



MEMORANDUM

TO: Livingston Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: November 20, 2023

SUBJECT: November 27, 2023 Planning Commission Meeting

The Livingston Municipal Planning Commission will hold its regularly scheduled meeting on Monday, November 27, 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 October 23, 2023 minutes.
3. Consideration of final site plan for storage buildings to be located at 1175 Preston Street (Garrett Site Plan).
4. Consideration of final subdivision plat for property located on West 1st Street (Livingston Housing Authority Division)*
5. Election of Officers.
6. Other Business as Necessary
7. 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

Livingston Housing Authority Division—Final

Livingston Housing Authority submitted a final subdivision plat for the purpose of subdividing 2.16 acres into two (2) existing lots located on West 1st Street. Lot 1 would consist of 1.05 acres and two (2) existing structures. Lot 2 would consist of 1.11 acres and is currently vacant. The overwhelming majority of Lot 2 lies within the 100-year floodplain. The proposed new lots are zoned R-2 (High Density Residential) and are served by an existing six (6) inch water line, an existing (8) inch sewer line, two (2) 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
OCTOBER 23, 2023**

MEMBERS PRESENT

Matilda Speck
Robert Jolley
Bruce Elder
Philip McCormick

MEMBERS ABSENT

Lashell Richardson
Ricky McDonald
JJ Hollars

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Phyllis Looper, City Recorder
Ron Lane
Charles Cobb
Stephen Raper
Justin Matheny
Robbie Porter
Brian Bennett
Dawn Bryan
Karen Ogden

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 October 23, 2023 at the Livingston City Hall Conference Room.

ITEM 2: APPROVAL OF SEPTEMBER 25, 2023 MINUTES

After the meeting was called to order, Chairman McCormick asked for approval of the minutes from the meeting held on September 25, 2023. After discussion, Matilda Speck 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 FINAL SITE PLAN FOR AN EVENT CENTER TO BE LOCATED ON GOODPASTURE STREET AND EAST MAIN STREET (COOPER SITE PLAN)

Staff Planner submitted a final site plan on behalf of Cindy Cooper for the purpose of establishing an event center on Goodpasture Street and East Main Street. Staff Planner stated that the proposed event center would operate in two (2) existing buildings and that no new construction would take place. Staff also stated that the proposed location is in a C-2 (Central Business District) zone and the event center is a permitted use. After discussion, Bruce Elder made a motion to approve the submitted final site plan. Matilda Speck seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON SPURRIER STREET AND CHESTNUT STREET (COLE DIVISION)

Staff Planner submitted a final subdivision plat on behalf of Patricia Cole 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. After discussion, Robert Jolley made a motion to approve the submitted final subdivision plat pending that all required signatures be obtained. Matilda Speck seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON LAKEVIEW ROAD AND IRONWOOD AVENUE (MATHENY DIVISION)

Staff Planner submitted a preliminary subdivision plat on behalf of Justin Matheny 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. Staff Planner stated that the plat must be reviewed and approved by all city department heads. After discussion, Bruce Elder made a motion to approve the submitted preliminary subdivision plat. Matilda Speck seconded and the motion passed with a vote of all ayes.

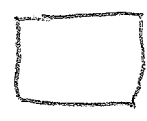
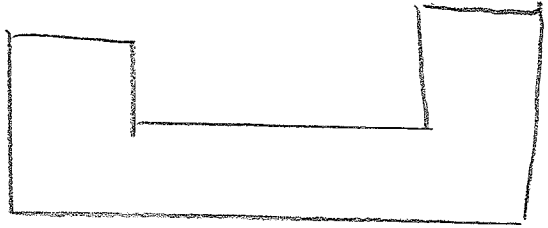
ITEM 6: DISCUSSION REGARDING ADMINISTRATIVE APPROVAL OF PLATS DURING MONTHS WITHOUT A PLANNING COMMISSION MEETING

At the September 25, 2023 meeting, 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. Staff presented a formal request to which would grant administrative approval of subdivision plats consisting of two (2) lots or fewer, without any variances required to the Staff Planner. Staff Planner stated that said approval would only be allowed in months that there was not a PC meeting. After discussion, Matilda Speck made a motion to approve the aforementioned proposal. Bruce Elder seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Bruce Elder made a motion to adjourn. Matilda Speck seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Livingston Municipal Planning Commission is November 27, 2023.

