



MEMORANDUM

TO: Morrison Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 14, 2024

SUBJECT: May 21, 2024 Planning Commission Meeting

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The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, May 21, 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 April 16, 2024 minutes.
3. Consideration of final subdivision plat for property located on Autumn Road and Spring Road (Meadows Division)\*
4. Consideration of request to rezone property located 7805 Manchester Highway from I-1 (Light Industrial) to R-2 (High Density Residential) (Medley Request).
5. Consideration of preliminary subdivision plat for property located on Smartt Station Road and Arch Cope Road (Meadows Division)\*
6. Election of Officers.
7. Other business as necessary.
8. Public Comment Period.
9. Adjourn.

CTL

**\*See Agenda Review**

Members:

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

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

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

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## **Agenda Review**

### **Meadows Division—Final**

Donny Meadows submitted a final 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 Morrison Subdivision Regulations. Preliminary approval was granted at the April 16, 2024 meeting.

### **Hale Division—Preliminary**

Adrian Hale submitted a preliminary subdivision plat for the purpose of subdividing 13.96 acres into twelve (12) proposed new lots located on Smartt Station Road and Arch Cope Road. The proposed new lots would vary in size from 0.55 acres to 3.03 acres and all of the proposed new lots are currently vacant. Lots 1 thru 5 will front Arch Cope Road and the remaining lots will front Smartt Station Road. The proposed new lots would be served by an existing six (6) inch water line, an existing four (4) inch water line, a proposed fire hydrant and would comply with all other Morrison Subdivision Regulations.

Members:

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

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

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

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**REPORT OF MEETING  
MORRISON REGIONAL PLANNING COMMISSION  
APRIL 16, 2024**

**MEMBERS PRESENT**

Joe Hefner  
William Dillard  
Eric Walker  
Nate Baker

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Sue Anderson, Mayor  
Stephen Raper

**MEMBERS ABSENT**

Roger Smith

**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 Joe Hefner at 5:00 p.m. on Tuesday April 16, 2024 at Morrison City Hall.

**ITEM 2: APPROVAL OF FEBRUARY 20, 2024 MINUTES**

The minutes from the February 20, 2024 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 Nate Baker and the minutes were approved with a unanimous vote.

**ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON AUTUMN ROAD AND SPRING ROAD (MEADOWS DIVISION)**

Stephen Raper presented a preliminary subdivision plat on behalf of Donnie Meadows 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 Morrison Subdivision Regulations. After discussion, Nate Baker made a motion to approve the submitted preliminary plat. Eric Walker seconded and the motion passed with a motion of all ayes.

**ITEM 4: STAFF REPORT**

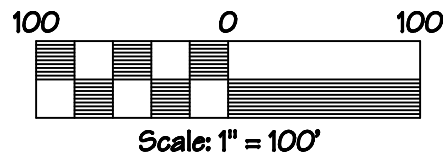
Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

**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.

With no other business to discuss, Eric Walker made a motion to adjourn the meeting. Nate Baker 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°11'46" W
C2	226.53'	46.80'	46.72'	N 19°28'53" E
C3	168.92'	3.34'	3.34'	N 07°56'51" 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

