



MEMORANDUM

TO: Cannon County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: June 9, 2026

SUBJECT: June 23, 2026 Planning Commission Meeting

The Cannon County Regional Planning Commission will hold its regular monthly meeting on Tuesday, June 23, 2026 at 5:30 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 May 26, 2026 minutes.
5. Consideration of final subdivision plat for property located on Ivy Bluff Road and Sissom Drive (Barrett Division) *
6. Consideration of preliminary subdivision plat for property located on Heather Heights (Kimmig Division) *
7. Discussion regarding the septic area requirements of the subdivision regulations.
8. Other business as necessary.
9. Adjourn.

***See agenda review**

Members:

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

____ Patricia Weiland ____ Greg Goff ____ Greg Mitchell-County Executive ____ Tony Cain-County Attorney

Others: _____

Agenda Review

Barrett Division—Final

Frank Barrett submitted a final subdivision plat for the purpose of subdividing 2.24 acres into three (3) proposed new lots located on Ivy Bluff Road and Sissom Drive. Lot 1 would consist of 0.79 acres and is currently vacant. Lot 2 would consist of 0.73 acres and is currently vacant. Lot 3 would consist of 0.72 acres and is currently vacant. The proposed new lots are zoned A-1 (Agriculture), would be served by an existing four (4) inch water line and would comply with all requirements of the subdivision regulations and the zoning ordinance.

Kimmig Division—Preliminary

Ben Kimmig submitted a final subdivision plat for the purpose of subdividing 108.25 acres into thirteen (13) proposed new lots located on Heather Heights. The proposed new lots are all larger than five (5) acres and are all currently vacant with the exception of Lot 8 which would consist of two (2) existing structures. Lots 1 and 8 would have access to Heather Heights and the remaining lots would have access to Heather Heights via a fifty (50) foot ingress/egress easement. The proposed new lots are zoned A-1 (Agriculture).

POSSIBLE AMENDMENT TO THE SUBDIVISION REGULATIONS.

a. Verification Requirement

All subdivision plats, site plans, or development surveys submitted for review where an on-site septic system is existing shall clearly depict the location of septic tanks and field lines. Developers are required to conduct a search of the Tennessee Department of Environment & Conservation (TDEC) online permit registry to locate the original subsurface sewage disposal system permit.

b. Certification and Plat Requirements

Field line and septic tank locations must be illustrated on the plat using one of the following methods:

