water line, an existing sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

**Dyer Division—Final**

Ashley Dyer submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Morrison Viola Road. The proposed new lot would consist of 0.585 acres and an existing residential structure. The proposed new lots are served by an existing six (6) inch water line and would comply with all other requirements of the subdivision regulations.

Members:

\_\_\_\_\_ Roger Smith \_\_\_\_\_ Archie Driver \_\_\_\_\_ Eric Walker

\_\_\_\_\_ William Dillard \_\_\_\_\_ Joe Hefner \_\_\_\_\_ Mayor Sue Anderson

Others: \_\_\_\_\_

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**REPORT OF MEETING  
MORRISON REGIONAL PLANNING COMMISSION  
JUNE 20, 2023**

**MEMBERS PRESENT**

Joe Hefner  
Archie Driver  
William Dillard  
Eric Walker  
Roger Smith

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

See Attached Sign In Sheet

**MEMBERS ABSENT**

None

**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 William Dillard at 5:15 p.m. on Tuesday June 20, 2023 at Morrison City Hall.

**ITEM 2: APPROVAL OF FEBRUARY 21, 2023 MINUTES**

The minutes from the February 21, 2023 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 FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON TENPENNY ROAD (MOORE DIVISION)**

Surveyor Michael Moore presented a final plat on behalf of Teresa Moore for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Tenpenny Road. The proposed new lot would consist of 0.93 acres and an existing residential structure. The proposed new lot would require a twenty-five (25) foot road frontage variance. The proposed new lots are served by an existing six (6) inch water line and would comply with all other requirements of the subdivision regulations. After discussion, Joe Hefner made a motion to grant the aforementioned variance request and to approve the submitted final plat pending that all required signatures be obtained. Archie Driver seconded and the motion passed with a vote of all ayes.

**ITEM 4: STAFF REPORT**

Staff Planner presented a report for two (2) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

**Holdings LLC Division—Final**

Holdings LLC submitted a final subdivision plat for the purpose of subdividing 5.63 acres into two (2) proposed new lots located on John Lawson Road. Lot 1 (shown as Lot 32A) would consist of 3.01 acres and an existing residential structure. Lot 2 (shown as Lot 32B) would consist of 2.62 acres and is currently vacant. The proposed new lots are served by a six (6) inch water line and would comply with the requirements of the subdivision regulations.

**Owens Division—Final**

Kasey Owens submitted a final subdivision plat for the purpose of subdividing 1.84 acres into two (2) proposed new lots located on Vervilla Road. Lot 1 (shown as Lot 62A) would consist of 0.68 acres and is currently vacant. Lot 2 (shown as Lot 62B) would consist of 1.16 acres and is currently vacant. The

proposed new lots are served by a six (6) inch water line and would comply with the requirements of the subdivision regulations.

**ITEM 5: TRAINING—NEW STATE LAWS REGARDING THE PLANNING COMMISSION**

In accordance with the requirements of TCA 13-4-101, Staff Planner provided training on New State Laws Regarding the Planning Commission. One (1) hour training credit was given to each member in attendance, and it will be applied to the four (4) hours of continuing education required of all Planning Commission members in a calendar year.

