



MEMORANDUM

TO: Cannon County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 21, 2024

SUBJECT: August 27, 2024 Planning Commission Meeting

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The Cannon County Regional Planning Commission will hold its regular monthly meeting on Tuesday, August 27, 2024 at 6:00 P.M. in the Cannon County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of the agenda.
3. Public comment period pertaining to items on the agenda.
4. Consideration of approval of the July 23, 2024 minutes.
5. Consideration of final subdivision plat for property located on Jimtown Road (Wanner Division)\*
6. Consideration of final subdivision plat for property located on Dickens Hill Road (Maasen Division)\*
7. Discussion regarding amending the zoning resolution to allow data centers as a special exception in the I-1 (Industrial) district.
8. Other business as necessary.
9. Adjourn.

Members:

\_\_\_\_ Boyd Barker-Chairperson \_\_\_\_ Richie Hunter \_\_\_\_ Randy Gannon \_\_\_\_ Lacey Buchanan \_\_\_\_ Carolyn Jennings

\_\_\_\_ Patricia Weiland \_\_\_\_ Greg Goff \_\_\_\_ Greg Mitchell-County Executive \_\_\_\_ Jonathon Fagan-County Attorney

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

## **Agenda Review**

### **Wanner Division—Final**

L and J Wanner submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Jimtown Road. The proposed new lot would consist of 1.19 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot is zoned A-1 (Agriculture). The proposed new lot would be served by an existing two (2) inch water line and would comply with all Cannon County Subdivision Regulations and the Cannon County Zoning Resolution.

### **Maasen Division—Final**

Justin Maasen submitted a final subdivision plat for the purpose of subdividing 2.240 acres into two (2) proposed new lots located on Thurston Young Road. Lot 1 would consist of 0.69 acres and an existing residential structure. Lot 2 would consist of 1.550 acres and an existing structure. The proposed new lots are zoned A-1 (Agriculture), would be served by an existing eight (8) inch water line and would comply with all requirements of the subdivision regulations and the zoning ordinance.

**CANNON COUNTY  
REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**July 23rd, 2024**

**ITEM 1. Call to Order**

**Members Present:** Boyd Barker, Richie Hunter, Greg Goff, Randy Gannon, Carolyn Jennings

**Members Absent:** Lacey Buchanan, Patricia Weiland

**Others Present:** Tommy Lee, Land Use Administrator David Robinson, County Attorney Jonathan Fagan, County Executive Greg Mitchell

**ITEM 2. Approval of the July 23rd, 2024 Agenda**

Jessee Cunningham requests to be placed on the agenda for consideration of a recommendation to the board of commissioners to rezone 2622 McMinnville Hwy from A-1 agricultural to C-1 Commercial.

**The Planning Commission approved the agenda with an addition to consider Cunningham's rezone request. Unanimously approved by voice vote.**

**ITEM 3. Public comment Period**

No public comment.

**ITEM 4. Approval of the June 25th, 2024 Minutes**

Motion made by Randy Gannon to approve the June 25<sup>th</sup>, 2024, minutes. Motion seconded by Richie Hunter. Unanimously approved by voice vote,

**ITEM 5. Public Hearing and Consideration of subdivision regulations amendments regarding the update of formatting and re-establishing appendices.**

Motion made by Greg Goff to approve the appendices. Motion seconded by Richie Hunter. Unanimously approved by voice vote.

**ITEM 6. Public Hearing and Consideration of subdivision regulations amendments regarding incorporating provisions for acceptance and classification of new and existing roads.**

- Wayne Hancock speaks with the Planning Commission about roads and classification standards.
- Bridges become a topic of discussion.

Motion made by Richie Hunter to approve the provision and road classification to be included in the subdivision regulations by reference. Motion seconded by Greg Goff. Unanimously approved by voice vote.

**ITEM 7. Consideration of final subdivision plat for property located on Thurston Young Road (Luce Division)**

- The Planning Commission discusses <sup>the</sup> plat with the applicant.

Motion made by Greg Goff to approve the Luce Division. Motion seconded by Richie Hunter. Unanimously approved by voice vote.

**ITEM 8. Other Business**

No other business was discussed.

