

MEMORANDUM

TO: Morrison Board of Zoning Appeals Members

FROM: Tommy Lee, Staff Planner

DATE: September 12, 2023

SUBJECT: September 19, 2023 Board of Zoning Appeals Meeting

The Morrison Board of Zoning Appeals will hold a special called meeting on Tuesday, September 19, 2023 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 May 16, 2023 minutes.
3. Close meeting for public hearing to consider the following requests:

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

4. Reopen the BZA meeting
5. Consideration of a request for two (2) fifty (50) foot road frontage variances for property located at 7805 Manchester Highway (Medley Request)
6. Adjourn.

Members:

_____ Roger Smith _____ Archie Driver _____ Eric Walker
_____ William Dillard _____ Joe Hefner _____ Mayor Sue Anderson

Others: _____

**REPORT OF MEETING
MORRISON BOARD OF ZONING APPEALS
MAY 16, 2023**

MEMBERS PRESENT

William Dillard
Joe Hefner
Roger Smith
Archie Driver
Eric Walker

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Sue Anderson, Mayor
See Attached

MEMBERS ABSENT

None

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the meeting of the Morrison Board of Zoning Appeals was called to order by Chairman Roger Smith at 5:00 p.m. on Tuesday March 16, 2021 at Morrison City Hall.

ITEM 2: APPROVAL OF THE MARCH 16, 2021 MINUTES

After the meeting was called to order, Chairman Smith requested the approval of the March 16, 2021 minutes. Joe Hefner made a motion to dispense with the reading of the minutes and to approve the minutes as presented. Archie Driver 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 a sixteen (16) foot building height variance for property located on West Maple Street (Plan, LLC Request)

Several citizens were in attendance regarding the aforementioned variance. Joe Ledford, engineer for Plan LLC, stated that the reason for the request is due to the fact that the use of cranes will force the building to be higher than the permitted height of thirty-five (35) feet. Craig Johnson, attorney representing Adam Bouldin, questioned why a height variance was needed. He also stated that the property is zoned incorrectly and also requested a site plan. Matt Pilcher, Morrison Fire Department, stated that the city did not have a ladder truck to support the facility in the event of a fire. Pilcher stated that a fire could be harmful to the adjacent property owners and that the nearest truck that could support the facility is approximately twenty (20) minutes away. Samantha Bouldin stated that there were previous incidents that occurred at Plan LLC's Wisconsin location involving natural gas that could be of concern. 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 A SIXTEEN (16) FOOT BUILDING HEIGHT VARIANCE FOR PROPERTY LOCATED ON WEST MAPLE STREET (PLAN, LLC REQUEST)

Joe Ledford presented a sixteen (16) foot building height variance for property located on West Maple Street. During the public hearing several citizens raised concerns about the proposed building height being a fire hazard to adjoining property owners. Ledford stated that there will be sprinklers in the office and that there will be no flammable elements outside of the office. Ledford also stated that there will be a fire hydrant located on the property. After discussion, Joe Hefner made a motion to grant the aforementioned variance. Archie Driver seconded and the motion passed with a vote of all ayes.

ITEM 4: ELECTION OF OFFICERS

Chairman Roger Smith opened the floor for nominations for the office of Chairman. Eric Walker made a motion to nominate Roger Smith for the office of Chairman, William Dillard for the office of Vice-Chairman and Eric Walker for the office of Secretary. Archie Driver seconded and the motion passed with a vote of all ayes.

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

CTL

Please PRINT in all columns

	Name	Address	Arrival Time
1	Alan Bell	10956 Manchester Hwy	4:53
2	Samantha Boudin	10956 Manchester Hwy	4:53
3	Craig Johnson	551 Willowbrook Dr.	4:56
4	Bethany Porter	College St	4:56
5	Ellen Pilcher	720 W. Maple St	5:00
6	Carl McDaniel	720 W Maple St	5:03
7	Joe Ledford	Knoxville TN,	5:00 PM
8	Chuck Rhodes	Knoxville, TN	5:00 PM.
9	Guy Webb	Knoxville, TN	5:00 PM
10	David Graham	Knoxville, TN	5:00 PM
11	JEANNINE MILLER	121 Oak St	4:58 PM
12	Donald L. Miller	121 Oak St.	4:58 PM
13	Mat Pilcher	720 W Maple St	5:10 PM
14			
15			
16			
17			
18			
19			
20			
21			
22			