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

CTL

Please PRINT in all columns

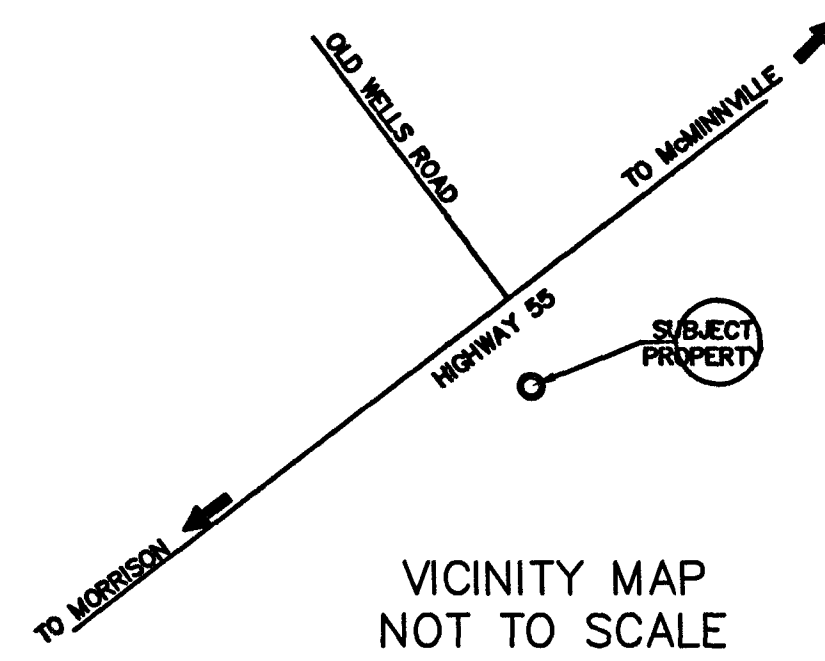
	Name	Address	Arrival Time
1	Michael Moore	208 N. Cheney St.	5:00
2	Michael Green	34 Bates Rd	5:00
3	Teresa Moore	220 Hidden Ln	5:00
4			
5			
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22			

**SURVEY FOR DIVISION**

OWNERS: BILLY J. MEDLEY AND WIFE,  
 LAURA F. MEDLEY AS RECORDED IN DEED BOOK 343, P. 283; ROWCT.  
 LYING IN THE TENTH CIVIL DISTRICT  
 WARREN COUNTY, TENNESSEE  
 BEING ALL OF MAP 097, PARCEL 051.01  
 ZONED: RESIDENTIAL

SETBACKS:  
 FRONT = 30'  
 REAR = 15'  
 SIDE = 15'

