



MEMORANDUM

TO: Livingston Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: June 17, 2024

SUBJECT: June 24, 2024 Planning Commission Meeting

The Livingston Municipal Planning Commission will hold its regularly scheduled meeting on Monday, June 24, 2024 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 April 22, 2024 minutes.
3. Consideration of request to rezone property located at 592 Dogleg Drive from C-1 (General Commercial) to R-2 (High Density Residential) (Savage Request).
4. Consideration of preliminary plat for property located on Hi Tech Drive, Apple Drive and Peach Drive (Campbell Division).*
5. Training—Commercial Zoning Districts.
5. Other Business as Necessary
6. Adjourn.

***See Agenda Review**

Chairperson – Philip McCormick ____ Robert Jolley ____ Matilda Speck ____ JJ Hollars ____

Bruce Elder ____ Ricky McDonald ____ Lashell Richardson ____ Phyllis Looper ____ Kristian Mansell ____

Others: _____

Agenda Review

Campbell Division—Preliminary

Cody Campbell submitted a preliminary subdivision plat for the purpose of subdividing 2.89 acres into six (6) proposed new lots for property located on Hi Tech Drive, Apple Drive and Peach Drive. The proposed new lots would range in size from 0.46 acres to 0.51 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-1 (Low Density Residential) and is served by as existing twelve (12) inch water line, an existing ten (10) inch sewer line, an existing fire hydrant 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
APRIL 22, 2024**

MEMBERS PRESENT

JJ Hollars
Robert Jolley
Bruce Elder
Philip McCormick
Ricky McDonald

MEMBERS ABSENT

Lashell Richardson
Matilda Speck

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Phyllis Looper, City Recorder
Kristian Mansell, Codes Enforcement Officer
Kimberly Peek
Ken Mabery
Allen Maples
Tom Clark
Taylor Dillehay
Ron Lane

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 February 26, 2024 at the Livingston City Hall Conference Room.

ITEM 2: APPROVAL OF FEBRUARY 26, 2024 MINUTES

After the meeting was called to order, Chairman McCormick asked for approval of the minutes from the meeting held on February 26, 2024. After discussion, Ricky McDonald made a motion to dispense with the reading of the minutes and approve the minutes as presented. Robert Jolley seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON MILLER STREET (DEL TORO DIVISION)

Surveyor Allen Maples submitted a preliminary subdivision plat on behalf of Frank Del Toro for the purpose of subdividing 5.326 acres into twenty-one (21) proposed new lots for property located on Miller Street. The proposed new lots would range in size from 0.172 acres (7,500 square feet) to 0.413 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-2 (High Density Residential) and is served by as existing six (6) inch water line, an existing eight (8) inch sewer line, an existing fire hydrant, a proposed six (6) inch water line, a proposed eight (8) inch sewer line, a proposed city street (Gracie Street) and would comply with all other requirements of the subdivision regulations and the zoning ordinance. Codes Enforcement Officer Kristian Mansell stated that the public works department had concerns regarding stormwater runoff and that the developer must install detention ponds and have a drainage plan approved by the public works department before final approval could be granted. After discussion, JJ Hollars made a motion to approve the submitted preliminary subdivision plat. Bruce Elder seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON WOODLAND STREET AND VIRGINIA STREET (CUNNINGHAM DIVISION)

Ken Mabery submitted a final subdivision plat on behalf of ADAM Corporation for the purpose of subdividing 2.19 acres into six (6) proposed new lots for property located on Hi Tech Drive and East 7th Street. The proposed new lots would range in size from 0.172 acres (7,500 square feet) to 0.68 acres and all of the proposed new lots are currently vacant with the exception of Lot 4 which has an existing structure. The proposed new lots are zoned R-1 (Low Density Residential except for lots 1 and 2 which are zoned R-2 (High Density Residential)). The proposed new lots are served by as existing six (6) inch water line, an existing sewer line, an existing fire hydrant, a proposed extension of an existing city street (East 7th Street) and would comply with all other requirements of the subdivision regulations and the zoning ordinance. The preliminary plat was approved

at the September 27, 2021 PC meeting. Staff Planner stated that Mabery had submitted a letter of credit as a surety instruments to guarantee the final surfacing of East 7th Street however the letter of credit was expired. After discussion, Bruce Elder made a motion to approve the submitted final subdivision plat pending that all required signatures be obtained and that a valid letter of credit be submitted for the surfacing of East 7th Street. Robert Jolley seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