**ITEM 9. (Amended) 2622 McMinnville HWY Cunningham Rezone Request A-1 to C-1**

Jessee Cunningham makes an application to rezone 2622 McMinnville Hwy from A-1 Agricultural to C-1 Commercial. The property is 6.92 acres in size.

- The Planning Commission establishes the location of the property.
- The Planning Commission confirms with the applicant the motive for rezoning. The applicant wants to implement a “Home for the aged” in an existing residence on the property.

Motion made by Richie Hunter to recommend the rezoning request for approval to the county commission. Motion seconded by Greg Goff.

**Roll Call Vote**

**Yes**

Boyd Barker  
Richie Hunter  
Greg Goff

**No**

**Abstain**

Randy Gannon  
Carolyn Jennings

Motion passed. The rezoning request will go to the county commission with a recommendation for approval.

**ITEM 10. Adjourn**

Motion made by Randy Gannon to adjourn. Motion seconded by Richie Hunter. Unanimously approved by voice vote.

All reference materials are attached.

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Chairman, Boyd Barker

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Date

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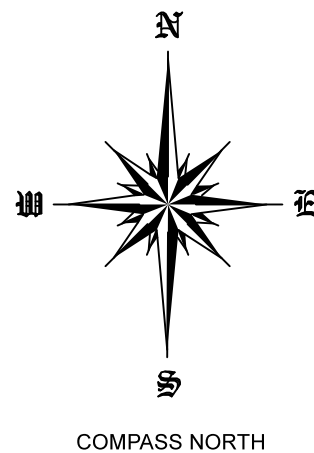
Secretary, Richie Hunter

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Date

**GENERAL NOTES**

1. In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or nonexistence of the utilities shown or any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
5. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to: sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).



**FLOOD INSURANCE NOTE:**

By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. **47015C0115E** effective date of **5/9/2023**. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **IS NOT** in a Special Flood Hazard Area.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this 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.

Date \_\_\_\_\_ Leonard Wanner \_\_\_\_\_ Jonathan Wanner \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct Category 3 survey, and the ratio of precision is 1:15,000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cannon County Regional Planning Commission.

Date Signed \_\_\_\_\_ Doyle Elkins RLS# 2427 \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE**

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTE website at mte.com (collectively the "Requirements"). No electric service will be provided until MTE's requirements have been met and approved in writing by an authorized representative of MTE. Any approval is, at all times, contingent upon continuing compliance with MTE's requirements.

Date \_\_\_\_\_ Middle Tennessee Electric \_\_\_\_\_

**CERTIFICATION OF EXISTING STATE OR COUNTY ROAD**

I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition.

Date Signed \_\_\_\_\_ Signature of Cannon County Road Superintendent \_\_\_\_\_

**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 Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Regional Planning Commission, and that said plat has been Approved for Recording in the Office of the Register of Cannon County, Tennessee.

Date Signed \_\_\_\_\_ Secretary, Cannon County Planning Comm. \_\_\_\_\_

**CERTIFICATION OF EXISTING WATER LINES**

I hereby certify that the existing water lines shown hereon are in place and are operated and maintained by the \_\_\_\_\_ Water Utility District and will adequately serve the property herein subdivided.

Date Signed \_\_\_\_\_ Signature of Applicable Water Utility District Representative \_\_\_\_\_