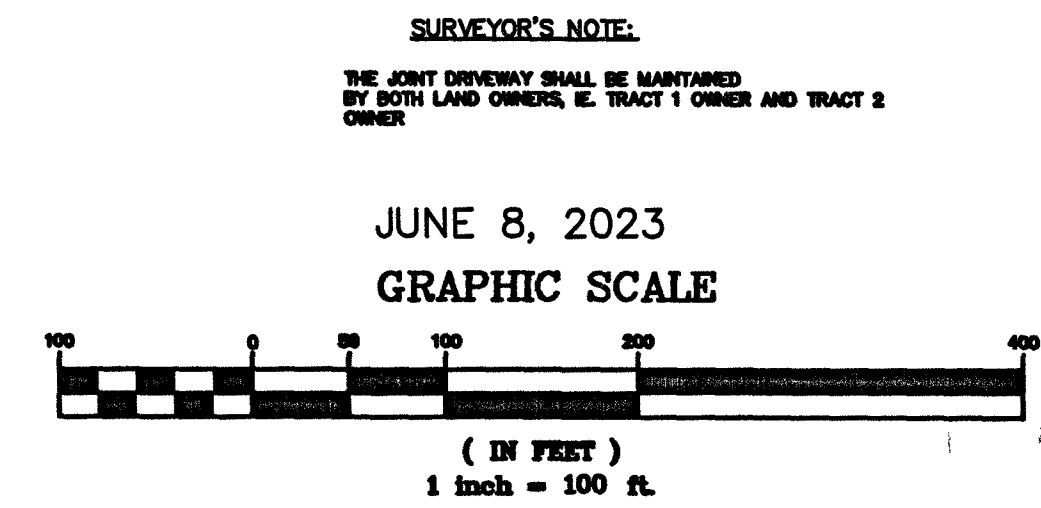
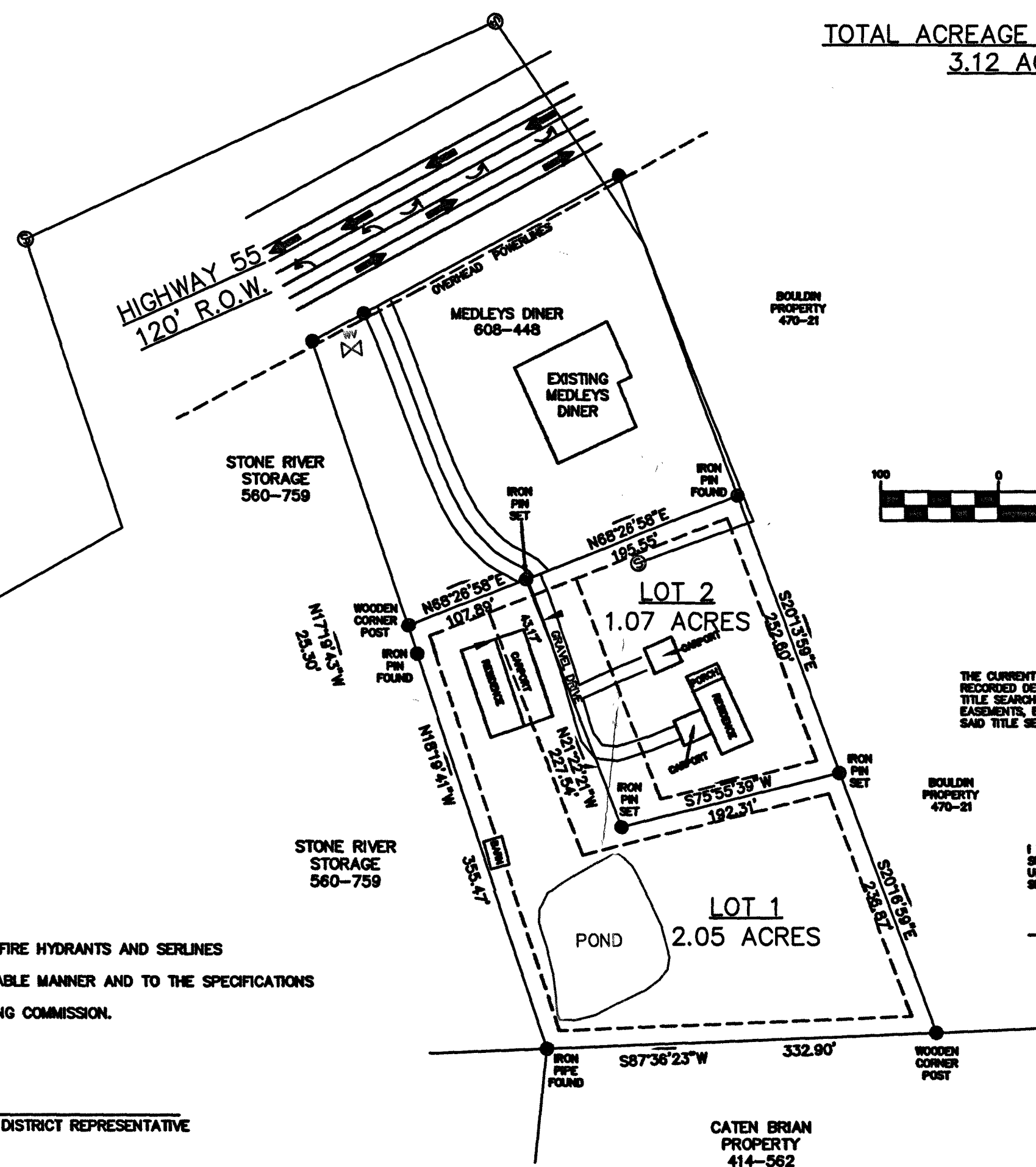
TOTAL ACREAGE BEING DIVIDED  
 3.12 ACRES



**CERTIFICATE OF APPROVAL OF WATER AND SEWER**

I HEREBY CERTIFY THAT WATERLINES, FIRE HYDRANTS AND SERLINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND TO THE SPECIFICATIONS REQUIRED BY THE MORRISON PLANNING COMMISSION.