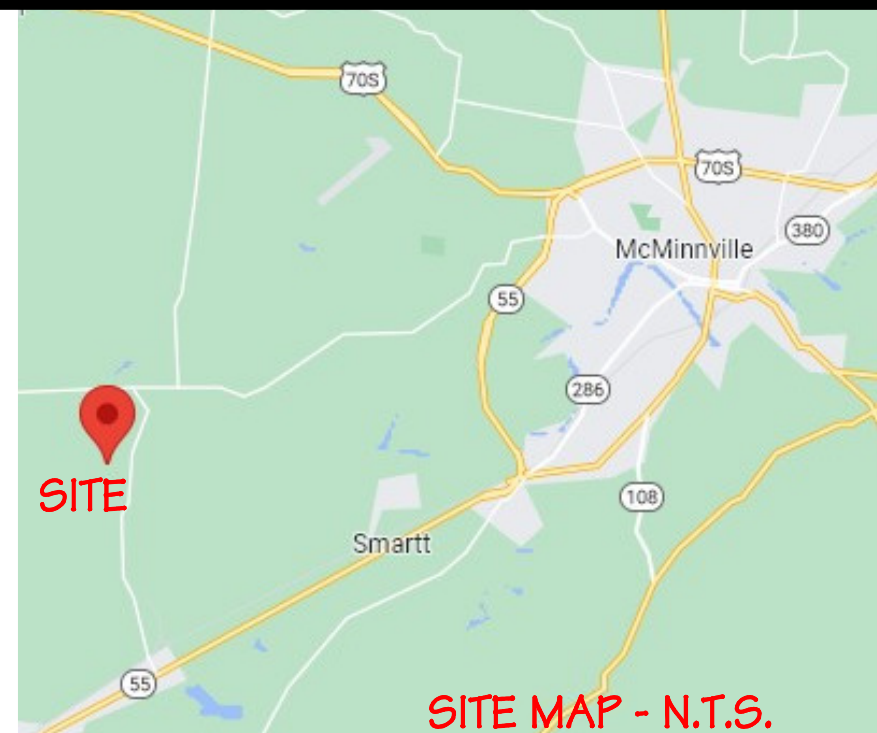
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further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

