



MEMORANDUM

TO: Livingston Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 16, 2023

SUBJECT: October 23, 2023 Planning Commission Meeting

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The Livingston Municipal Planning Commission will hold its regularly scheduled meeting on Monday, October 23, 2023 at 5:00 pm at Livingston City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of the September 25, 2023 minutes.
3. Consideration of final site plan for an event center to be located on East Main Street and Goodpasture Street (Cooper Site Plan).
4. Consideration of final subdivision plat for property located on Spurrier Street and Chestnut Street (Cole Division)\*
5. Consideration of preliminary subdivision plat for property located on Lakeview Road and Ironwood Avenue (Matheny Division)\*
6. Discussion regarding administrative approval of plats during months without a PC meeting.
7. Other Business as Necessary
8. Adjourn.

**\*See Agenda Review**

Chairperson – Philip McCormick \_\_\_\_ Robert Jolley \_\_\_\_ Matilda Speck \_\_\_\_ JJ Hollars \_\_\_\_

Bruce Elder \_\_\_\_ Ricky McDonald \_\_\_\_ Lashell Richardson \_\_\_\_ Phyllis Looper \_\_\_\_ Kristian Mansell \_\_\_\_

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

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**Agenda Review**

**Cole Division—Final**

Patricia Cole submitted a final subdivision plat for the purpose of subdividing 3.85 acres into five (5) existing lots located on Chestnut Street and Spurrier Street. The proposed lots would range in size from 0.23 acres (10,180 square feet) to 2.85 acres. The proposed new lots are zoned R-1 (Low Density Residential) and are served by as existing six (6) inch water line, an existing (8) inch sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

**Matheny Division—Preliminary**

Justin Matheny submitted a final subdivision plat for the purpose of subdividing 10.70 acres into nine (9) existing lots located on Lakeview Road and Ironwood Avenue. The proposed lots would range in size from 0.50 acres to 1.90 acres. The proposed new lots are zoned R-1 (Low Density Residential) and are served by an existing six (6) inch water line, an existing (8) inch sewer line, two (2) existing fire hydrants and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

Chairperson – Philip McCormick \_\_\_\_ Robert Jolley \_\_\_\_ Matilda Speck \_\_\_\_ JJ Hollars \_\_\_\_

Bruce Elder \_\_\_\_ Ricky McDonald \_\_\_\_ Lashell Richardson \_\_\_\_ Phyllis Looper \_\_\_\_ Kristian Mansell \_\_\_\_

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

\_\_\_\_\_

**REPORT OF MEETING  
LIVINGSTON MUNICIPAL PLANNING COMMISSION  
SEPTEMBER 25, 2023**

**MEMBERS PRESENT**

Matilda Speck  
JJ Hollars  
Ricky McDonald  
Philip McCormick

**MEMBERS ABSENT**

Lashell Richardson  
Bruce Elder  
Robert Jolley

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Phyllis Looper, City Recorder  
Ron Lane  
Kimberly Peek  
Kaylee Brown

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, a special called meeting of the Livingston Municipal Planning Commission (PC) was called to order by Chairman Philip McCormick at 5:00 p.m. on September 25, 2023 at the Livingston City Hall Conference Room.

**ITEM 2: APPROVAL OF AUGUST 16, 2023 MINUTES**

After the meeting was called to order, Chairman McCormick asked for approval of the minutes from the meeting held on August 16, 2023. After discussion, Ricky McDonald made a motion to dispense with the reading of the minutes and approve the minutes as presented. JJ Hollars seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL LOT LINE ADJUSTMENT PLAT FOR PROPERTY LOCATED ON WINDLE STREET AND EAST CEDAR STREET (BROWN ADJUSTMENT)**

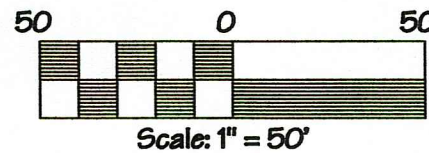
Kaylee Brown submitted a final subdivision plat for the purpose of adjusting the common boundary line of two (2) existing properties located on Windle Street and East Cedar Street. After the adjustment, Lot 1 would consist of 0.222 acres, an existing structure and an existing accessory structure. Lot 2 would consist of 0.136 acres and an existing commercial structure. Lots 1 would each require a five (5) foot side setback variance for the existing accessory structure from the Board of Zoning Appeals (BZA). The proposed new lots are zoned R-2 (High Density Residential) and are served by an existing six (6) inch water line, an existing sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance. After discussion, Ricky McDonald made a motion to approve the submitted final plat pending that all required signatures be obtained. JJ Hollars seconded and the motion passed with a vote of all ayes.