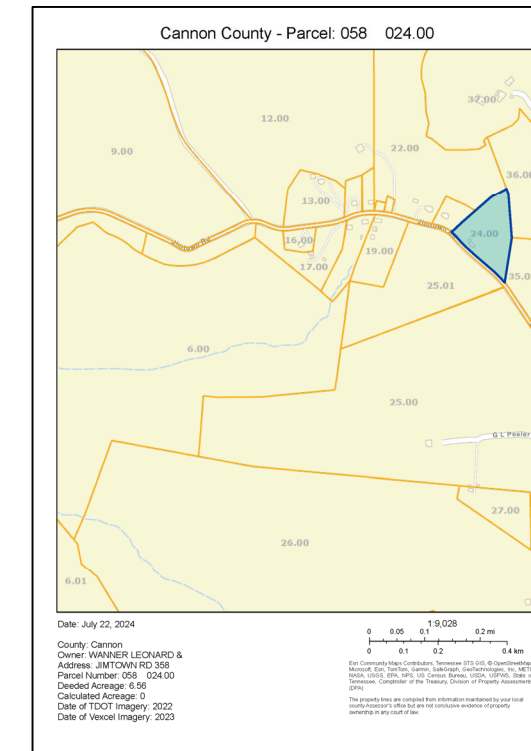
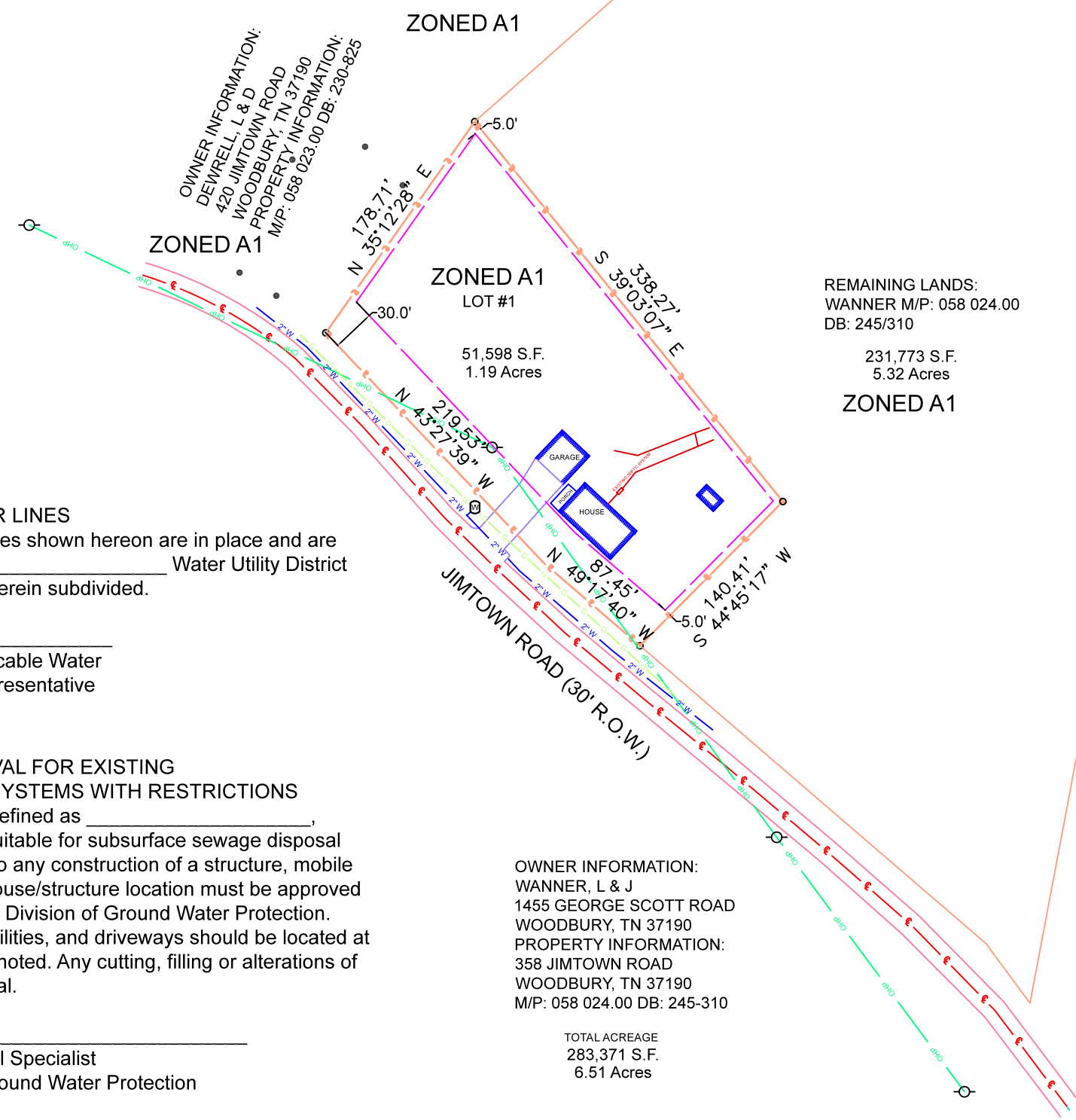
**CERTIFICATE OF GENERAL APPROVAL FOR EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