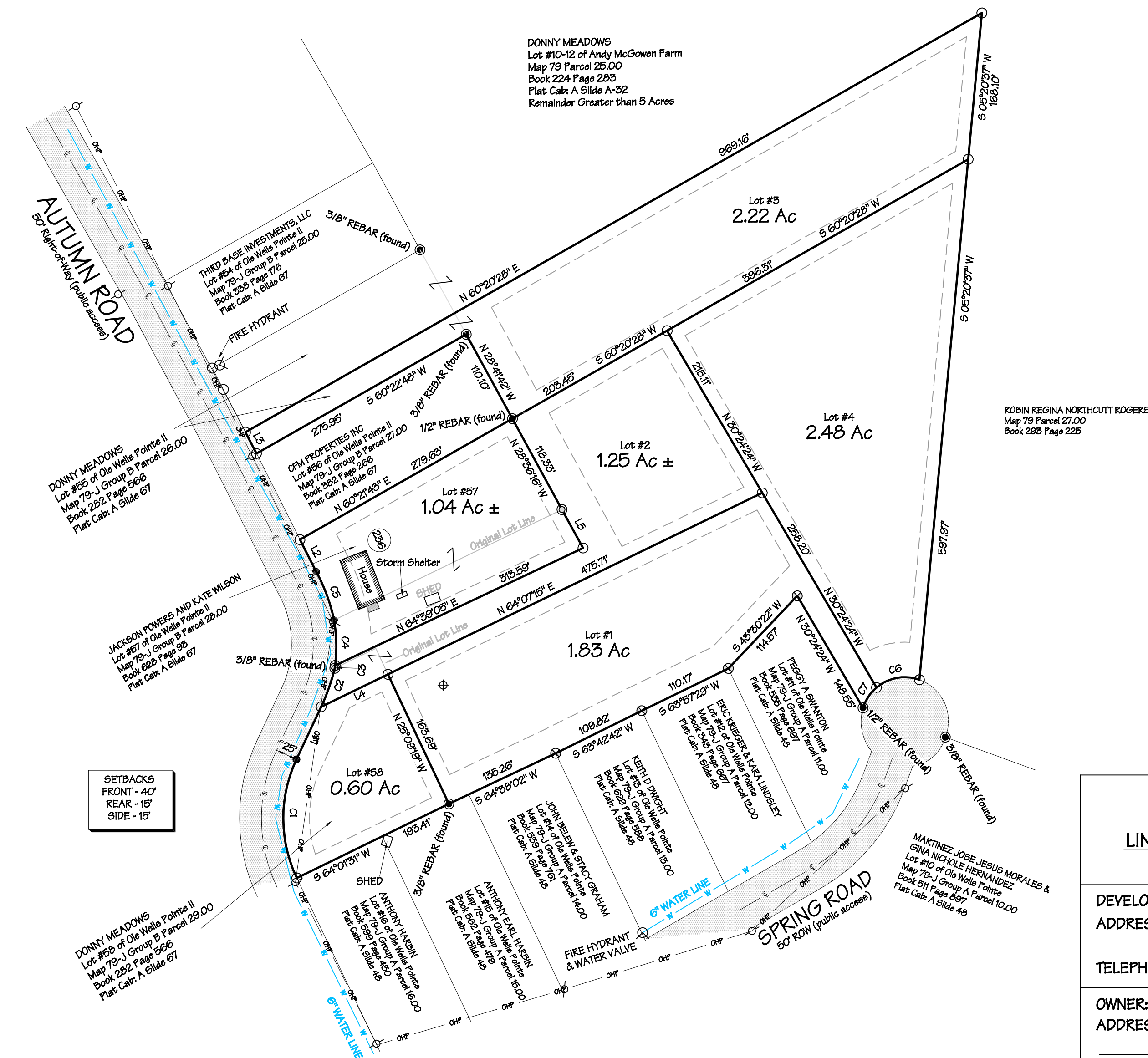
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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
FINAL PLAT FOR				REF: PLAT BOOK A PAGE 67
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	ADDRESS:	2772 Hidden Cove Road	
	COOKEVILLE, TN 38501		COOKEVILLE, TN. 38506	
TELEPHONE:	931-525-6090	TELEPHONE:	931-372-1286	
OWNER:	JACKSON POWERS & KATE WILSON	OWNER:	DONNY MEADOWS	
ADDRESS:	236 AUTUMN ROAD	ADDRESS:	124 SOUTH DIXIE AVENUE	
	MORRISON, TN 38501		COOKEVILLE, TN 38501	
TELEPHONE:	931-525-6090	TELEPHONE:	931-525-6090	
ACREAGE SUBDIVIDED:	9.42	LOTS:	6	TAX MAP: 079J & 079J GRP B PARCEL NO: 28.00 & 28.00 & 28.00
DEED BOOK REFERENCE:	BOOK 224 PG 283	SCALE: 1"=100'-0"	DATE: 12 JAN 2016	
	BOOK 228 PG 93			



DATE: 5-10-24

PERMIT NO.: \_\_\_\_\_

NOTICE: IF APPLICATION IS NOT FILLED OUT COMPLETELY, THEN IT WILL NOT BE ACCEPTED. THIS IS AN APPLICATION FOR A PERMIT. YOU ARE NOT APPROVED TO BEGIN CONSTRUCTION UNTIL A PERMIT HAS BEEN ISSUED. THIS PERMIT WILL BE GOOD FOR SIX (6) MONTHS BEGINNING THE DATE THE PERMIT IS ISSUED. IF AN EXTENSION IS NEEDED, THE PERMIT HOLDER MUST SUBMIT A REQUEST FOR AN EXTENSION PRIOR TO THE EXISTING PERMIT EXPIRING.