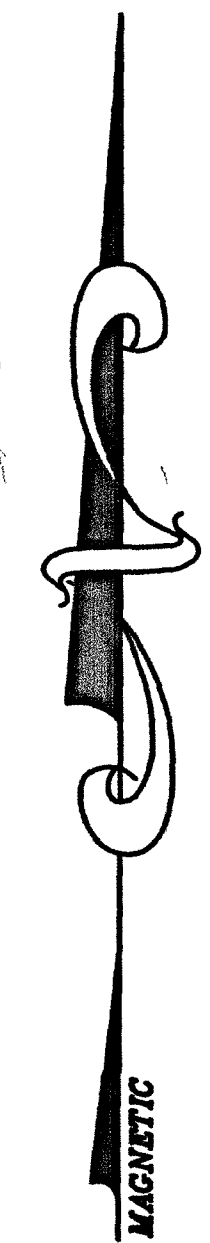
DATE \_\_\_\_\_ WATER UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_



THE CURRENT SURVEY WAS COMPLETED USING THE MOST RECENT RECORDED DEEDS AND WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID TITLE SEARCH WOULD REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY B SURVEY, AND THE RATIO OF THE PRECISION OF THE UNQUALIFIED SURVEY IS GREATER THAN 7,000:1 AS SHOWN HEREON.

DATE: 6/8/23



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE MORRISON PLANNING COMMISSION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE MORRISON PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WARREN COUNTY, TENNESSEE.

DATE \_\_\_\_\_



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) 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 (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE \_\_\_\_\_ OWNER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ 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 AND 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 \_\_\_\_\_ REGISTERED ENGINEER OR SURVEYOR  
RLS#2171

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 \_\_\_\_\_ MAYOR OR COUNTY ROAD SUPERVISOR \_\_\_\_\_

CERTIFICATION OF EXISTING WATER LINES AND/OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES, SEWER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE \_\_\_\_\_ WATER/SEWER UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_

CERTIFICATE 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.