Approval is hereby granted for lot **1** defined as \_\_\_\_\_ Cannon County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities, and driveways should be located at the side property line unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Date Signed \_\_\_\_\_ Environmental Specialist Division of Ground Water Protection \_\_\_\_\_

OWNER INFORMATION:  
DEWRELL, L & D  
446 JIMTOWN ROAD  
WOODBURY, TN 37190  
PROPERTY INFORMATION:  
M/P: 058 022.00 DB: 229-838

ZONED A1

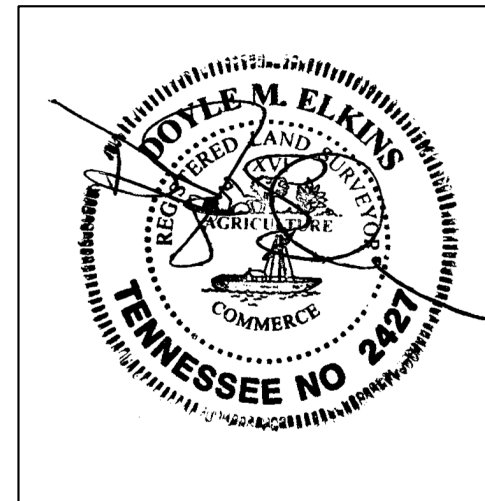


VICINITY MAP NOT TO SCALE

**LEGEND**  
These standard symbols will be found in the drawing.

CONC MONUMENT	IRON PIN FOUND
GAS MARKER	IPS - ELKINS #2427
GAS VALVE	DEED POINT
FIRE HYDRANT	PK NAIL
S W CATCH BASIN	FENCE POST
SEWER CLEANOUT	PP XFMR
WATER METER	PWR/LOT POLE
WATER VALVE	UN-GRD CABLE
PROP LINE MKR	ELECTRIC BOX
	SEWER MANHOLE
PROPERTY LINE	
ROAD - CTR LINE	
M.B.S.L.	
2" WATER LINE	
FENCE	
GAS LINE	
BLDG OUTLINE	
POWER OH LINE	

**FLOOD INSURANCE NOTE:**  
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47015C0157E effective date of 05/09/2023. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **IS NOT** in a Special Flood Hazard Area.