DATE: 8-11-2023

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

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

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

FULL NAME: Billy Joe Medley

MAILING ADDRESS: 7805 Manchester Hwy Morrison TN 37357

PHONE #: 931 743 9800 ALTERNATE PHONE #: _____

ADDRESS OF PROPERTY: Same as Above

CURRENT ZONING STATUS: _____

I HEREBY REQUEST THE FOLLOWING:

1. Permit for new construction of _____
2. Permit for a mobile home _____
3. Rezoning from _____ to _____
4. Variance split property in half
5. Special Exception _____
6. Review and Interpretation _____
7. Purpose for structure, zoning and/or variance _____

Billy Joe Medley
SIGNATURE OF APPLICANT

Permit Fee Paid:

☒ YES

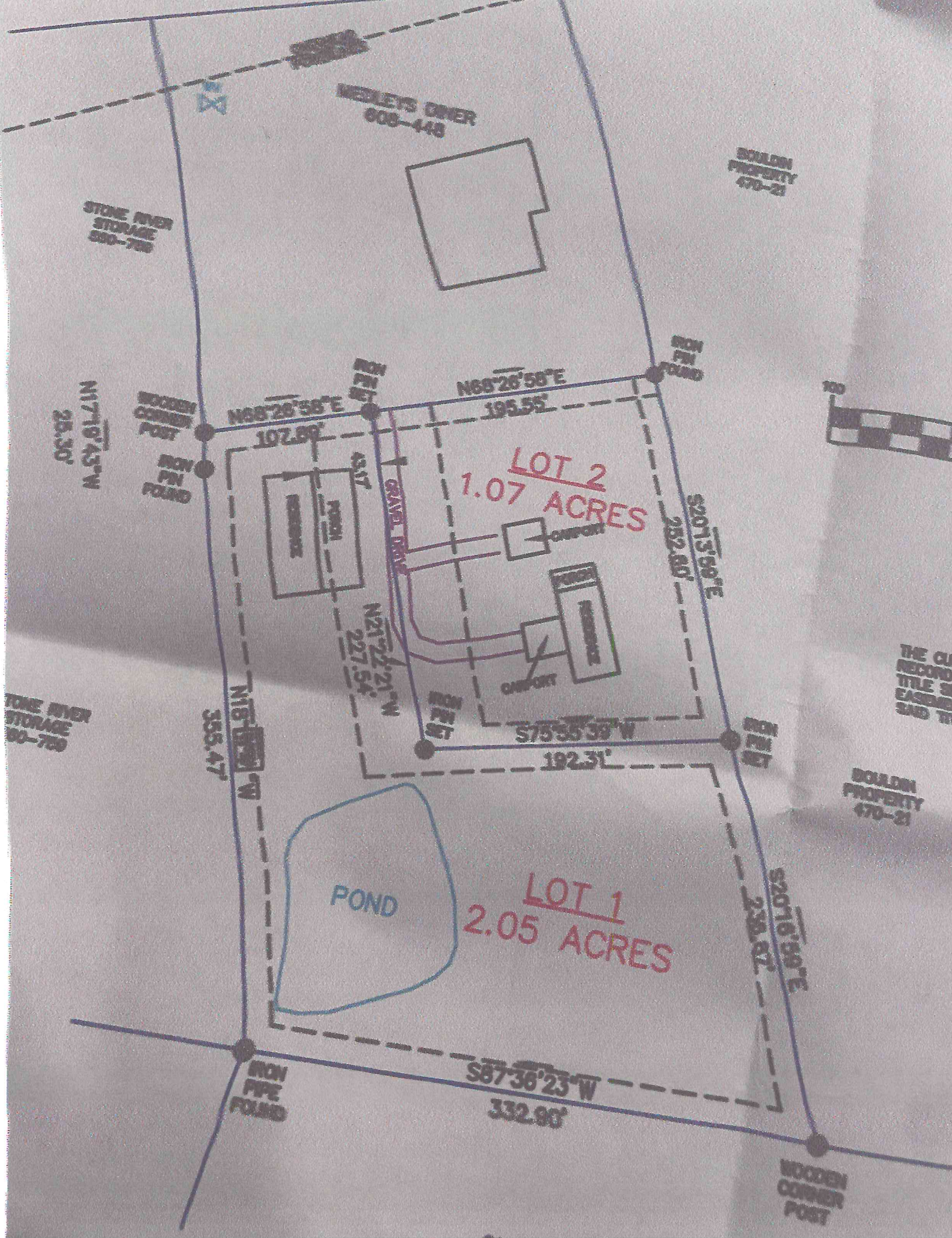
☐ NO

Receipt No. 164685

8-11-2023

CK# 1036
\$50.00

RS

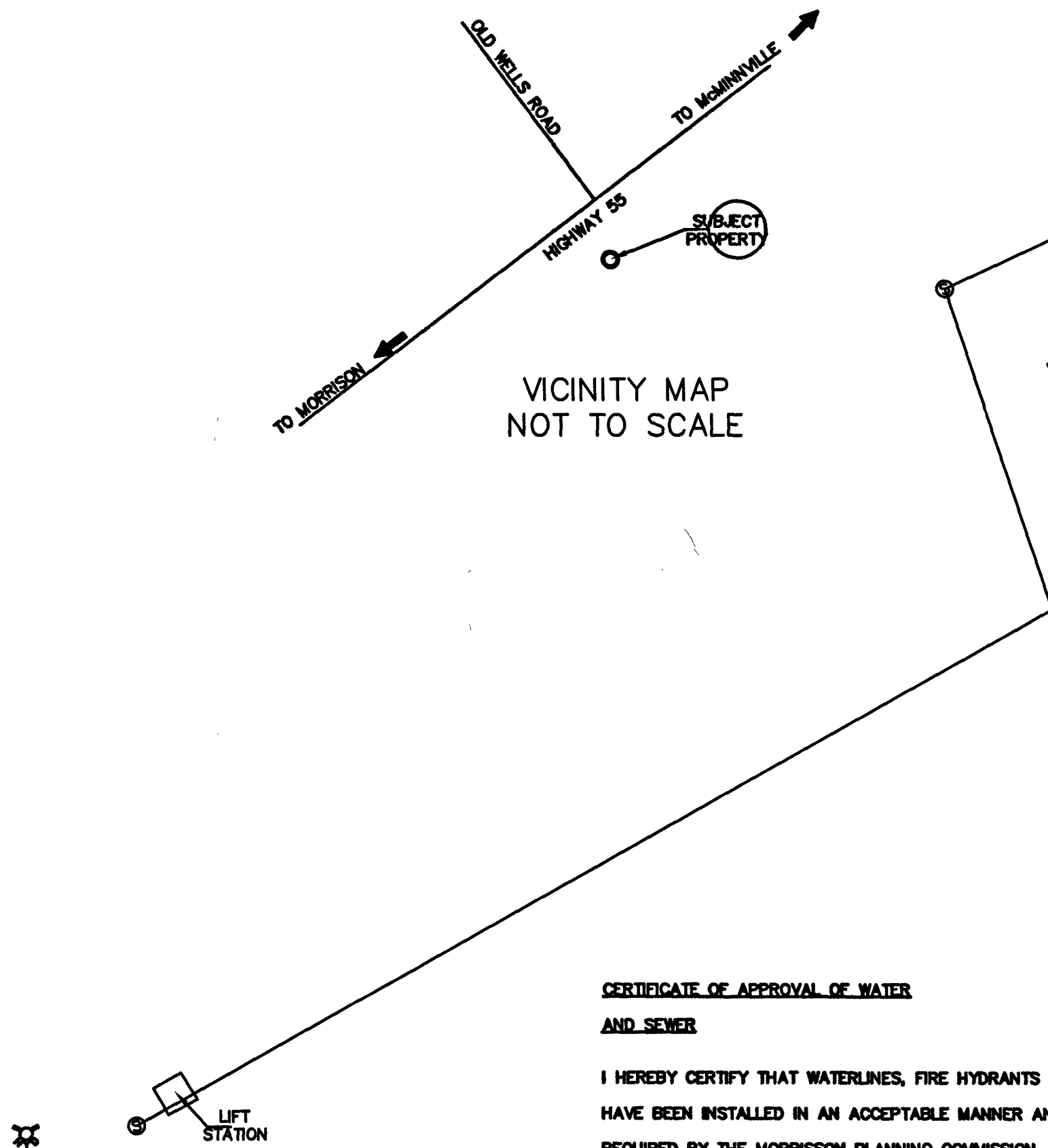


SURVEY FOR DIVISION

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

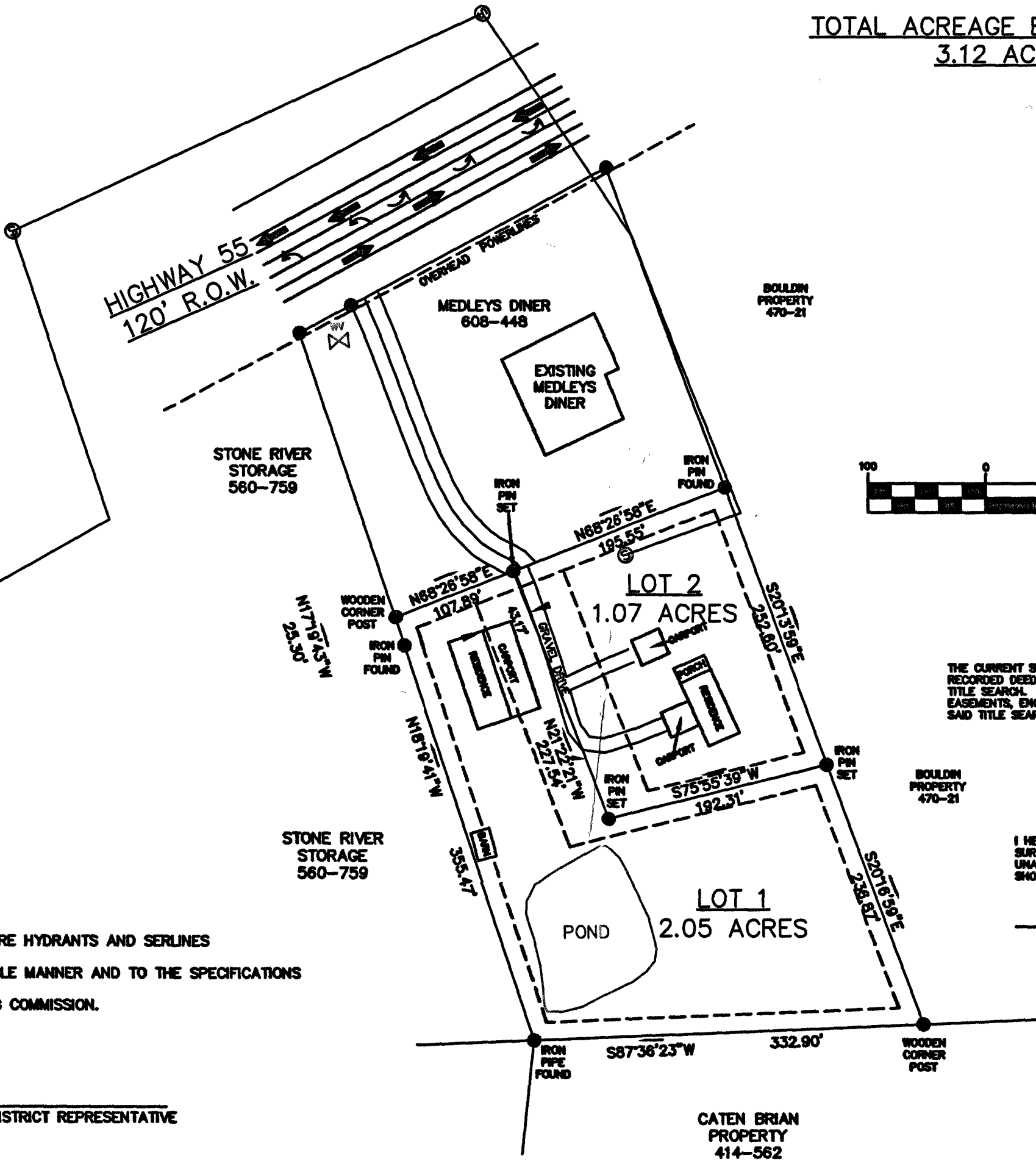


VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF WATER
AND SEWER

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

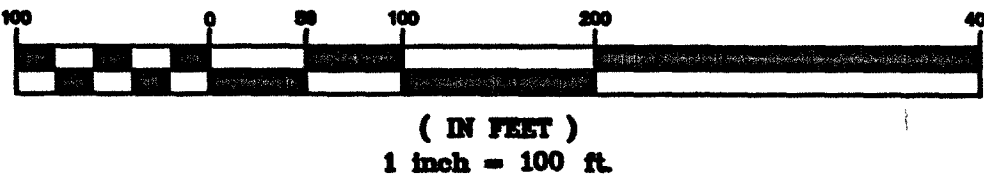
DATE WATER UTILITY DISTRICT REPRESENTATIVE



SURVEYOR'S NOTE:

THE JOINT DRIVEWAY SHALL BE MAINTAINED
BY BOTH LAND OWNERS, I.E. TRACT 1 OWNER AND TRACT 2
OWNER

JUNE 8, 2023
GRAPHIC SCALE



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 II
SURVEY, AND THE BASIS OF THE PRECISION OF THE
UNQUALIFIED SURVEY IS GREATER THAN 7,620:1 AS
SHOWN HEREON.

TECH. REG. # 1008

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

