



MEMORANDUM

TO: Morrison Regional Planning Commission Members  
FROM: Tommy Lee, Staff Planner  
DATE: February 13, 2024  
SUBJECT: February 20, 2024 Planning Commission Meeting

---

The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, February 20, 2024 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 November 21, 2023 minutes.
3. Consideration of preliminary subdivision plat for property located on Smartt Station Road (Hale Division)\*
4. Training—Annexation Procedures.
5. Other business as necessary.
6. Public Comment Period.
7. Adjourn.

CTL

**See Agenda Review**

Members:

\_\_\_\_\_ Roger Smith \_\_\_\_\_ Nate Baker \_\_\_\_\_ Eric Walker

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

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

---

**Agenda Review**

**Hale Division—Preliminary**

Adrian Hale submitted a preliminary subdivision plat for the purpose of subdividing 7.91 acres into seven (7) proposed new lots for property located on Smartt Station Road. The proposed new lots would vary in size from 1.08 acres to 1.15 acres and all of the proposed new lots are currently vacant. The proposed new lots are served by an existing six (6) inch water line, a proposed fire hydrant and would comply with the subdivision regulations. This property is located outside the corporate limits and is not subject to the requirements of the zoning ordinance.

Members:

\_\_\_\_\_ Roger Smith \_\_\_\_\_ Nate Baker \_\_\_\_\_ Eric Walker

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

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

---

**REPORT OF MEETING  
MORRISON REGIONAL PLANNING COMMISSION  
NOVEMBER 21, 2023**

**MEMBERS PRESENT**

Joe Hefner  
William Dillard  
Eric Walker

**MEMBERS ABSENT**

Archie Driver  
Roger Smith

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Sue Anderson, Mayor  
Charles Cobb

**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 Vice-Chairman William Dillard at 5:10 p.m. on Tuesday November 21, 2023, at Morrison City Hall.

**ITEM 2: APPROVAL OF SEPTEMBER 19, 2023 MINUTES**

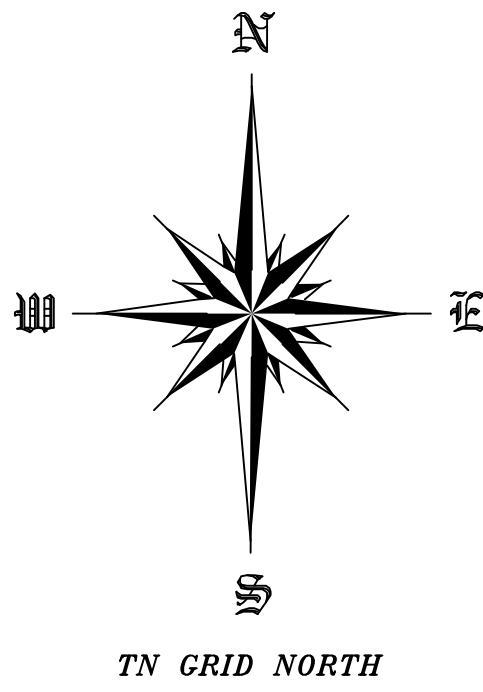
The minutes from the September 19, 2023 Planning Commission meeting were presented to the members for approval. A motion was made by Joe Hefner to approve the minutes as written. The motion was seconded by Eric Walker and the minutes were approved with a unanimous vote.

**ITEM 3: TRAINING—SURETY INSTRUMENTS**

In accordance with the requirements of TCA 13-4-101, Staff Planner provided training on Surety Instruments. One 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.