Doyle Elkins  
Professional Land Surveyor  
Registered in TN & AL

520 W Lytle St Suite B  
Murfreesboro, TN 37130  
Phone: 615-907-8625  
Cell: 931-636-2414

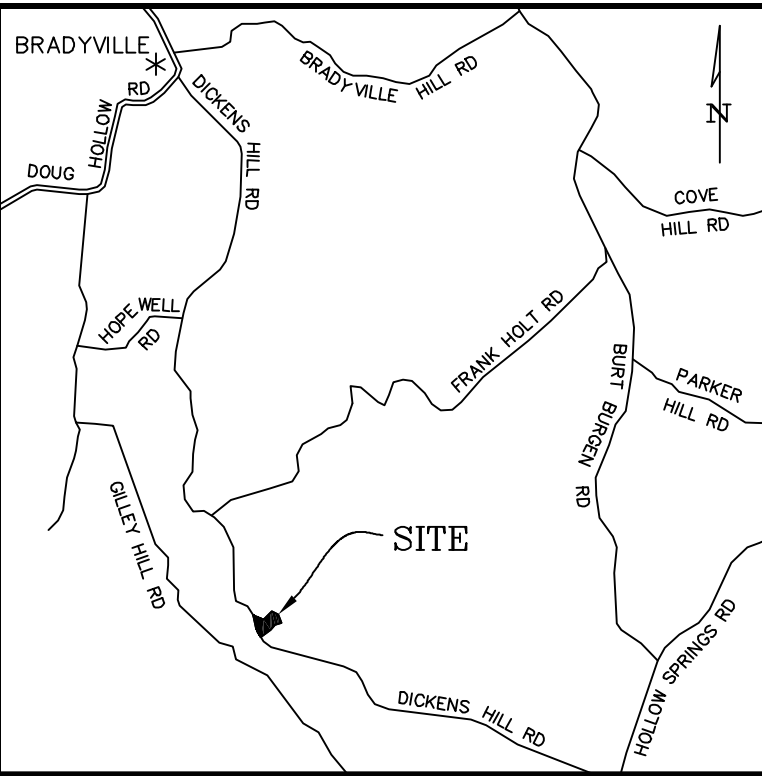
Elkinsdoyle@gmail.com

I HEREBY CERTIFY THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

**FINAL PLAT**  
**WANNER SUBDIVISION**  
**PT OF MAP 058, PARCEL 024.00**  
**358 JIMTOWN ROAD**  
**WOODBURY, TN 37190**  
**CANNON COUNTY**  
PREPARED FOR: LEONARD WANNER

DATE	SCALE	SHEET	DRAWN BY	PROJECT
07/22/2024	1" = 100'	1 OF 1	DME	24086

REVISED 8/13/2024



VICINITY MAP  
(NOT TO SCALE)

P.C. 1, PG. 17



PROPERTY ZONED A-1 AGRICULTURAL  
 TOTAL NUMBER OF LOTS: 2  
 AREA OF LOT 1: 0.690 ACRE, 30,048 SQUARE FEET  
 AREA OF LOT 2: 1.550 ACRES, 67,505 SQUARE FEET  
 TOTAL AREA: 2.240 ACRES

MINIMUM BUILDING SETBACK LINES

FRONT: 30' SIDE: 5'

THE HOUSE ON LOT 1 IS EXISTING AND THEREFORE "GRANDFATHERED"  
 ANY NEW CONSTRUCTION SHALL ADHERE TO THE MINIMUM BUILDING  
 SETBACK LINES AS SHOWN HEREON.

Course	Bearing	Distance
L1	S 53°55'43" E	120.01'