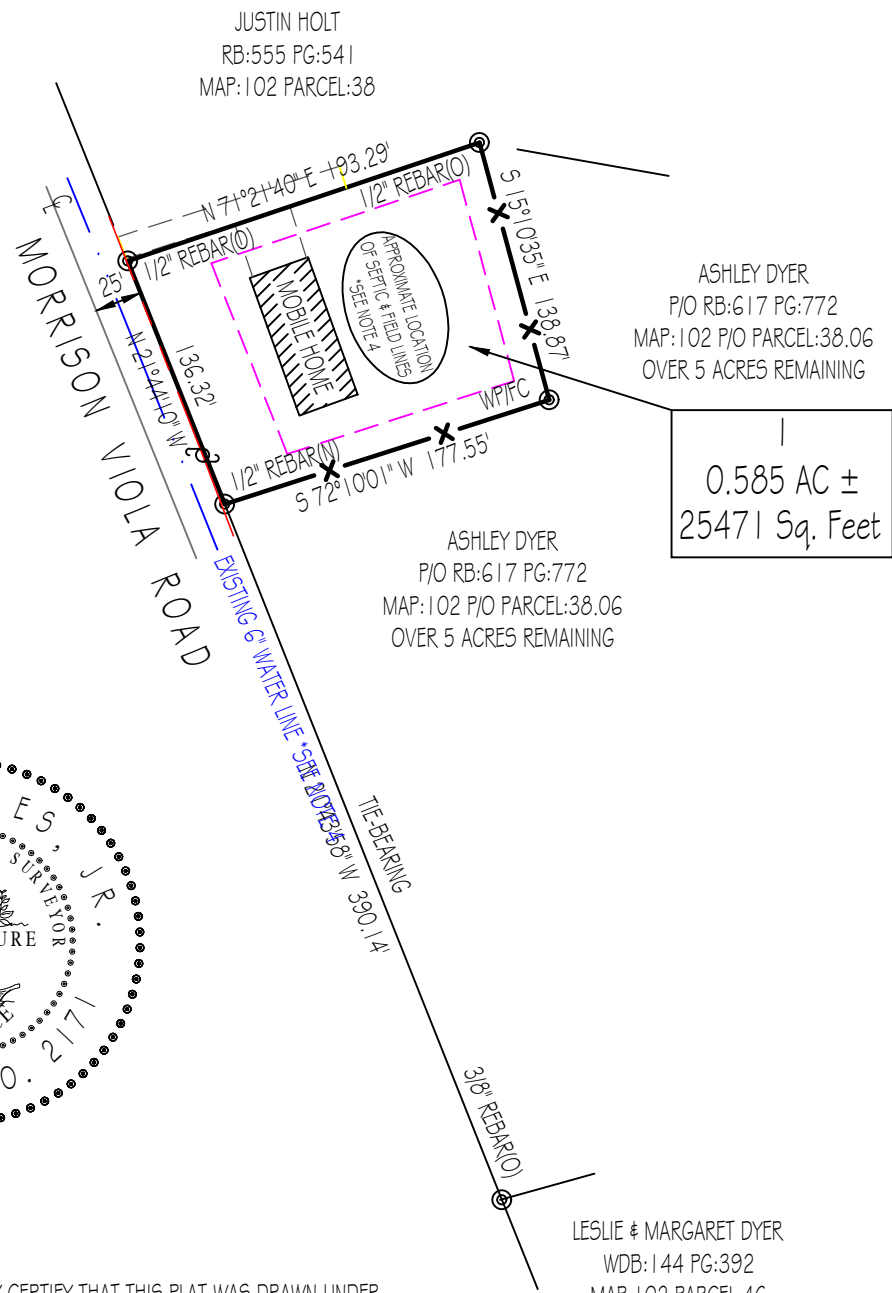
DATE \_\_\_\_\_ SECRETARY, MORRISON REGIONAL PLANNING COMMISSION \_\_\_\_\_



GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

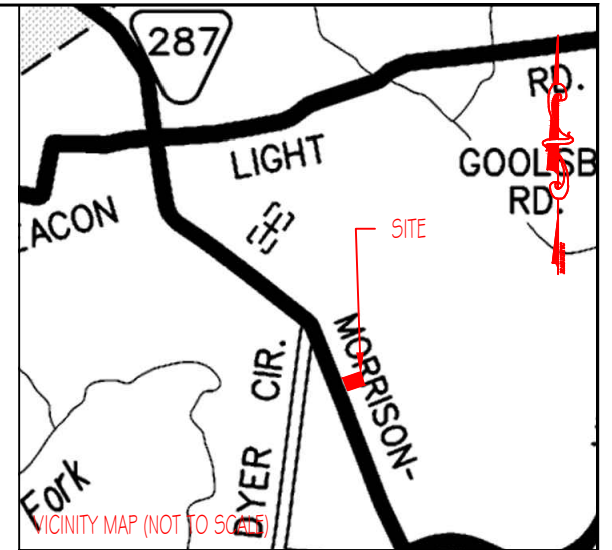
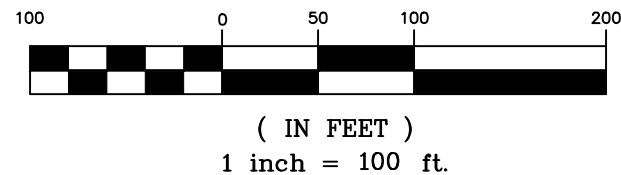
- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 08/28/2023
- D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99991265
- H: CONVERGENCE ANGLE - 0°3'47"



LEGEND

- (N) (NEW)
- (O) (OLD)
- ⊥ CENTERLINE
- ⊕ POWER POLE
- X- FENCELINE
- FC FENCE CORNER
- WP WOOD POST

**GRAPHIC SCALE**



NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47177C0225D, EFFECTIVE SEPTEMBER 26, 2008.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 40'  
SIDE: 15'  
REAR: 15'

FINAL PLAT FOR	
<b>ASHLEY DYER DIVISION</b>	
PRESENTED TO MORRISON PLANNING COMMISSION	
DEVELOPER: ASHLEY DYER	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 2085 MORRISON VIOLA ROAD MORRISON, TN 37357	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (931) 607-2690	TELEPHONE: (931) 837-5446
P/O RB: 617 PG: 772	TAX MAP: 102 P/O PARCEL: 38.06
DATE: 08/28/2023	9TH C.D. - WARREN COUNTY, TN
SCALE: 1" = 100'	ACREAGE SUBDIVIDED: 0.585 AC ±
DRAWING #23-243 A3	NUMBER OF LOTS: 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE SIGNED \_\_\_\_\_ OWNERS SIGNATURE \_\_\_\_\_