Staff Planner presented a report for two (2) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Garrett Division—Final

David Garrett submitted a final subdivision plat for the purpose of subdividing 6.28 acres into two (2) proposed new lots for property located on Hi Tech Drive and Preston Street. Lot 1 would consist of 2.09 acres and is currently vacant. Lot 2 would consist of 4.19 acres and is currently vacant. The proposed new lots are zoned R-2 (High Density Residential) and is served by as existing ten (10) inch water line, an existing eight (8) inch sewer line, an existing fire hydrant and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

Rogers Division—Final

Carl Rogers submitted a final subdivision plat for the purpose of subdividing 7.42 acres into two (2) proposed new lots for property located on Celina Highway, Cash Street and North Oak Street. Lot 1 would consist of 2.86 acres and is currently vacant. Lot 2 would consist of 4.56 acres and is currently vacant. The proposed new lots are zoned C-1 (Local Commercial) and is served by as existing one (1) inch water line, an existing four (4) inch sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

With no other business to discuss, JJ Hollars 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 June 24, 2024.

CTL

APPLICATION FOR REZONING REQUEST

1. Owner's name and address: Michael A. Savage
592 Dogleg Dr. Livingston TN 38570 Phone 931-397-0154
 2. Developer's name and address same as above

 3. Location of property under consideration W 1st St. 912, Livingston
(Attach a sketch on letter size paper and show adjacent land uses.)
 4. Legal description of property under consideration _____
control map 054A, group B, parcel 023.00
 5. Size of area (in acres or square feet) 0.69[±]
 6. Application is for:
 Rezoning Request
- A request for a Rezoning is a claim that the existing zone is unsuitable. Therefore, the petitioner should be prepared to present a detailed justification showing the change is needed and will benefit the general welfare of the community and not the vested interests of a few persons.
7. Existing Zone C-1 Desired Zone R-2
 8. Existing Use empty lot Proposed Use residential
 9. Date Received 5-6-24 Date Rejected _____
Date of Public Hearing _____ Date Approved _____
 10. Remarks: List any special features which will help the Planning Commission or Board of Mayor and Aldermen in its decision. Adjoining properties Elm St 400 and Elm St 406 are both R-2
 11. Fee for advertising and examination: \$50⁰⁰

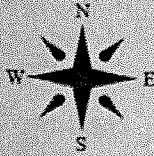
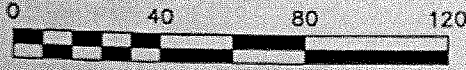
Signed: Michael A. Savage

MIKE SAVAGE GENERAL PROPERTY SURVEY

MICHAEL SAVAGE PROPERTY
 912 W. 1st STREET
 6th CIVIL DISTRICT, OVERTON COUNTY, TENNESSEE
 PARCEL 023.00 of TAX CONTROL MAP 054A GROUP B
 DEED REFERENCE: RECORD BOOK 237 PAGE 750
 TOTAL ACRES: 0.69+/-
 FIELD WORK COMPLETED: JANUARY 2, 2024
 PLAT COMPLETED: JANUARY 17, 2024
 SCALE: 1" = 40'

NOTES

1. Property point of beginning (POB) being N 82°07'13" W a distance of 226.34' from the point of intersection of the center of W. 1st Street and Elm Street.
2. This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
3. This survey is subject to any and all rights-of-way, easement exceptions, setbacks, and restrictions, recorded and unrecorded which may affect this property.
4. The proper utility authority having jurisdiction should verify location of any utility affecting the property shown hereon.
5. This survey was completed using the latest recorded plat deeds at the date of the completed field work.
6. This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.



C-1

SINA NEAL
DB 97 PG 334

GRAVEL

CELLAR AREA

N 85°58'01" W 116.00'
 W. 1st STREET
 30' WIDE PUBLIC R.O.W.
 24' WIDE ASPHALT

W. 2nd STREET
 20' WIDE PUBLIC R.O.W.
 12' WIDE ASPHALT

S 81°49'42" E 116.00'

N 04°50'44" E 263.21'

S 04°48'16" W 254.84'

Elm St
406

KETH L. & JUDY GAIL SMITH
RB 55 PG 759

R-2

Elm St
400

R-2

JUDY GAIL ROBERTS LONG
DB 313 PG 1

POB (NOTE 1)



SURVEYOR'S CERTIFICATE

I hereby certify that this plat or map represents a Category I and Class I survey and the ratio of precision for this unadjusted survey is 1:10,000 or better.