**ITEM 4: OTHER BUSINESS AS NECESSARY**

Staff Planner stated that, as a result to multiple meetings being cancelled due to lack of a quorum, administrative approval of subdivision plats consisting of two (2) lots or fewer, without any variances required, should be reconsidered. Staff stated that he would prepare a proposed by-law amendment for the October 23, 2023 PC meeting.

With no other business to discuss, Matilda Speck made a motion to adjourn. Ricky McDonald seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Livingston Municipal Planning Commission is October 23, 2023.

CTL



**GPS CERTIFICATION:**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
(a) Type of Survey: Real Time Kinematic  
(b) Positional Accuracy: 0.05 feet  
(c) Date of survey: 8 September 2023  
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
(e) Published/Fixed-control used: TDOT CORS Network  
(f) Geoid Model: Geoid12  
(g) Combined grid factor(s): 0.99989496

Note: The point of beginning for Lots #1 & 2 is a 1/2" pipe (set) in the western boundary of this parcel located in the eastern right-of-way of Spurrier Street as well as being located S 03°46'17" W 12.60 feet from a water meter and furthermore being located S 75°49'00" W 183.69 feet from a GPS Base Point.

Note: The point of beginning for Lots #3 & 4 is a 1/2" pipe (set) in the northern boundary of this parcel located in the southern right-of-way of Chestnut Street as well as being located N 77°24'32" W 61.43 feet from a water meter and furthermore being located N 69°20'32" E 30.11 feet from a GPS Base Point.

Note: The point of beginning for Lot #5 is a 1/2" pipe (set) being the northeastern corner of this parcel located in the southern right-of-way of Chestnut Street as well as being located S 81°40'08" E 129.95 feet from a water meter and furthermore being located S 88°50'22" E 102.11 feet from a GPS Base Point.

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: SLH

File: 23-394c1

State Plane Coordinates	
Northing	Easting
GPS Base Point: 747531.12	2171234.65

**Zoned R-1 (Low Density Residential District)**

**Setbacks:**  
 Front (minor streets) - 30'  
 Side (1 & 2 story buildings) - 15'  
 Side (street side corner lot) - 22.5'  
 Rear - 30'

**Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.**

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47133C0118B.