CTL

Bradford Hicks Dr

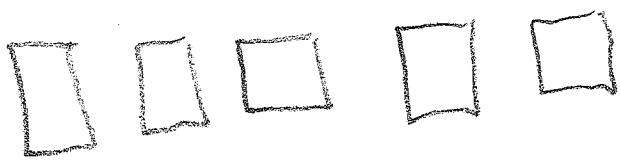


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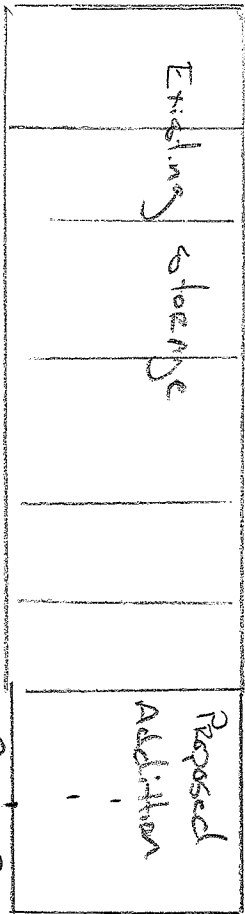


College fund Properties



Preston St

1175 Preston St



David Garrett

36' set back

36' set back

David Garrett

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL ROADS, UTILITY LINES AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

CERTIFICATE OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

DATE _____ MAYOR OR CITY 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 LIVINGSTON MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE LIVINGSTON MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF OVERTON COUNTY, TENNESSEE.

DATE _____ 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 OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE LIVINGSTON MUNICIPAL PLANNING COMMISSION.

DATE _____ SURVEYOR'S SIGNATURE _____

CERTIFICATE 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.

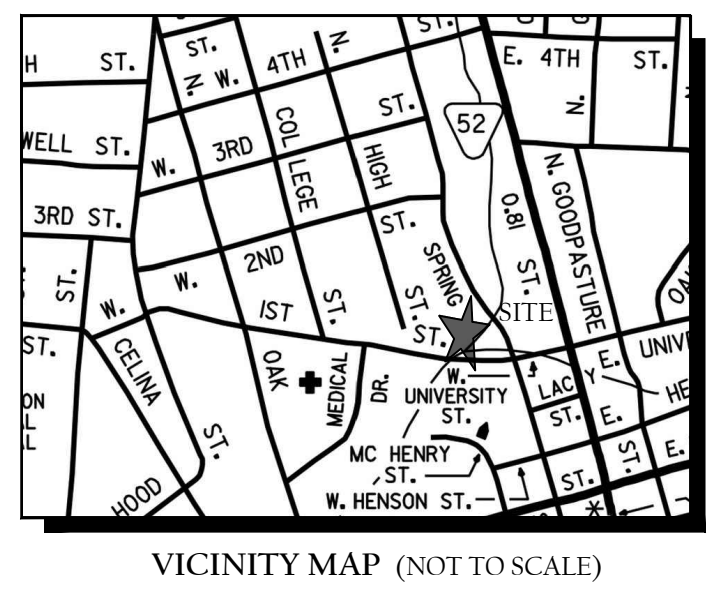
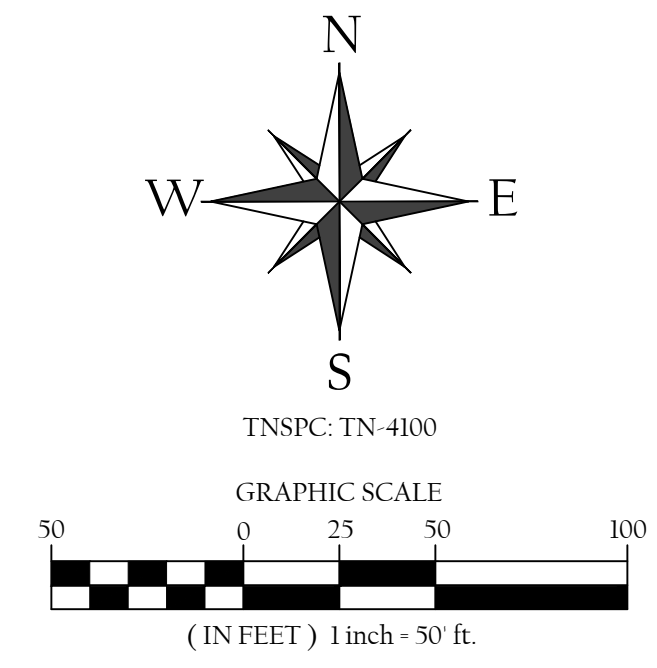
DATE _____ WATER/SEWER UTILITY DISTRICT REP. _____