DATE SIGNED \_\_\_\_\_ OWNERS 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 AND 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 \_\_\_\_\_ REGISTERED LAND SURVEYOR  
 R.L.S. #2171

**CERTIFICATE OF EXISTING WATER LINES AND/OR OTHER UTILITIES**  
 I HEREBY CERTIFY THAT THE WATER LINES, SEWER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE SIGNED \_\_\_\_\_ WATER/SEWER UTILITY DISTRICT REPR. \_\_\_\_\_

**CERTIFICATE 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 OR CITY ENGINEER \_\_\_\_\_

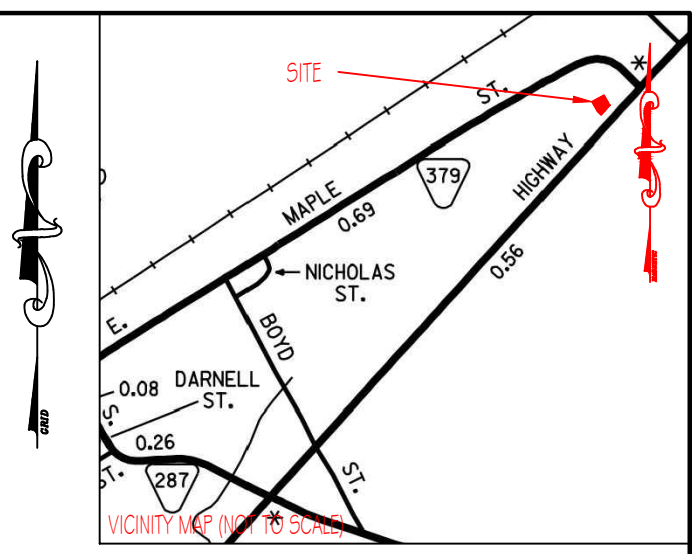
**CERTIFICATE OF STREET NAMES AND PROPERTY ADDRESSES**  
 I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED STREET NAMES AND ADDRESSES AS PER THE WARREN COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, THAT STREET NAME SIGNS HAVE BEEN INSTALLED, AND THAT HEREAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE SIGNED \_\_\_\_\_ DIRECTOR WARREN COUNTY E-91 BOARD \_\_\_\_\_