Dated: 5/18/2009

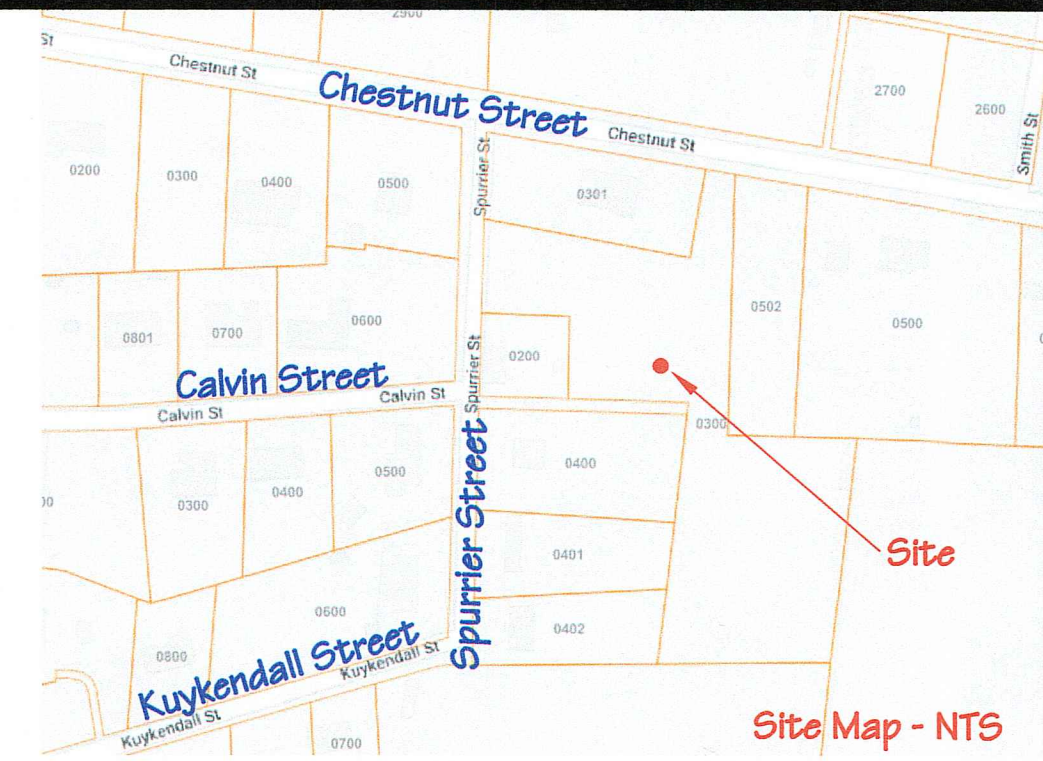
Check One:

- : No areas of the subject property depicted on this plat are in a SFHA
- : All of the subject property depicted on this plat is in a SFHA
- : Shaded area(s) of the subject property depicted on this plat are in a SFHA

**CERTIFICATION OF STREET NAMES AND PROPERTY ADDRESSES**

I hereby certify that the subdivision as shown hereon and properties therein have been assigned street names and addresses as per the Overton County and/or Town of Livingston Street Naming and Property Numbering System, that street name signs have been installed, and that hereafter properties shall be addressed as shown hereon.

Date Signed \_\_\_\_\_  
Director Overton County E-911 Board  
or Town of Livingston Road Supervisor



**CERTIFICATION OF EXISTING WATER LINES AND/OR OTHER UTILITIES**

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

Date Signed \_\_\_\_\_  
Water/Sewer Utility District Representative

**CERTIFICATION OF EXISTING STREET**

I hereby certify that Chestnut Street and Spurrier Street, as shown on this plat, have the status of accepted public streets regardless of current condition.

Date Signed \_\_\_\_\_  
Mayor or City Road Supervisor

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I we hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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. We further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

Date Signed \_\_\_\_\_  
Owner's Signature \_\_\_\_\_  
Owner's Signature \_\_\_\_\_

**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 Livingston Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Livingston Municipal Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Overton County, Tennessee.

Date Signed \_\_\_\_\_  
Secretary, Livingston Municipal  
Planning Commission

**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 Livingston Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required for 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, in the specifications of the Livingston Municipal Planning Commission.