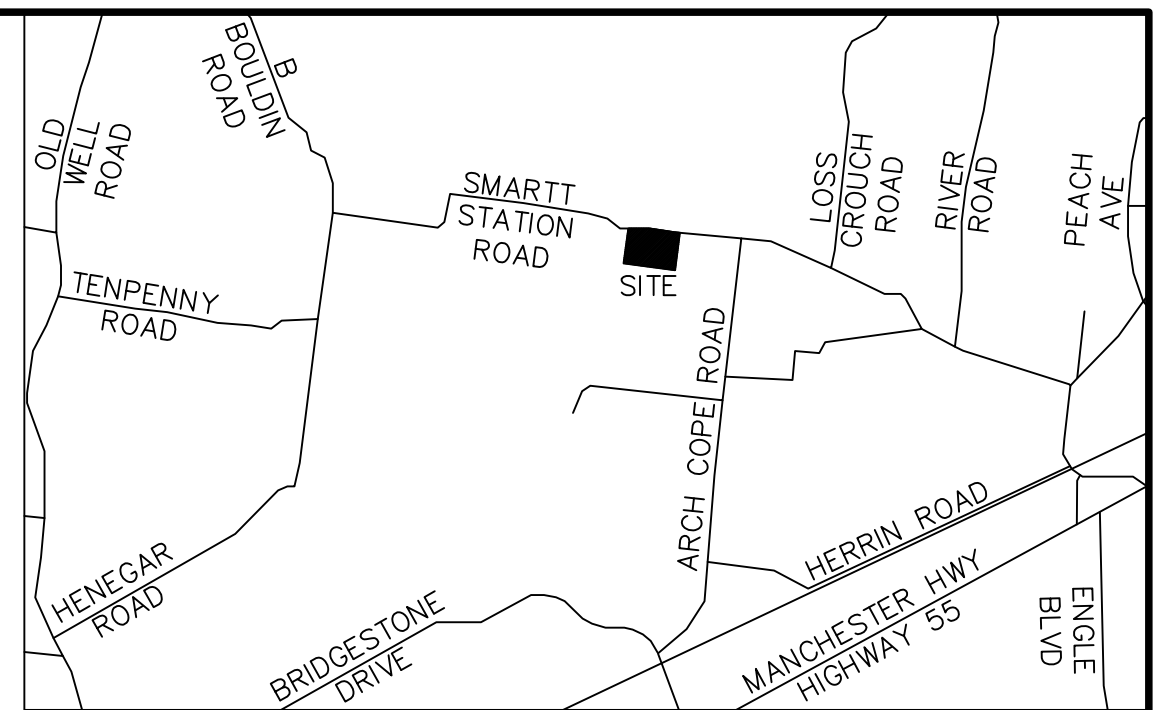
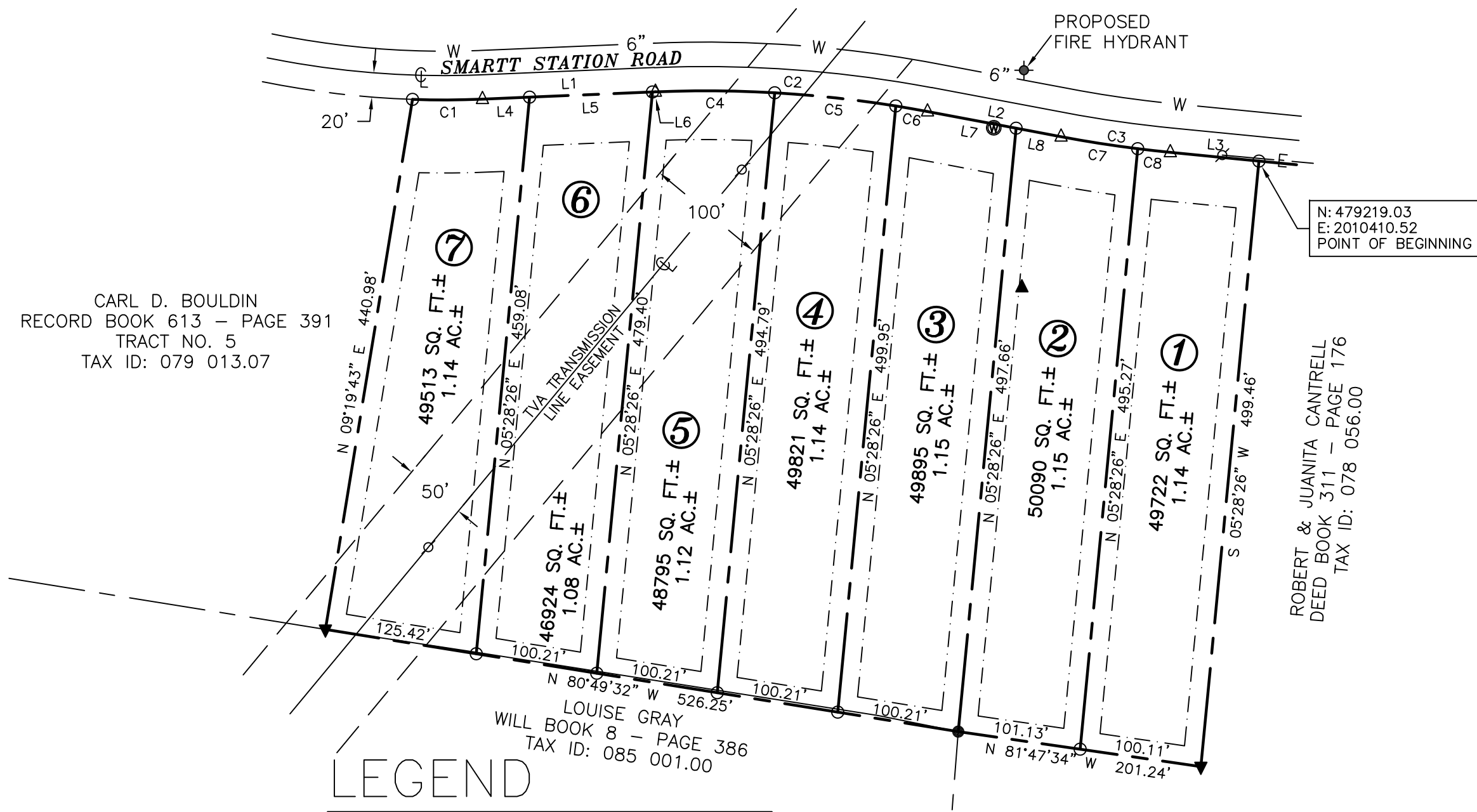
With no other business to discuss, Joe Hefner made a motion to adjourn the meeting. Eric Walker seconded and the motion passed with a vote of all ayes.