**APPLICATION FOR ZONING PERMIT**

**TOWN OF MORRISON**

**130 W. MAPLE STREET**

**MORRISON, TN 37357**

**Phone: (931) 635-2363 Fax: (931) 635-2364**

**E-Mail: [townofmorrison@benlomand.net](mailto:townofmorrison@benlomand.net)**

**\*\*\*APPLICATION FEE OF \$50 IS NON-REFUNDABLE\*\*\***

**THERE WILL BE A \$50 FINE IF WORK IS STARTED PRIOR TO OBTAINING PERMIT**

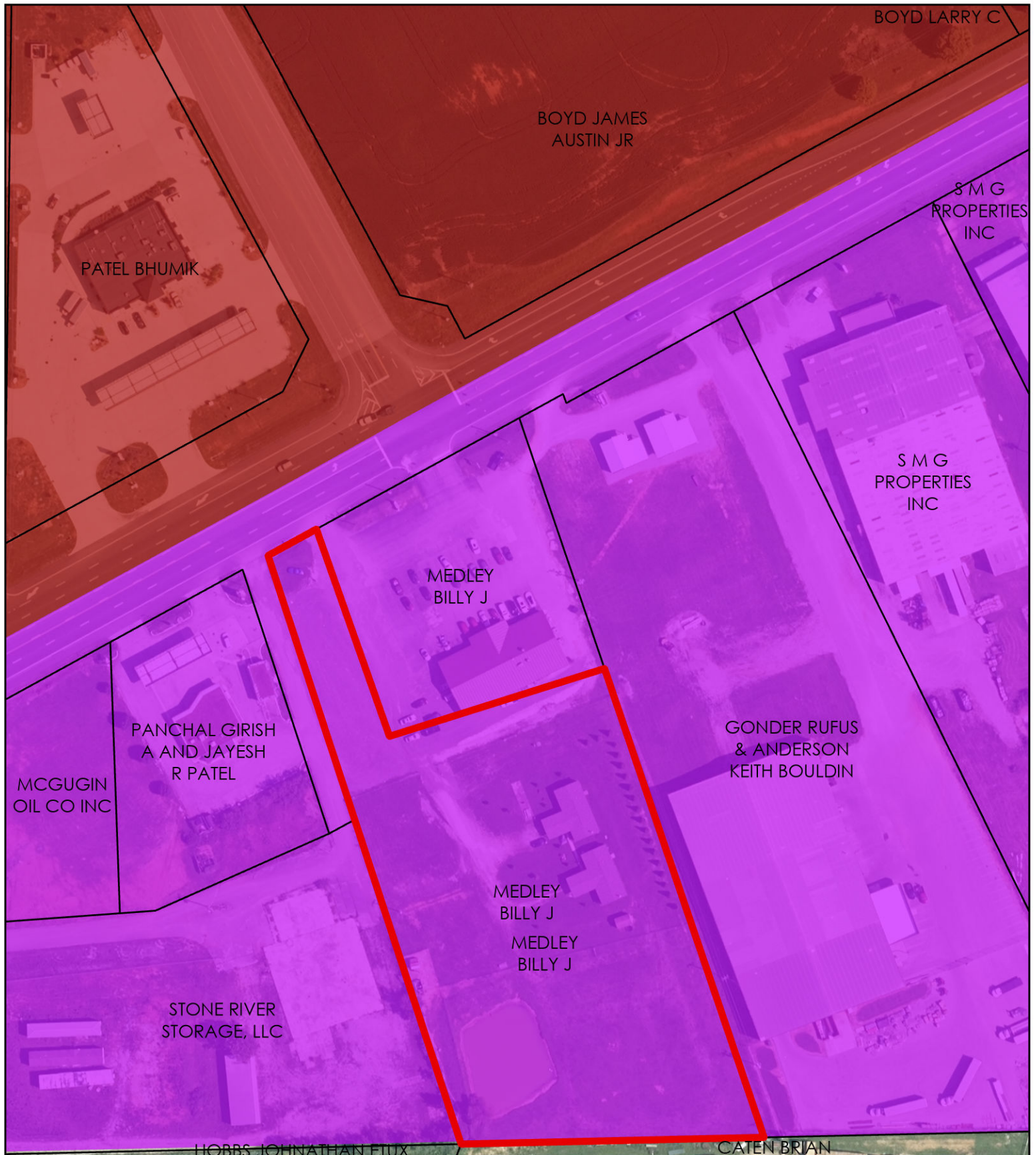
FULL NAME: Bill Medley  
MAILING ADDRESS: 738 Jarrett Rd Morrison TN  
PHONE #: 931-212-1789 ALTERNATE PHONE #: 743-9820  
ADDRESS OF PROPERTY: 7805 Marchmont Hwy  
CURRENT ZONING STATUS: I-1