Said survey was done in compliance with the current Tennessee Minimum Standards for Land Surveying Practices.

For boundary and topographic features shown on this survey, RTK GPS positional accuracy was observed on January 2, 2024 using a Topcon HiPer G3 receiver.

Horizontal Datum - NAD 83 (2011)
 Vertical Datum - NAVD 88, Geoid

Positional accuracy of the GPS data does not exceed: HO: 68", VO: 0.98"

Brian McMeans
 Tenn. Reg. No. 2645

LEGEND

- 0.5" Iron Rod (New)
- ⊕ Gas Valve
- ⊕ Water Tap
- ⊕ Water Meter

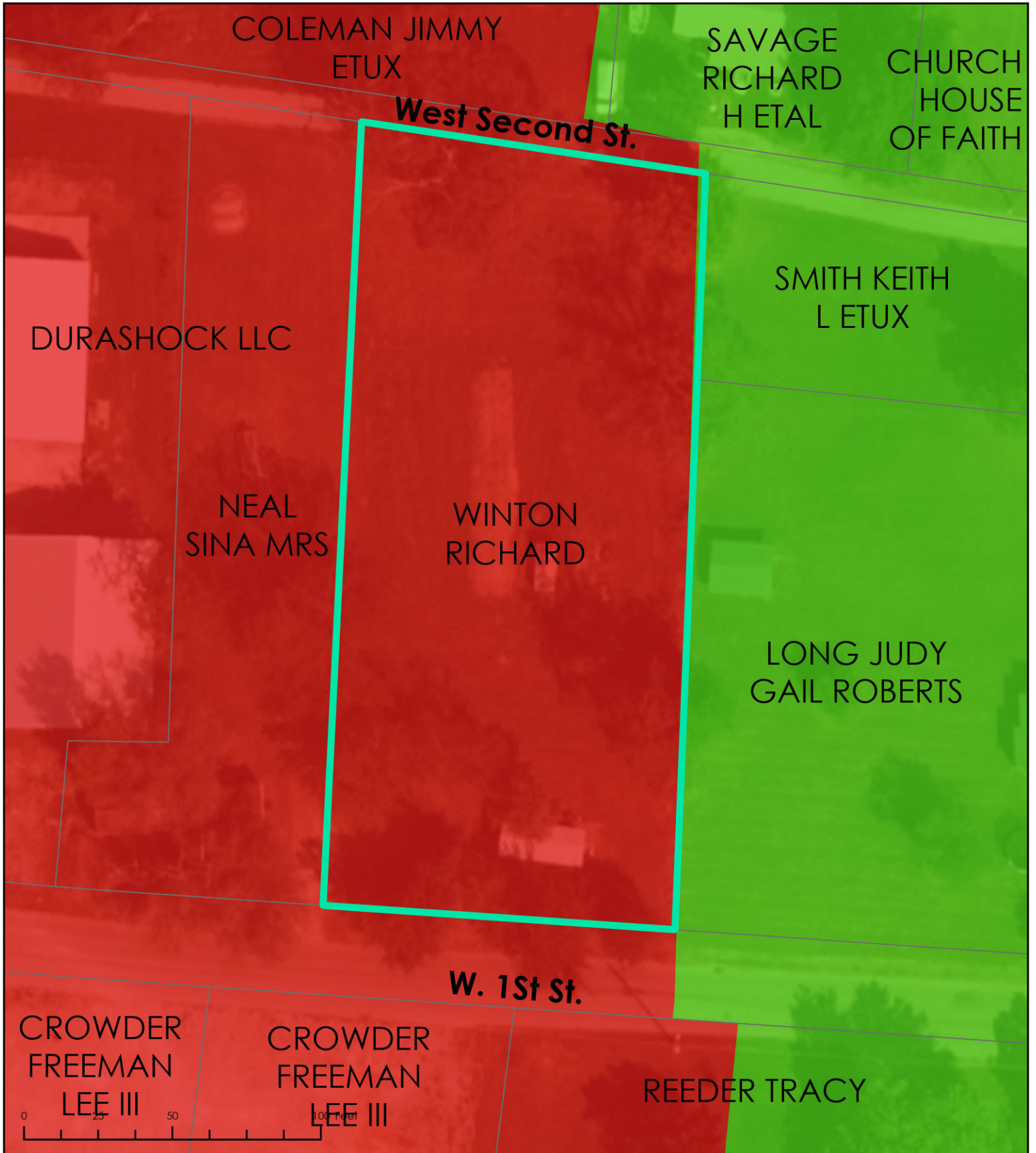
GLOBAL
 SURVEYING LLC

50 Humlers Rest Lane / Piperton, TN 38017
 1-800-803-6994

www.surveytn.com

912 W 1st St Rezoning

Livingston



Request for rezoning of Parcel 054A B 023.00 to change from C-1 to R-2

- C-1
- C-2
- C-3
- C-M
- I-1
- I-2
- R-1
- R-2

St
Ca



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	22.26'	32.54'	29.72'	N 53°31'15" E
C2	20.86'	31.90'	28.88'	S 40°43'44" E