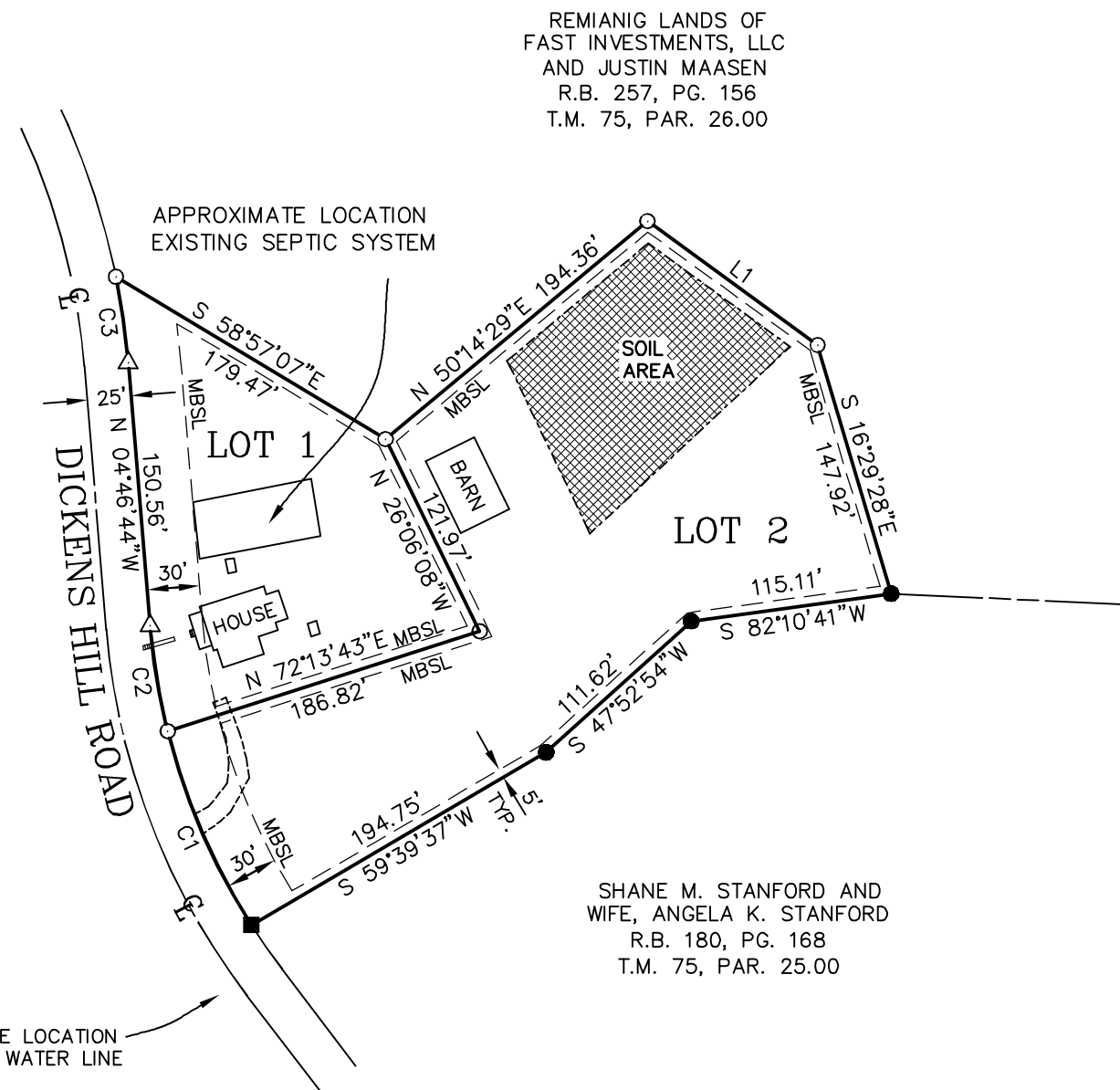
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	374.91'	120.93'	18°28'52"	120.41'	N 23°21'17" W
C2	374.91'	61.08'	9°20'07"	61.02'	N 09°26'47" W
C3	425.09'	49.41'	6°39'34"	49.38'	N 08°06'30" W

**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF  
 SUBSURFACE SEWAGE DISPOSAL SYSTEMS**

APPROVAL IS HEREBY GRANTED FOR LOTS DEFINED AS MAASEN  
 DIVISION, CANNON COUNTY, TENNESSEE AS BEING SUITABLE FOR  
 SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED  
 RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT,  
 THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE  
 APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF  
 GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND  
 UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY  
 LINE UNLESS OTHERWISE NOTED. ANY CUTTING FILLING OR ALTERATIONS  
 OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST \_\_\_\_\_ DATE \_\_\_\_\_  
 DIVISION OF GROUND WATER PROTECTION



REMIANIG LANDS OF  
 FAST INVESTMENTS, LLC  
 AND JUSTIN MAASEN  
 R.B. 257, PG. 156  
 T.M. 75, PAR. 26.00

SHANE M. STANFORD AND  
 WIFE, ANGELA K. STANFORD  
 R.B. 180, PG. 168  
 T.M. 75, PAR. 25.00

**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 CANNON  
 COUNTY REGIONAL PLANNING COMMISSION, WITH THE EXCEPTIONS OF  
 VARIANCES, IF ANY, AS NOTED IN THE OFFICIAL MINUTES OF THE CANNON  
 COUNTY PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN  
 APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF CANNON  
 COUNTY, TN.

SECRETARY, CANNON COUNTY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING COMMISSION

