



**MEMORANDUM**

TO: Morrison Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: April 10, 2024

SUBJECT: April 16, 2024 Planning Commission Meeting

---

The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, April 16, 2024 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 January 16, 2024 minutes.
3. Consideration of preliminary subdivision plat for property located on Autumn Road and Spring Road (Hale Division)\*
4. Staff Report—Woodside Division.\*
5. Other business as necessary.
6. Public Comment Period.
7. Adjourn.

CTL

**See Agenda Review**

**Agenda Review**

Members:

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

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

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

---

**Meadows Division—Preliminary**

Donny Meadows submitted a preliminary subdivision plat for the purpose of subdividing 25.20 acres into six (6) proposed new lots located on Autumn Road and Spring Road. The proposed new lots would vary in size from 0.60 acres to 2.48 acres and all of the proposed new lots are currently vacant with the exception of Lot 5 (shown as Lot 57) which will consist of an existing residential structure and two (2) existing accessory structures. Lots 2, 3, 5 and 6 (shown as Lot 58) will front Autumn Road and the remaining lots will front Spring Road. The proposed new lots would be served by an existing six (6) inch water line, an existing two (2) inch water line, a proposed fire hydrant and would comply with all other Warren County Subdivision Regulations.

**Woodside Division—Final**

Joe Woodside submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Beacon Light Road and Vervilla Road. The proposed new lot would consist of 1.64 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing six (6) inch water line, an existing fire hydrant and would comply with all other Morrison County Subdivision Regulations.

Members:

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

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

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

**REPORT OF MEETING  
MORRISON REGIONAL PLANNING COMMISSION  
FEBRUARY 20, 2024**

**MEMBERS PRESENT**

Joe Hefner  
Roger Smith  
Eric Walker  
Nate Baker

**MEMBERS ABSENT**

William Dillard

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Sue Anderson, Mayor  
Jeannine Miller  
Adrian Hale

**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 5:10 p.m. on Tuesday February 20, 2024 at Morrison City Hall.

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

The minutes from the November 21, 2023 Planning Commission meeting were presented to the members for approval. A motion was made by Eric Walker to approve the minutes as written. The motion was seconded by Joe Hefner and the minutes were approved with a unanimous vote.

**ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON SMARTT STATION ROAD (HALE DIVISION)**

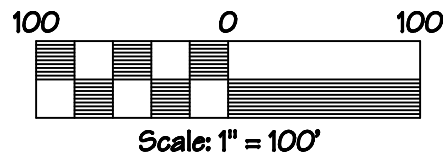
Adrian Hale presented a preliminary subdivision plat for the purpose of subdividing 7.91 acres into seven (7) proposed new lots for property located on Smartt Station Road. The proposed new lots would vary in size from 1.08 acres to 1.15 acres and all of the proposed new lots are currently vacant. The proposed new lots are served by an existing six (6) inch water line, a proposed fire hydrant and would comply with the subdivision regulations. Staff Planner stated that this property is located outside the corporate limits and is not subject to the requirements of the zoning ordinance. Staff Planner stated that Hale is seeking that the preliminary approval requirement be waived due to the fact that the January PC meeting was cancelled due to inclement weather. After discussion, Eric Walker made a motion to waive the preliminary approval requirement and to grant final approval to the submitted final plat pending that all required signatures be obtained. Joe Hefner seconded and the motion passed with a motion of all ayes.

**ITEM 4: TRAINING—ANNEXATION PROCEDURES**

In accordance with the requirements of TCA 13-4-101, Staff Planner provided training on Annexation Procedures. 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, Eric Walker made a motion to adjourn the meeting. Joe Hefner seconded and the motion passed with a vote of all ayes.

CTL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	168.15'	140.06'	136.55'	N 00°11'43" W
C2	226.53'	46.80'	46.72'	N 19°28'53" E
C3	168.92'	3.34'	3.34'	N 07°55'51" E
C4	168.92'	52.07'	51.26'	N 01°27'53" W
C5	201.22'	59.48'	59.27'	N 20°10'42" W
C6	50.00'	52.30'	49.95'	S 73°40'53" W
C7	50.00'	28.20'	27.82'	S 33°33'31" W

LINE	BEARING	DISTANCE
L1	N 25°10'43" E	66.60'
L2	N 26°59'13" W	40.90'
L3	N 27°18'16" W	27.48'
L4	N 64°07'15" E	84.94'
L5	N 28°36'16" W	50.19'