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47133C0114B, which bears an effective date of May 18, 2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

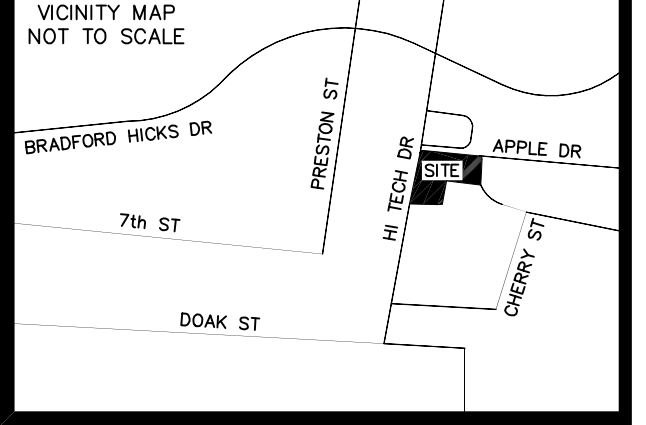
Zone "X" denotes areas outside the 500 year flood plain.



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 of an Urban and Subdivision Survey 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 Livingston Municipal Planning Commission.

Date Signed _____ Surveyor's Signature _____



CERTIFICATION OF EXISTING STREETS

I hereby certify that the streets 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 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 re-subdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CERTIFICATION OF EXISTING WATER LINES AND/OR OTHER UTILITIES

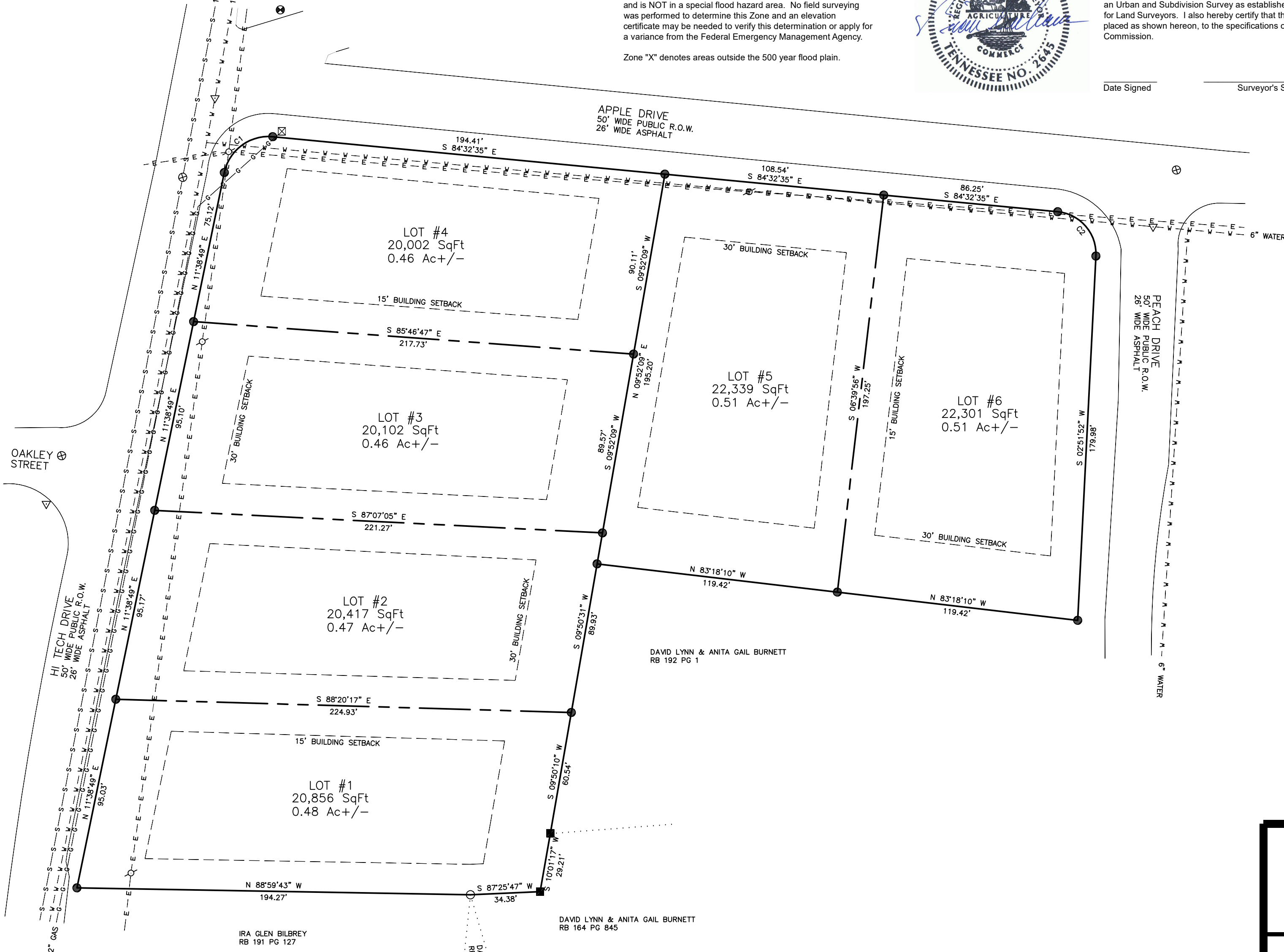
I hereby certify that the water lines, sewer lines, and/or other utilities shown hereon are in place.