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	401.07'	123.71'	123.22'	S 35° 51' 17" E	17° 40' 23"
C2	25.00'	45.11'	39.23'	S 24° 40' 24" W	103° 22' 59"
C3	317.73'	144.26'	143.02'	S 89° 22' 17" W	26° 00' 48"
C4	2932.27'	350.63'	350.42'	N 81° 02' 51" W	6° 51' 04"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20° 12' 01" E	30.00'
L2	N 70° 18' 18" E	30.00'



PARCEL REFERENCE

BEING ALL OF PARCEL 1100, AS SHOWN ON OVERTON COUNTY TAX MAP 054A, GROUP '1'.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO LIVINGSTON HOUSING AUTHORITY, OF RECORD IN DEED BOOK 188 PAGE 572, R.O.O.C., TN.

PLAT REFERENCE

BEING LOTS 1-5, BLOCK 'D', OF A PLAT ENTITLED 'NORTH BROAD STREET URBAN RENEWAL AREA', ON RECORD IN PLAT BOOK 1, PAGE 51, R.O.O.C., TN.

ZONED R-2

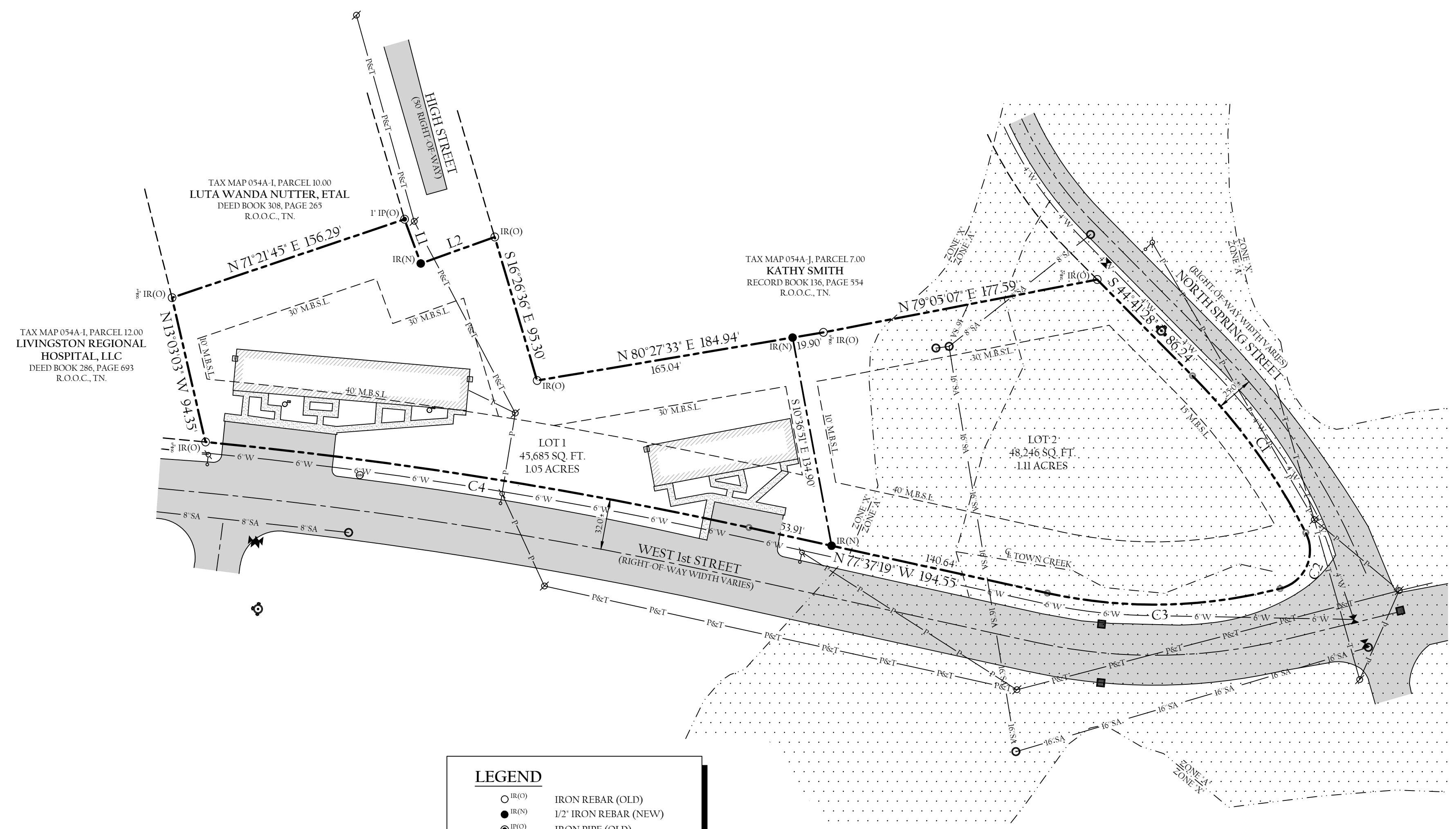
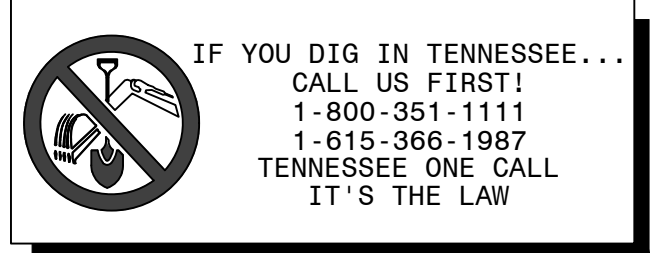
HIGH DENSITY RESIDENTIAL DISTRICT