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

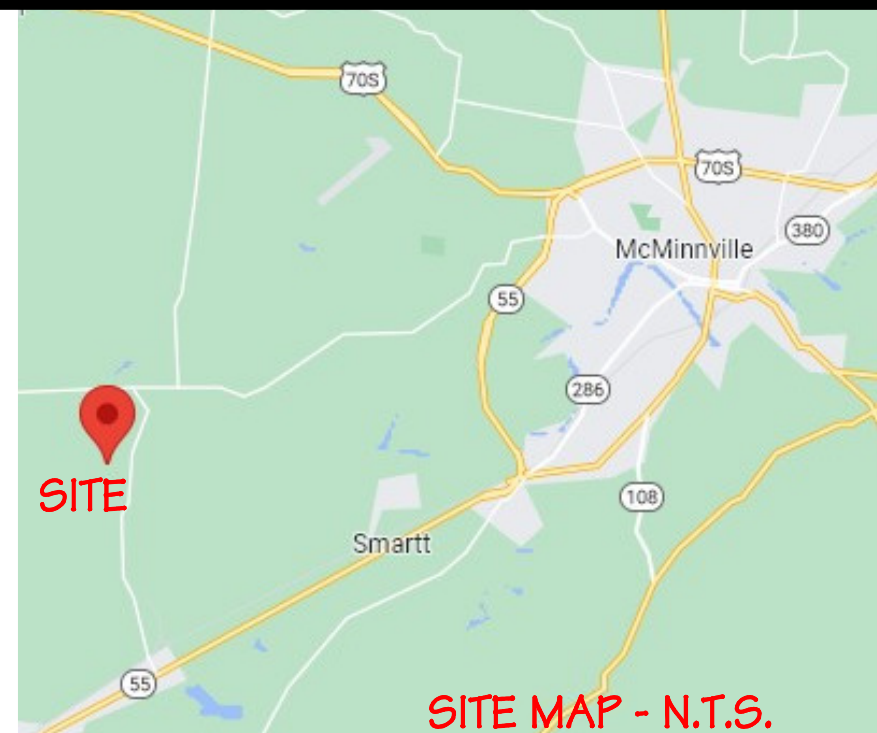
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further 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 PROVISION FOR ELECTRICAL POWER

I hereby certify that the electrical infrastructure shown hereon is sufficient and readily available.

Date \_\_\_\_\_ Signature of Superintendent of Electric Co-op. or Department \_\_\_\_\_



#### CERTIFICATE OF EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines and/or other utilities shown hereon are in place.

Date Signed \_\_\_\_\_ Water Department Superintendent or Water Utility District Manager \_\_\_\_\_

#### CERTIFICATE OF EXISTING ROAD

I hereby certify that Autumn Road and Spring Road, as shown on this plat, have the status of an accepted public road regardless of current condition.

Date Signed \_\_\_\_\_ County Road Supervisor \_\_\_\_\_

#### 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 Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register Deeds of Warren County, Tennessee.

Date Signed \_\_\_\_\_ Secretary, Morrison Regional Planning Commission \_\_\_\_\_

#### CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is true and correct. Survey to the level of accuracy required by the Morrison Regional 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 Regional Planning Commission.

