

MEMORANDUM

TO: Morrison Board of Zoning Appeals Members

FROM: Tommy Lee, Staff Planner

DATE: February 13, 2024

SUBJECT: February 20, 2024 Board of Zoning Appeals Meeting

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The Morrison Board of Zoning Appeals will hold a special called meeting on Tuesday, February 20, 2024 at 5:00 pm in the Morrison City Hall. The agenda for the Board of Zoning Appeals meeting is as follows:

1. Call to order.
2. Approval of September 19, 2023 minutes.
3. Close meeting for public hearing to consider the following requests:

**Request for parking spaces variance for proposed mini-storage development located at 8705 Manchester Highway (Sadler Request)**

4. Reopen the BZA meeting
5. Consideration of a request for parking spaces variance for proposed mini-storage development located at 8705 Manchester Highway (Sadler Request)
6. Adjourn.

Members:

\_\_\_\_ Roger Smith \_\_\_\_\_ Nate Baker \_\_\_\_\_ Eric Walker  
\_\_\_\_ William Dillard \_\_\_\_\_ Joe Hefner \_\_\_\_\_ Mayor Sue Anderson

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

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**REPORT OF MEETING  
MORRISON BOARD OF ZONING APPEALS  
SEPTEMBER 19, 2023**

**MEMBERS PRESENT**

Eric Walker  
Joe Hefner  
Roger Smith

**MEMBERS ABSENT**

Archie Driver  
William Dillard

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Sue Anderson, Mayor  
Jeannine Miller  
Donald Miller  
Bill Medley  
Chris Bateman

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the meeting of the Morrison Board of Zoning Appeals (BZA) was called to order by Chairman Roger Smith at 5:00 p.m. on Tuesday September 19, 2023 at Morrison City Hall.

**ITEM 2: APPROVAL OF THE MAY 16, 2023 MINUTES**

After the meeting was called to order, Chairman Smith requested the approval of the May 16, 2023 minutes. Joe Hefner made a motion to dispense with the reading of the minutes and to approve the minutes as presented. Eric Walker seconded and the motion passed with a vote of all ayes.

Chairman Smith closed the BZA meeting in order to open a public hearing on the following variance request:

**Request for two (2) fifty (50) foot road frontage variances for property located at 7805 Manchester Highway (Medley Request)**

With no further public comments regarding the aforementioned variance request, Chairman Smith reopened the BZA meeting to take-action on the following variance request:

**ITEM 3: CONSIDERTION OF A REQUEST FOR TWO (2) FIFTY (50) FOOT ROAD FRONTAGE VARIANCES FOR PROPERTY LOCATED AT 7805 MANCHESTER HIGHWAY (MEDLEY REQUEST)**

Staff Planner presented a request on behalf of Bill Medley for two (2) fifty (50) foot road frontage variances for property located at 7805 Manchester Highway. Staff Planner stated that there was an accompanying subdivision plat associated with this request. Staff stated that 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 from the BZA. 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. After discussion, Eric Walker made a motion to grant the aforementioned variance. Joe Hefner seconded and the motion passed with a vote of all ayes.

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

DATE: 12/20/23

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: KENNY L SADLER, P.E.  
MAILING ADDRESS: 4866 WOODSBURY HWY MANCHESTER, TN 37355  
PHONE #: 931-728-4961 ALTERNATE PHONE #: 931-409-5090  
ADDRESS OF PROPERTY: 8705 MANCHESTER HWY  
CURRENT ZONING STATUS: C-2

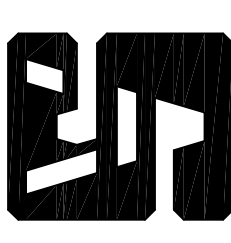
I HEREBY REQUEST THE FOLLOWING:

1. Permit for new construction of MINI-STORAGE DEVELOPMENT
2. Permit for a mobile home \_\_\_\_\_
3. Rezoning from \_\_\_\_\_ to \_\_\_\_\_
4. Variance PARKING VARIANCE IF APPLICABLE
5. Special Exception \_\_\_\_\_
6. Review and Interpretation \_\_\_\_\_
7. Purpose for structure, zoning and/or variance \_\_\_\_\_