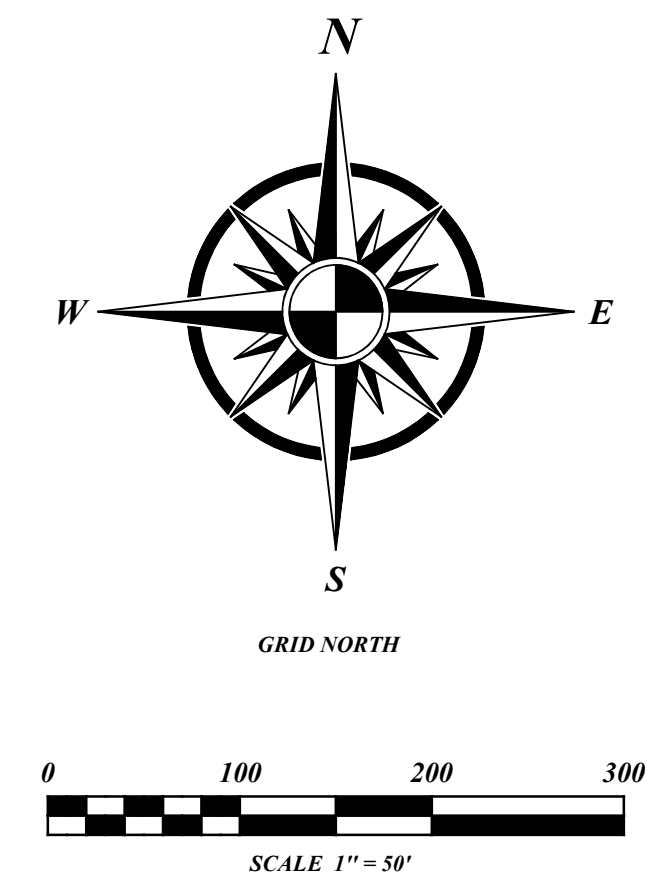
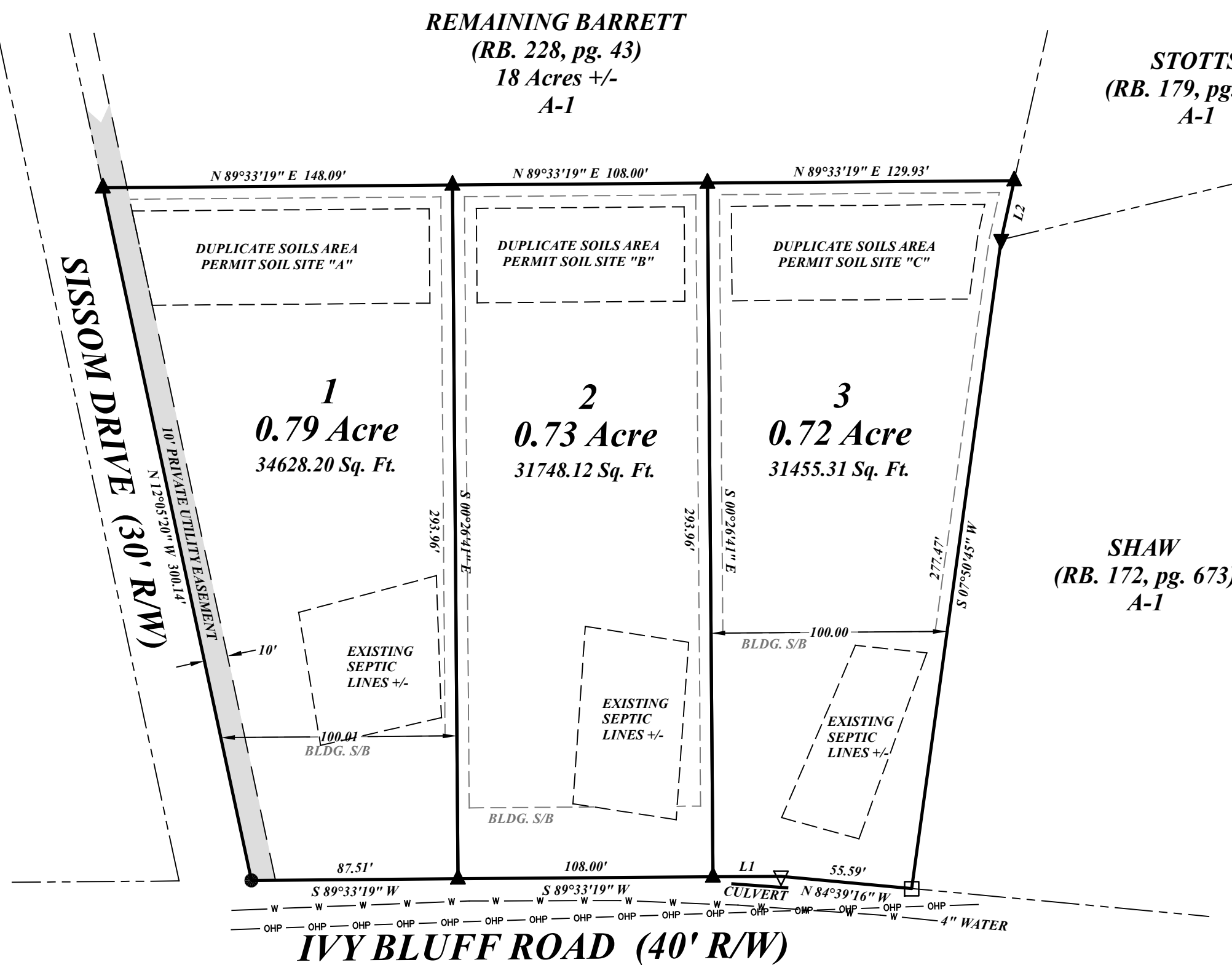
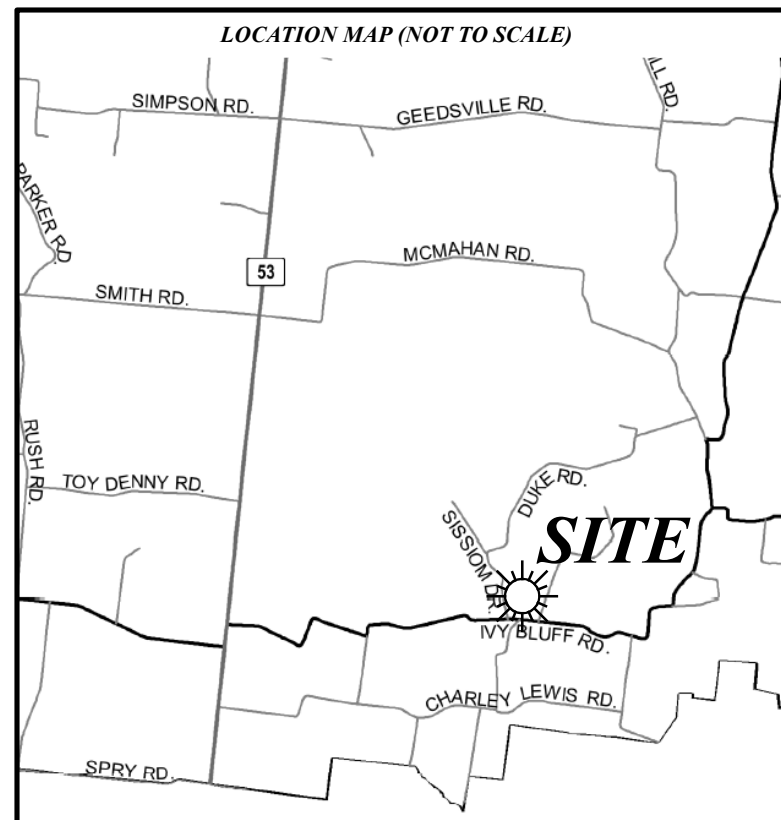
- 1. **Permit Found:** If the original septic permit is found via the TDEC database, the tracking/permit number must be legibly noted on the plat, and the system layout copy from the permit must be accurately transferred to scale onto the survey plat by a licensed land surveyor.*
- 2. **Permit Not Found (Disclosure):** If a diligent search of the TDEC registry yields no results, the developer must provide formal documentation from TDEC stating that no permit is on file for the property. A formal disclosure note must be prominently displayed on the final plat stating: "An existing septic system is present on this parcel; however, a diligent search of TDEC records yielded no permit on file. Exact field line paths are unverified."*