SETBACKS

FRONT - 40'

REAR - 30'

SIDE - 10' (ONE AND TWO STORY BUILDINGS)



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN OCTOBER 18, 2021 AND OCTOBER 19, 2021 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H: 0.004, V: 0.007.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.
6. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4713C0014B DATED 05-18-2009, A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA, ZONE 'A'.

LEGEND

○ (IR(O))	IRON REBAR (OLD)
● (IR(N))	1/2" IRON REBAR (NEW)
○ (IP(O))	IRON PIPE (OLD)
○ (N.M.)	NON-MONUMENTED POINT
■	CATCH BASIN
⊙	CLEAN OUT
○	SEWER MANHOLE
○	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	ELECTRIC METER
⊕	UTILITY POLE
— P —	POWER LINE
— X —	FENCE LINE
— T —	TELEPHONE LINE
— W —	WATER LINE
— SA —	SEWER LINE
— M.B.S.L. —	MINIMUM BUILDING SETBACK LINE
○ (R.O.O.C., TN)	REGISTER'S OFFICE OVERTON COUNTY, TN.
■	CONCRETE AREA
■	ASPHALT SURFACE

LOT 1 AREA = 45,685 SQ. FT. OR 1.05 ACRES+
 LOT 2 AREA = 48,246 SQ. FT. OR 1.11 ACRES+
 TOTAL AREA = 93,931 SQ. FT. OR 2.16 ACRES+

FINAL SUBDIVISION PLAT
LIVINGSTON HOUSING AUTHORITY DIVISION
 6th CIVIL DISTRICT, OVERTON COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.16
NUMBER OF LOTS:	2	JOB NUMBER:	21-313
PARCEL #: TAX MAP 054A-1, PARCEL 1100		DATE:	11-06-2021
ADDRESS: 308 WEST 1st STREET		SCALE:	1"=50'

OWNERS

LIVINGSTON HOUSING AUTHORITY
 630 EAST 7th STREET
 LIVINGSTON, TN 38570
 931-823-6423

SURVEYOR

TAYLOR DILLEHAY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-528-LAND