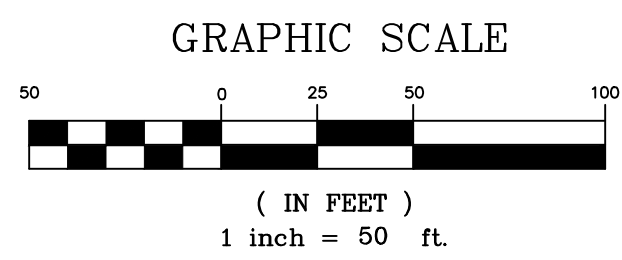
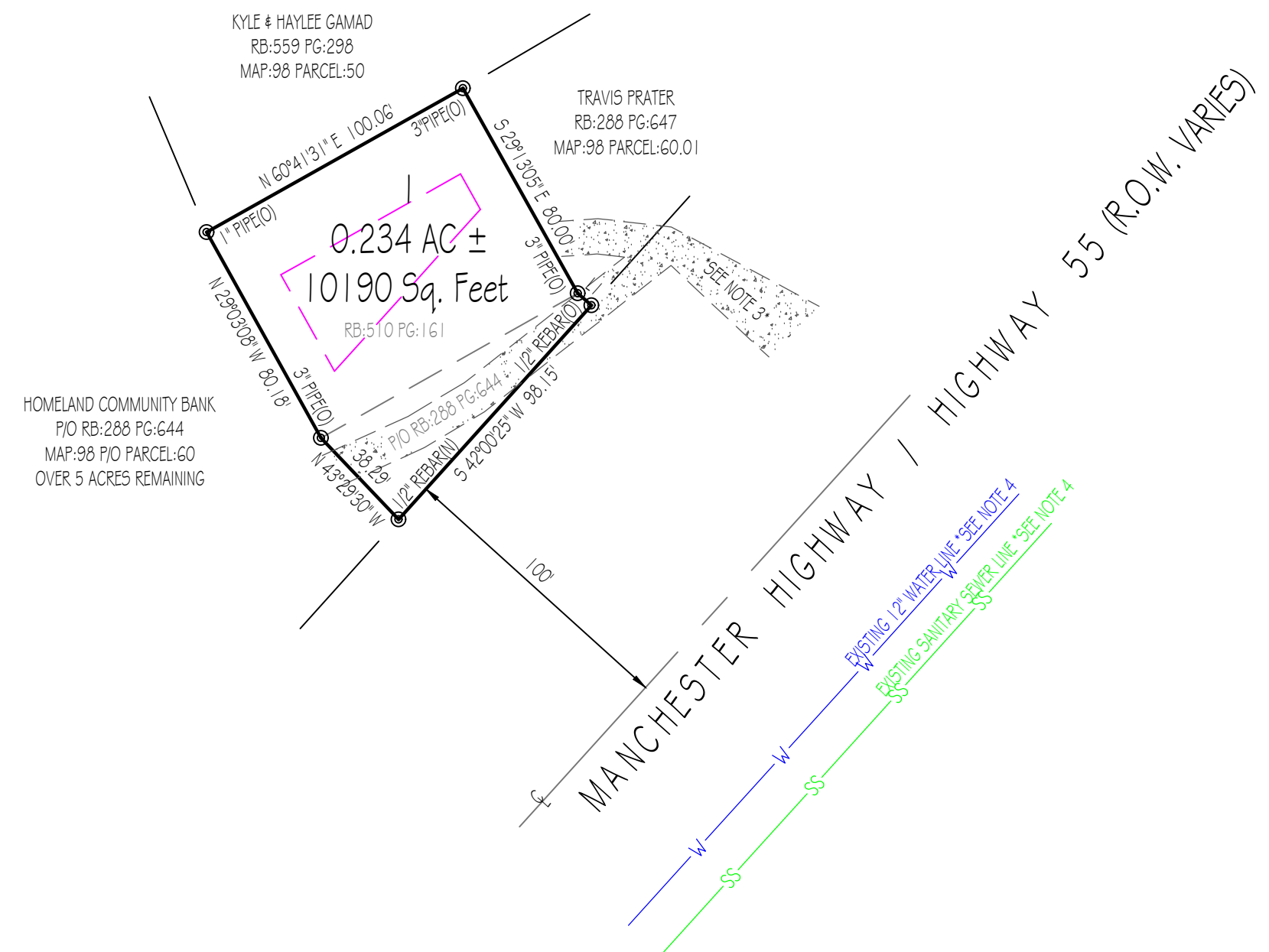
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MORRISON REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE MORRISON 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 \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S 48°43'40" E	6.21'



- NOTES:**
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
  2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
  3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47177C02250, EFFECTIVE SEPTEMBER 26, 2008.
  4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
  5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 50' (MAJOR THROUGHFARE - ZONING)  
 REAR: 25' (ZONING)  
 SIDE: 15'
  6. THIS PROPERTY IS SUBJECT TO EASEMENTS (SEE WDB:260 PG:950).
  7. PROPERTY IS LOCATED IN ZONE C-2 AND IS SUBJECT TO ALL ZONING REGULATIONS IN ZONE C-2.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.  
 RLS#2171



- LEGEND**
- (N) (NEW)
  - (O) (OLD)
  - CENTERLINE
  - POWER POLE
  - WATER LINE
  - SANITARY SEWER
  - ⊙ MAN HOLE

FINAL PLAT FOR	
HOMELAND COMMUNITY DIVISION	
PRESENTED TO CITY OF MORRISON PLANNING COMMISSION	
DEVELOPER: KEITH BOULDIN	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 900 NORTH CHANCERY ST.	ADDRESS: 38 MAYBERRY STREET
MCMINNVILLE, TN 37110	SPARTA, TN 38583
TELEPHONE: (931) 212-4685	TELEPHONE: (931) 837-5446
P/O RB:5EE PLAT	TAX MAP:98 PARCEL:51 # P/O 60
DATE: 07/13/2023	10TH C.D. - WARREN COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 0.234 AC ±
DRAWING #23-201 C	NUMBER OF LOTS: 1