OWNERS:  
 FAST INVESTMENTS, LLC  
 JUSTIN MAASEN

PROPERTY ADDRESS:  
 3907 DICKENS HILL ROAD  
 BRADYVILLE, TN 37026

TELEPHONE:  
 615-557-6561

**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT  
 REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER  
 DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS.
3. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA  
 OF MINIMAL FLOOD HAZARD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY  
 FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47015C0159E, DATED MAY 6,  
 2023. NO FIELD SURVEYING WAS PERFORMED IN ORDER TO MAKE THIS DETERMINATION.
4. THE PROPERTY AS SHOWN IS ALL OF CANNON COUNTY, TENNESSEE TAX  
 MAP 75, PARCEL 26.00.
5. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR  
 DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL  
 PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON.
6. THIS PARCEL IS SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS OR  
 OR EASEMENTS WHICH MAY OR MAY NOT BE OF RECORD.
7. IN THE STATE OF TENNESSEE, STATE LAW REQUIRES ANYONE ABOUT TO ENGAGE  
 IN EITHER DIGGING, EXCAVATION, MOVING OF EARTH, DEMOLITION OR ANY TYPE OF  
 ACTIVITY THAT DISTURBS THE EARTH AND THEREFORE POSSIBLY INVOLVING A  
 DANGER TO DAMAGING UNDERGROUND UTILITY LINES, TO NOTIFY TENNESSEE 811 OF  
 THEIR INTENT TO DIG. NO UNDERGROUND UTILITIES WERE LOCATED DURING THE  
 COURSE OF THIS SURVEY.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF 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 AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY  
 CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND  
 REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND  
 PROPERTIES THEREIN HAVE BEEN APPROVED BY THE  
 FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE  
 SERVICE AREA OF SAID ELECTRIC POWER SYSTEM AND IS ABLE TO  
 PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE  
 OWNER(S) COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF  
 SAID ELECTRIC POWER SYSTEM. NO ELECTRIC POWER SERVICE WILL BE  
 PROVIDED UNTIL THE APPLICABLE REQUIREMENTS FOR ELECTRIC POWER  
 SERVICE HAVE BEEN MET AND APPROVED IN WRITING BY THE DULY  
 AUTHORIZED REPRESENTATIVE OF

AUTHORIZED ELECTRIC \_\_\_\_\_ DATE \_\_\_\_\_  
 POWER SYSTEM OFFICIAL

**CERTIFICATE OF EXISTING STATE OR COUNTY ROAD**

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

CANNON COUNTY ROAD SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PROPERTY NUMBERS**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND  
 PROPERTIES THEREIN HAVE BEEN ASSIGNED PROPERTY NUMBERS AS PER  
 THE CANNON COUNTY ROAD NAMING AND PROPERTY NUMBERING SYSTEMS,  
 AND THAT HEREAFTER THE PROPERTIES SHALL BE ADDRESSED AS SHOWN  
 HEREON.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 CANNON COUNTY E-911

**CERTIFICATE OF EXISTING WATER LINES**

I HEREBY CERTIFY THAT THE WATER LINES SHOWN HEREON ARE IN PLACE  
 AND ARE OPERATED AND MAINTAINED BY THE WEST WARREN-VIOLA  
 UTILITY DISTRICT AND WILL ADEQUATELY SERVE THE PROPERTY HEREIN  
 SUBDIVIDED.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 DEKALB UTILITY DISTRICT

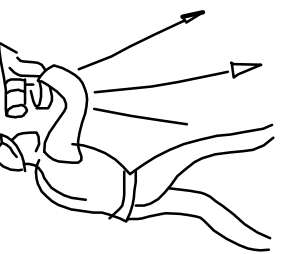
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF  
 PRACTICE BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES  
 SHOWN HAVE BEEN ADJUSTED FOR CLOSURE. I HEREBY CERTIFY THAT THIS IS A  
 CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY  
 IS 1 : 10,000+ AS SHOWN HEREON.

PHILIP J. GOTRO, PLS #2527 \_\_\_\_\_ DATE \_\_\_\_\_



**GOTRO SURVEYING SERVICES**

P.O. BOX 923  
 SMITHVILLE, TN 37166  
 PHONE: 615-318-1473  
 EMAIL: pgotro6800@gmail.com



MASSEN DIVISION

SITUATED IN THE 13TH CIVIL DISTRICT, CANNON COUNTY, TENNESSEE

SURVEY FOR:  
 FAST INVESTMENTS, LLC

SOURCE OF TITLE:  
 R.B. 257, PG. 156

DATE:  
 08/02/2024

JOB:  
 Maosen

COMP BY:  
 P-JG

DR. BY:  
 P-JG

SCALE:  
 1"=100'