28 Sept 2023  
Date Signed \_\_\_\_\_  
Surveyor's Signature \_\_\_\_\_  
**CHRISTOPHER M. VICK**  
TENNESSEE NO. 2164

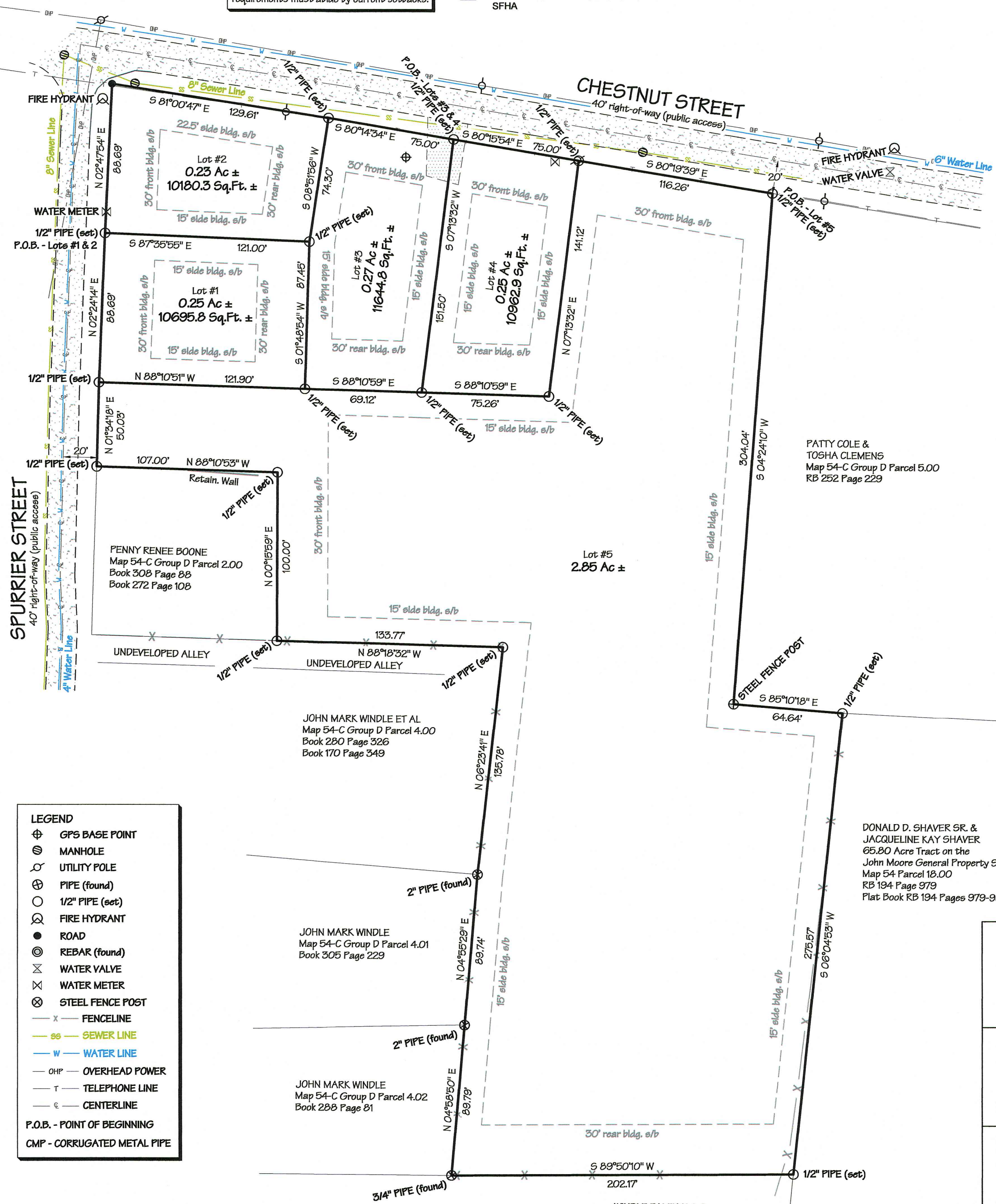
**6TH CIVIL DISTRICT**

**FINAL PLAT**  
**For Lots #1-5 of the**  
**Patricia Cole & Tosha Clemens Properties**

PRESENTED TO  
**TOWN OF LIVINGSTON MUNICIPAL PLANNING COMMISSION**

<b>DEVELOPER:</b> Patricia Cole & Tosha Clemens	<b>SURVEYOR:</b> CHRISTOPHER M. VICK
<b>ADDRESS:</b> Chestnut Street Livingston, TN 38570	<b>ADDRESS:</b> 2772 Hidden Cove Road COOKEVILLE, TN. 38506
<b>TELEPHONE:</b> 615-289-6003	<b>TELEPHONE:</b> 931-372-1286
<b>ENGINEER:</b>	<b>OWNER:</b> Patricia Cole & Tosha Clemens
<b>ADDRESS:</b>	<b>ADDRESS:</b> Chestnut Street Livingston, TN 38570
<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 615-289-6003

**ACREAGE SUBDIVIDED:** 3.85 LOTS: 5 **TAX MAP: 54C Grp. D PARCELS NO:** 3.00, 3.01, & 5.02  
**DEED BOOK REFERENCE:** RB279/809, RB279/816, & RB285/906 **SCALE:** 1"=50'-0" **DATE:** 8 September 2023