  
SIGNATURE OF APPLICANT

REVISIONS	
No.	Date

PROPOSED DEVELOPMENT FOR:  
 MR JOE DEFEQ  
 8705 MANCHESTER HWY  
 MORRISON, TENNESSEE



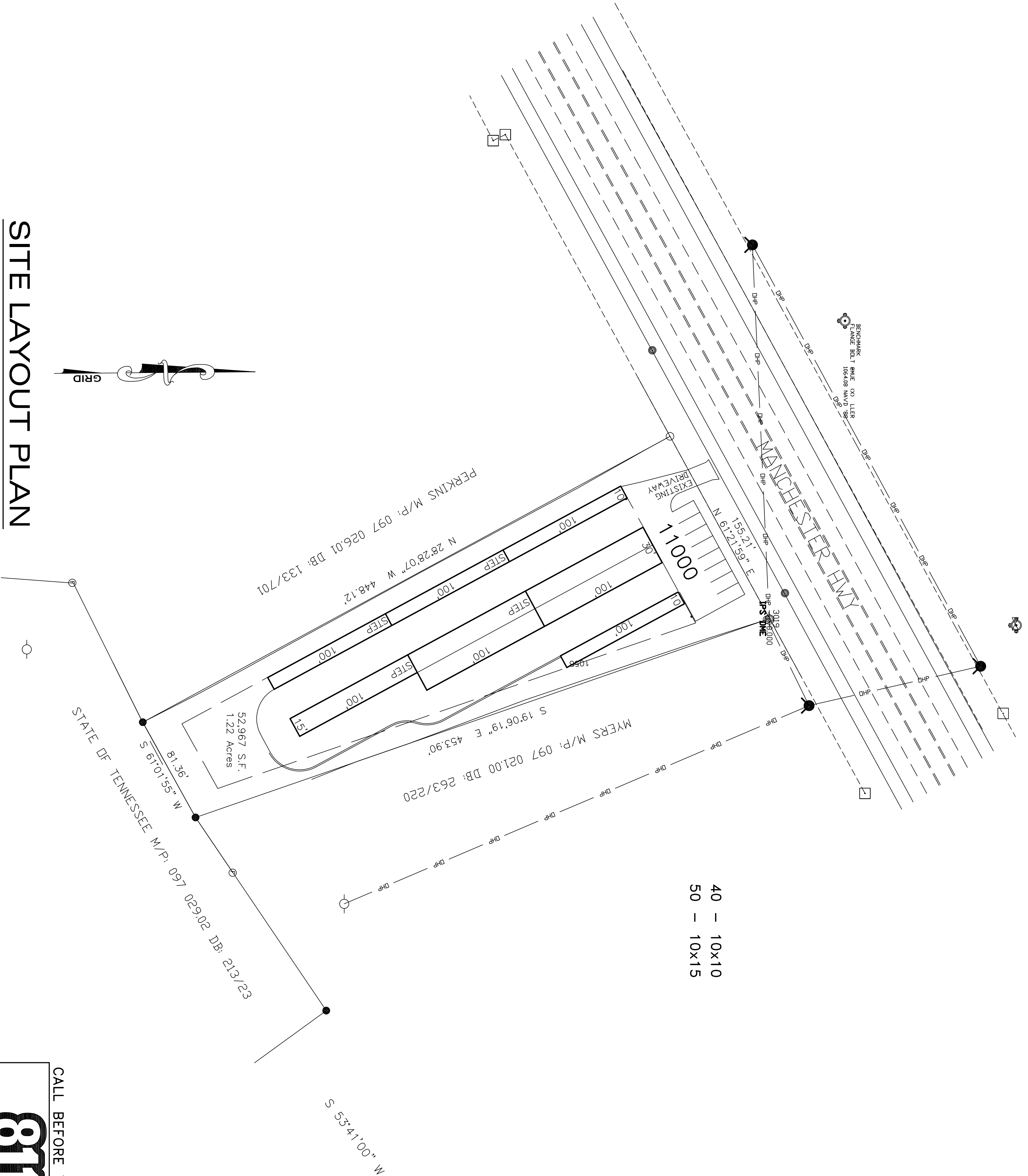
**SADLER & ASSOCIATES**  
 CONSULTING ENGINEERS INCORPORATED

CIVIL • ENVIRONMENTAL  
 TRAFFIC • PLANNING  
 CONSTRUCTION MANAGEMENT

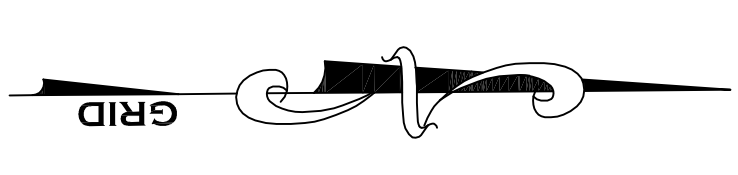
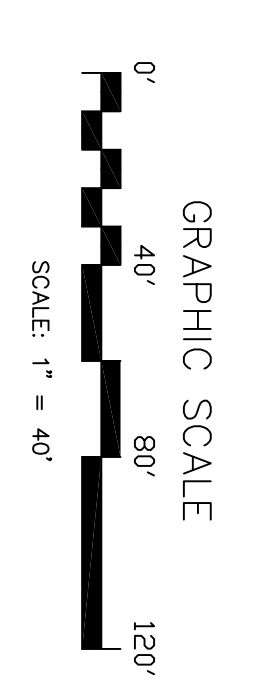
Phone: 931-728-4961  
 Email: [kis@sadlerengineering.com](mailto:kis@sadlerengineering.com)

Job No. 22-000  
 Date: 10/30/23  
 Checked By: K.L.S.  
 Approved By: K.L.S.

DRAWING NO.  
**C-1**  
 OF:



# SITE LAYOUT PLAN



**811**

CALL BEFORE YOU DIG

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE NOT GUARANTEED. THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.