Date Signed \_\_\_\_\_ Surveyor's Signature \_\_\_\_\_

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

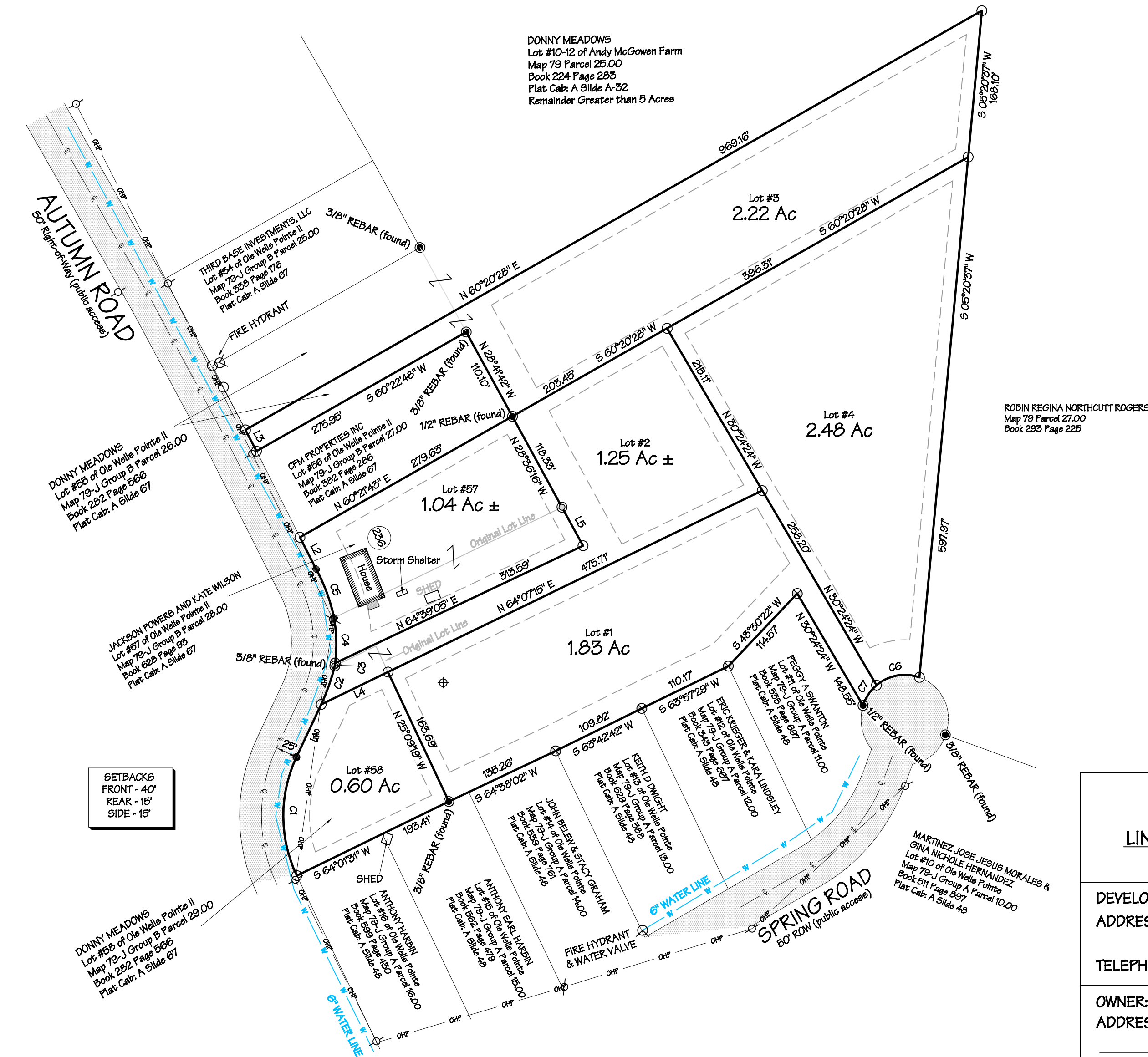
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: CDM File No.: 16-02c2



State Plane Coordinates		
	Northing	Easting
GPS Base Point	480669.48	2000762.85

Christopher M. Vick, RLS #2164  
VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 38506

10TH CIVIL DISTRICT			
REF: PLAT BOOK A PAGE A-32 REF: PLAT BOOK A PAGE 67			
FINAL PLAT FOR LOTS #S 1-4 OF AUTUMN SPRING SUBDIVISION AND LOT LINE ADJUSTMENT FOR LOT #57 & #58 OF OLE WELLS POINTE II PRESENTED TO MORRISON REGIONAL PLANNING COMMISSION			
DEVELOPER:	DONNY MEADOWS	SURVEYOR:	CHRISTOPHER M. VICK
ADDRESS:	124 SOUTH DIXIE AVENUE COOKEVILLE, TN 38501	ADDRESS:	2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE:	931-525-6090	TELEPHONE:	931-372-1286
OWNER:	JACKSON POWERS & KATE WILSON	OWNER:	DONNY MEADOWS
ADDRESS:	236 AUTUMN ROAD MORRISON, TN 38501	ADDRESS:	124 SOUTH DIXIE AVENUE COOKEVILLE, TN 38501
TELEPHONE:	931-525-6090	TELEPHONE:	931-525-6090
ACREAGE SUBDIVIDED:	9.42	LOTS:	6
DEED BOOK REFERENCE:	BOOK 224 PG 283 BOOK 228 PG 93	TAX MAP:	079J & 079J GRP B PARCEL NO: 28.00 & 28.00 & 28.00
		SCALE:	1"=100'-0"
		DATE:	12 JAN 2016



**VICINITY MAP (NOT TO SCALE)**

DOY  
BROWN RD.  
PROGRESS BLVD.  
MANCHESTER HWY.  
TOM GRISSOM RD.  
FINGER BLUFF RD.  
SE FAIR ST.  
BEACON LIGHT RD.  
SWAN MILL RD.  
GROVE RD.  
JOHN LAWSON RD.  
55  
287  
**SITE**

*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 Signed*

*Owner's Signature*

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

*I hereby certify that the water lines, sewer lines, and/or other utilities shown hereon are in place.*

*I hereby certify that the electrical infrastructure shown hereon is sufficient and readily available.*