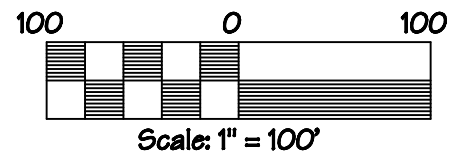
**LEGEND**

- ⊕ GPS BASE POINT
- MANHOLE
- UTILITY POLE
- ⊕ PIPE (found)
- 1/2" PIPE (set)
- FIRE HYDRANT
- ROAD
- ⊙ REBAR (found)
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ STEEL FENCE POST
- FENCELINE
- SEWER LINE
- WATER LINE
- OHP OVERHEAD POWER
- TELEPHONE LINE
- CENTERLINE
- P.O.B. - POINT OF BEGINNING
- CMP - CORRUGATED METAL PIPE

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**  
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

WINDLE FAMILY LLC.  
 Map 54 Parcel 20.00  
 Book 297 Page 674

Note A: The property as shown hereon is subject to a 20 foot wide utility easement to the Town of Livingston as noted in Miscellaneous Book 2 Page 388 as recorded in the Register's Office for Overton County, Tennessee.



CALL BEFORE YOU DIG



IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

**GPS CERTIFICATION:**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.05 feet  
 (c) Date of survey: 2 August 2023  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Fixed-control used: TDOT CORS Network  
 (f) Geoid Model: Geoid18  
 (g) Combined grid factor(s): 0.99999496

Note: The point of beginning is a steel fence post being the southern most corner of this parcel located in the northern right-of-way of Ironwood Avenue as well as being located S 57°21'23" E 12.57 feet from a water meter and furthermore being located S 41°29'56" W 807.17 feet from a GPS Base Point.

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.

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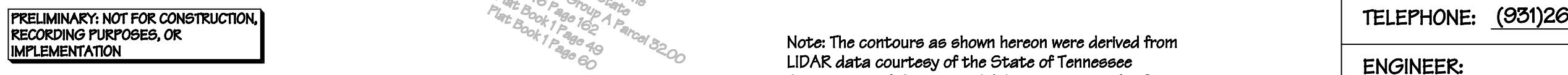
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Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 23-349c1

PRELIMINARY: NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION



Note: The contours as shown hereon were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration STS-GIS Services and has not been field verified by Vick Surveying, LLC.

LEGEND	
⊕	GPS BASE POINT
▽	WATER SPIGOT
⊕	GAS VALVE
⊕	PIPE (found)
⊕	MANHOLE
⊕	UTILITY POLE
⊕	CLEANOUT
⊕	STEEL FENCE POST
⊕	WATER METER
⊕	1/2" PIPE (est)
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	REBAR (found)
⊕	TAX HOOK
—	OVERHEAD POWER
—	TELEPHONE LINE
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
□	POND
▭	EASEMENT

**PRELIMINARY**

not for construction, recording purposes, or implementation

6TH CIVIL DISTRICT    OVERTON COUNTY

FOR THE RESUBDIVISION OF LOTS 116-118 & THE LAKE TRACT  
**HIDDEN VALLEY ESTATES**  
 SECTION 1

PRESENTED TO  
 CITY OF LIVINGSTON MUNICIPAL PLANNING COMMISSION

DEVELOPER: JUSTIN MATHENEY	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: _____	ADDRESS: 2772 Hidden Cove Road
TELEPHONE: (931)265-5480	ADDRESS: COOKEVILLE, TN. 38506
TELEPHONE: _____	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: CRAIG M. & AMBER WEST
ADDRESS: _____	ADDRESS: LAKEVIEW ROAD
TELEPHONE: _____	TELEPHONE: _____

ACREAGE SUBDIVIDED: 10.70    LOTS: 9    TAX MAP: 44E GRP A PARCEL NO: 20, 32-34  
 DEED BOOK REFERENCE: 246/162 PB 1/49,60    SCALE: 1"=100'-0"    DATE: 8/2/2023