Date Signed _____ Water/Sewer Utility District Representative _____

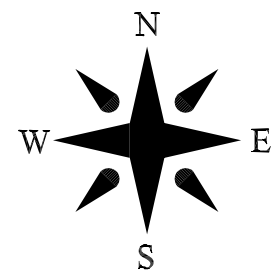
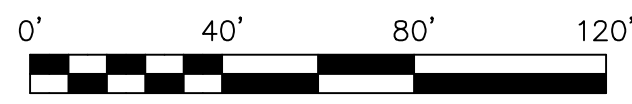
CERTIFICATE OF APPROVAL FOR RECORDING

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 _____



- NOTES**
- The property shown hereon is zoned R-1.
 - Utility detail shown hereon was provided by the Town of Livingston. Actual utility locations should be verified by the Town of Livingston before any excavation or construction.
 - All property improvements shown hereon are existing features as of the date of this plat. All building outlines are leading vertical edges.
 - This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
 - This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.
 - This survey was completed using the latest recorded property deeds at the date of the completed field work.
 - This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.



GLOBAL SURVEYING LLC
 50 Hunters Rest Lane / Piperton, TN 38017
 1-800-603-6994
 www.surveytn.com

BUILDING SETBACKS
 30' - FRONT & REAR
 15' - SIDE

- LEGEND**
- 0.5" Iron Rod
 - Wood Post
 - Electric Post
 - ⊕ Fire Hydrant
 - ⊗ Gas Valve
 - G- Gas Line
 - ▽ Water Valve
 - W- Water Line
 - ⊕ Sewer Manhole
 - S- Sewer Line
 - Utility Pole
 - E- Overhead Utility Line

HI TECH DRIVE SUBDIVISION
 FOR
CODY CAMPBELL
 PRESENTED TO
LIVINGSTON MUNICIPAL PLANNING COMMISSION

DEVELOPER: CODY CAMPBELL ADDRESS: 506 CROSS AVENUE LIVINGSTON, TN 38570 TELEPHONE: (615) 516-8194	SURVEYOR: BRIAN McMEANS ADDRESS: 50 HUNTERS REST LANE PIPERTON, TN 38017 TELEPHONE: (901) 207-4775
ENGINEER: ADDRESS:	OWNER: COLLEGE FUND PROPERTIES, LLC ADDRESS: 506 CROSS AVENUE LIVINGSTON, TN 38570 TELEPHONE: (615) 516-8194
ACREAGE SUBDIVIDED: 2.89+/- NUMBER OF LOTS: 6 DATE: JUNE 17, 2024	TAX MAP 0450 GROUP D PARCEL 001.00 SCALE: 1" = 40' DEED REFERENCE: RB 309 PG 424