**I HEREBY REQUEST THE FOLLOWING:**

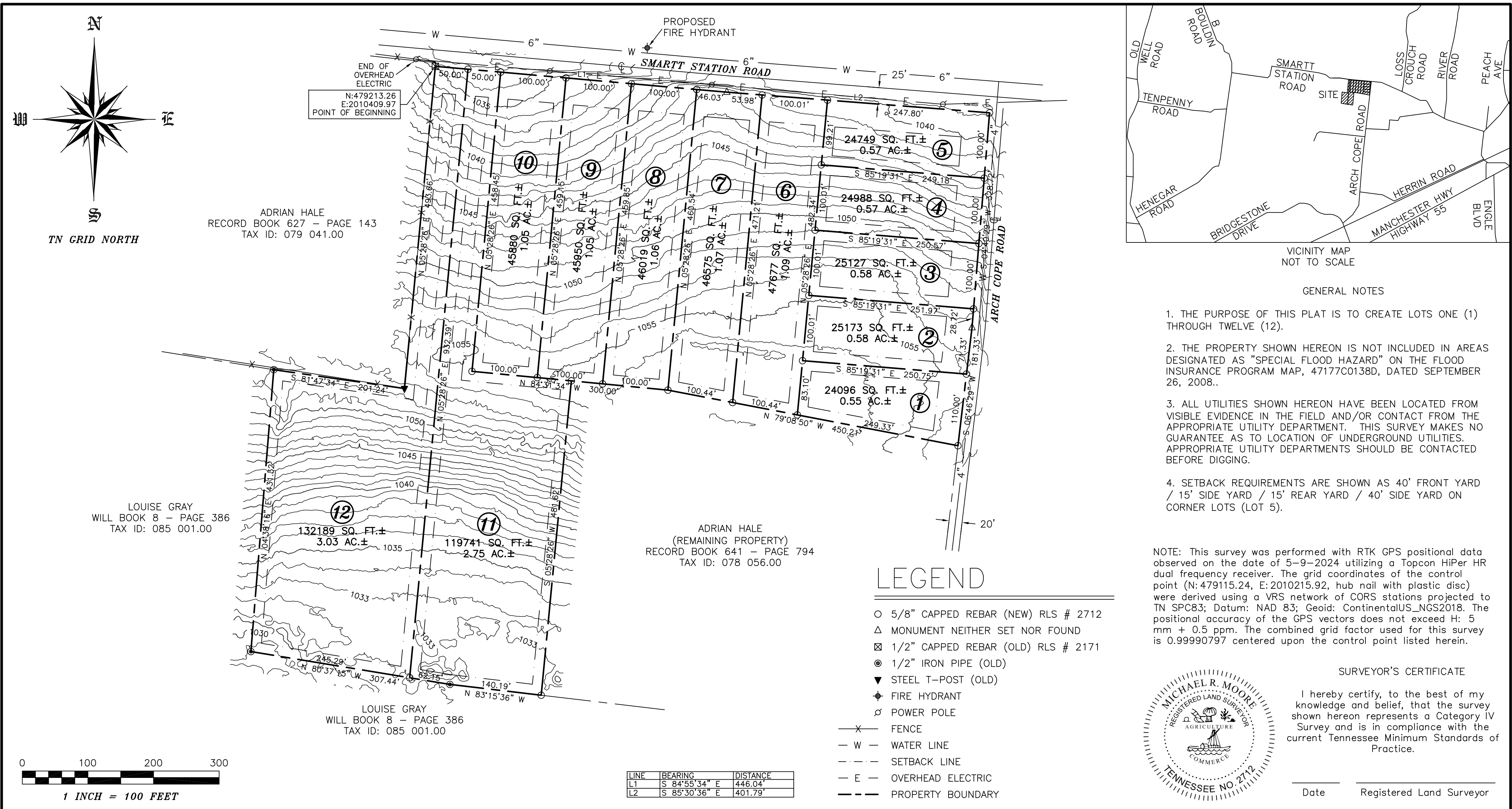
1. Permit for new construction of \_\_\_\_\_
2. Permit for a mobile home \_\_\_\_\_
3. Rezoning from I-1 to R-2
4. Variance \_\_\_\_\_
5. Special Exception \_\_\_\_\_
6. Review and Interpretation \_\_\_\_\_
7. Purpose for structure, zoning and/or variance \_\_\_\_\_