CTL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	749.15'	57.44'	57.42'	N 89°47'10" E	4°23'34"
C2	982.18'	224.43'	223.94'	S 85°51'51" E	13°05'32"
C3	1022.18'	90.63'	90.60'	S 81°51'29" E	5°04'48"
C4	982.18'	97.96'	97.92'	S 89°33'10" E	5°42'53"
C5	982.18'	100.05'	100.01'	S 83°46'38" E	5°50'12"
C6	982.18'	26.41'	26.41'	S 80°05'19" E	1°32'27"
C7	1022.18'	63.74'	63.73'	S 81°06'16" E	3°34'21"
C8	1022.18'	26.89'	26.89'	S 83°38'40" E	1°30'26"

LINE	BEARING	DISTANCE
L1	N 87°29'52" E	142.18'
L2	S 79°19'05" E	111.53'
L3	S 84°23'53" E	73.11'
L4	N 87°35'23" E	38.74'
L5	N 87°35'23" E	100.95'
L6	N 87°35'23" E	2.48'
L7	S 79°19'05" E	73.97'
L8	S 79°19'05" E	37.55'



CARL D. BOULDIN  
RECORD BOOK 613 - PAGE 391  
TRACT NO. 5  
TAX ID: 079 013.07

LOUISE GRAY  
WILL BOOK 8 - PAGE 386  
TAX ID: 085 001.00

ROBERT & JUANITA CANTRELL  
DEED BOOK 311 - PAGE 176  
TAX ID: 078 056.00

**LEGEND**

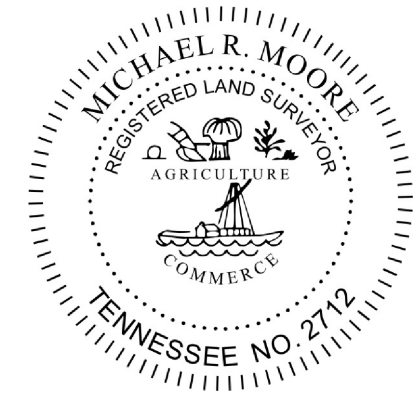
- 5/8" CAPPED REBAR (NEW) RLS # 2712
- △ MONUMENT NEITHER SET NOR FOUND
- ▼ STEEL T-POST (OLD)
- 1/2" IRON PIPE (OLD)
- ▲ CONTROL POINT
- ⊙ WATER METER
- ⊘ POWER POLE
- ◆ PROPOSED FIRE HYDRANT
- X— FENCE
- W— WATER LINE
- - - - SETBACK LINE
- E- OVERHEAD ELECTRIC
- - - - PROPERTY BOUNDARY

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOTS ONE (1) THROUGH SEVEN (7).
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0138D, 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 YARD / 15' SIDE YARD / 15' REAR YARD, EXCEPT FOR LOT SEVEN (7) WHICH HAS A 60' FRONT YARD SETBACK..

NOTE: This survey was performed with RTK GPS positional data observed on the date of 12-1-2023 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point (N: 479115.24, E: 2010215.92, hub nail with plastic disc) were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS\_NGS2018. 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 0.99990797 centered upon the control point listed herein.

**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

**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

**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

**PRELIMINARY PLAT  
FOR  
STRAWBERRY FIELDS  
PRESENTED TO  
MORRISON REGIONAL PLANNING COMMISSION**

<b>DEVELOPER: ADRIAN HALE</b>	<b>SURVEYOR: MICHAEL R. MOORE</b>
<b>ADDRESS: 449 FAITH-RAE BLVD.</b>	<b>ADDRESS: 208 N. CHANCERY STREET</b>
<b>MORRISON, TN 37357</b>	<b>MCMINNVILLE, TN 37110</b>
<b>TELEPHONE: 931-607-2719</b>	<b>TELEPHONE: 931-473-1088</b>
<b>RB 627 - P 143</b>	<b>ACREAGE: 7.91 ACRES±</b>
<b>TAX ID: 079 041.00</b>	<b>NUMBER OF LOTS: SEVEN (7)</b>
<b>SCALE: 1" = 100'</b>	<b>DATE: 12-1-23</b>
<b>PROJECT # 23294</b>	<b>9TH CIVIL DISTRICT WARREN COUNTY</b>



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