**LOT 1**  
**1.64 Acres**

**BEACON LIGHT ROAD (30' RW)**

**VERVILLA ROAD (60' RW)**

**SHEED**

**1-STORY FRAME HOUSE**

**APPROX. SSDS AREA**

**WELL**

**FIRE HYDRANT**

**N 18°59'07" E 2716.00'**

**S 61°33'07" E 533.48'**

**S 12°26'20" W 275.06'**

**B/LD S/B**

**6" WATER**

**OHP**

**BOULDIN**  
**(WDB. 319, pg. 320)**

**, pg. 182)**  
**ES +/-**

***LOT 1***  
***1.64 Acres***

*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.*

***(1) THE SUBJECT PROPERTY IS ZONED COUNTY.***

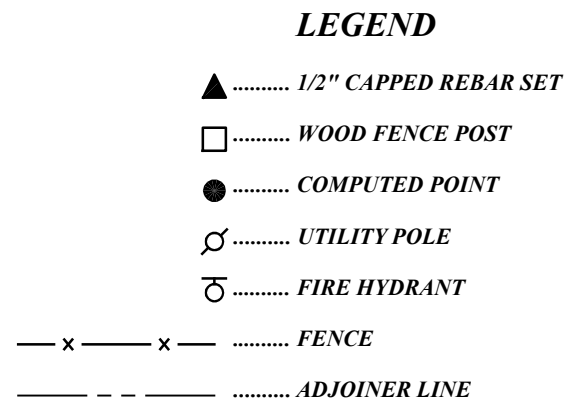
**(2) IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WARREN COUNTY, THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS:  
FRONT = 40', SIDE = 15', REAR = 15'.**

***(3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP PANEL #47177C0230D, DATED 09-26-2008, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.***

***(4) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.***

**(5) NO CERTIFICATION IS MADE AS TO THE LOCATION, SIZE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.**

**(6) EXISTING STRUCTURES ON THE SUBJECT PROPERTY DO NOT COMPLY WITH CURRENT MINIMUM SETBACK REQUIREMENTS. NO SETBACK VIOLATIONS WERE CREATED AS A RESULT OF THIS DIVISION.**



▲ ..... *1/2" CAPPED REBAR SET*

□ ..... *WOOD FENCE POST*

● ..... *COMPUTED POINT*

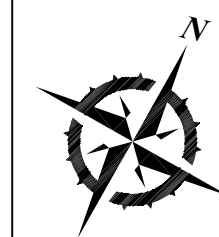
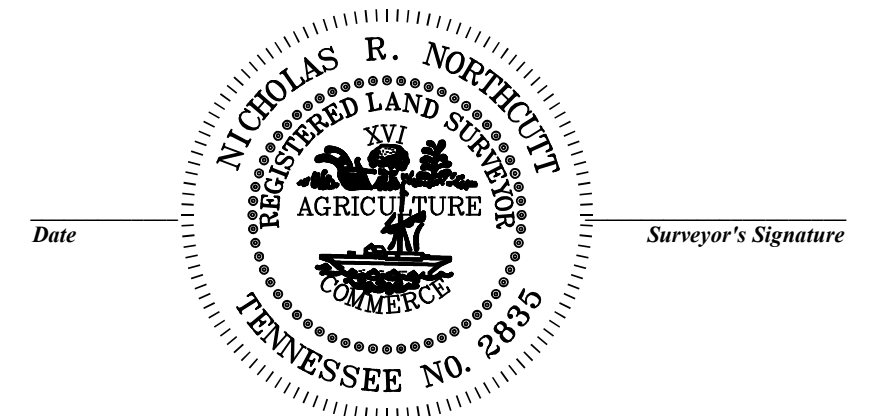
♂ ..... *UTILITY POLE*

⊖ ..... *FIRE HYDRANT*

— x — x — ..... *FENCE*

— - - — ..... *ADJOINER LINE*

*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.*



***NORTHCUTT & ASSOCIATES***  
***LAND SURVEYING, INC.***  
409 WOODBURY HIGHWAY  
MANCHESTER, TN 37355  
PHONE # (931) 728-9500  
*northcuttandassociates@gmail.com*

**WOODSIDE, BEACON LIGHT ROAD,  
PRELIMINARY / FINAL PLAT**

<b>PREPARED FOR:</b>  <div style="text-align: center;"><i>JOE WOODSIDE</i></div>	<b>CIVIL DISTRICT / COUNTY:</b>  <div style="text-align: center;">9th, WARREN Co.</div>	<b>TAX MAP / PARCEL:</b>  <div style="text-align: center;">MAP = 102 PARCEL = 022.00</div>
<b>OWNER / DEVELOPER:</b>  <div style="text-align: center;">WOODSIDE JOE C ETUX OPAL P O BOX 81 MC MINNVILLE TN 37111</div>	<b>DEED REFERENCES:</b>  <div style="text-align: center;">WDB. 132, pg. 182, ROWCTn.</div>	<b>JOB # / DATE:</b>  <div style="text-align: center;">23C-326 02-12-2024</div>