  
SIGNATURE OF APPLICANT

# 7805 Manchester Hwy Rezoning







<p><b>CERTIFICATION OF EXISTING STREET</b></p> <p>I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.</p> <p>_____ Date Signed</p> <p>_____ County Road Supervisor</p>	<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>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.</p> <p>_____ Date Signed</p> <p>_____ Owner's Signature</p>	<p><b>CERTIFICATE OF ACCURACY AND PRECISION</b></p> <p>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.</p> <p>_____ Date Signed</p> <p>_____ Surveyor's Signature</p>	<p><b>PRELIMINARY PLAT FOR STRAWBERRY FIELDS PHASE II PRESENTED TO MORRISON REGIONAL PLANNING COMMISSION</b></p> <table><tr><td><b>DEVELOPER: ADRIAN HALE</b></td><td><b>SURVEYOR: MICHAEL R. MOORE</b></td></tr><tr><td><b>ADDRESS: 406 BEEHIVE LANE</b></td><td><b>ADDRESS: 208 N. CHANCERY STREET</b></td></tr><tr><td><b>MORRISON, TN 37357</b></td><td><b>MCMINNVILLE, TN 37110</b></td></tr><tr><td><b>TELEPHONE: 931-607-2719</b></td><td><b>TELEPHONE: 931-473-1088</b></td></tr><tr><td><b>RB 641 - P 794 P/O</b></td><td><b>ACREAGE: 13.96 ACRES</b></td></tr><tr><td><b>TAX ID: 078 056.00 P/O</b></td><td><b>NUMBER OF LOTS: TWELVE (12)</b></td></tr><tr><td><b>SCALE: 1" = 100'</b></td><td><b>DATE: 5-9-24</b></td></tr><tr><td><b>PROJECT # 24110</b></td><td><b>9TH CIVIL DISTRICT WARREN COUNTY</b></td></tr></table>	<b>DEVELOPER: ADRIAN HALE</b>	<b>SURVEYOR: MICHAEL R. MOORE</b>	<b>ADDRESS: 406 BEEHIVE LANE</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 641 - P 794 P/O</b>	<b>ACREAGE: 13.96 ACRES</b>	<b>TAX ID: 078 056.00 P/O</b>	<b>NUMBER OF LOTS: TWELVE (12)</b>	<b>SCALE: 1" = 100'</b>	<b>DATE: 5-9-24</b>	<b>PROJECT # 24110</b>	<b>9TH CIVIL DISTRICT WARREN COUNTY</b>
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<p><b>MOORE LAND SURVEYS</b></p> <p>208 N. CHANCERY ST. MCMINNVILLE, TN 931.473.1088 MICHAEL@MOORELANDSURVEYS.COM</p>	<p><b>CERTIFICATE OF EXISTING WATER LINES</b></p> <p>I hereby certify that the water lines shown hereon are in place.</p> <p>_____ Date Signed</p> <p>_____ Water Utility District Representative</p>	<p><b>CERTIFICATION OF APPROVAL FOR RECORDING</b></p> <p>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.</p> <p>_____ Date Signed</p> <p>_____ Secretary, Morrison Regional Planning Commission</p>																	