c. Minimum Standards

- 1. The septic tank and all field lines shall be shown in relation to property boundaries, easements, rights-of-way, and proposed or existing structures.*
- 2. Distances between field lines and property lines, water features, wells, or other regulated features shall be labeled in accordance with applicable TDEC health codes.*
- 3. Any reserve or replacement areas designated for future field lines shall also be identified.*

d. Condition of Approval

No final plat or plan requiring or containing existing septic systems shall receive Planning Commission approval or signature without the explicit addition of the TDEC permit layout or the verified TDEC "No Record Found" disclosure documentation.



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 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's Signature _____

CERTIFICATION 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.

Date Signed _____ Signature of Cannon County Road Superintendent _____

CERTIFICATION 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 were installed prior to the subdivision of the property and are in place as shown.

Date Signed _____ Signature of Applicable Water Utility District Representative _____

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 that said electric power system 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 _____.

Date Signed _____ Signature of Applicable Electric Power System Official _____

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 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. _____

LEGEND

- ▲ 1/2" CAPPED REBAR SET
- ▼ CAPPED REBAR FOUND
- ▽ REBAR FOUND
- WOOD FENCE POST
- COMPUTED POINT
- ADJOINER PROPERTY LINE
- ⊕ FIRE HYDRANT
- SOIL STAKE

LINE	BEARING	DISTANCE
L1	S 89°33'19" W	28.84'
L2	S 12°33'33" W	25.66'

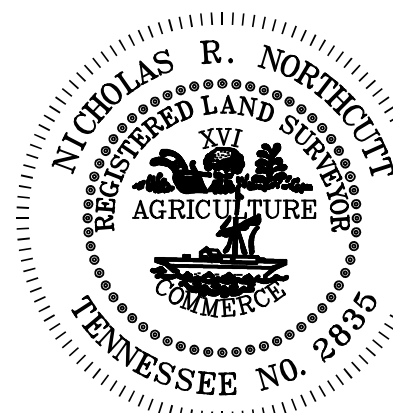
NOTES:

- (1) THE SUBJECT PROPERTY IS ZONED A-1.
- (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT = 30', SIDE = 5', REAR = 5'.
- (3) THE SUBJECT PROPERTY LIES IN WHITE ZONE X OF FLOOD INSURANCE RATE MAP PANEL #47015C0200E, DATED 05-09-2023, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
- (4) THE LOCATIONS OF UNDERGROUND UTILITIES WERE DERIVED USING ABOVE GROUND APPURTENANCES OR INFORMATION PROVIDED BY UTILITY COMPANIES. THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES.
- (5) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- (6) THERE IS NO PUBLIC WATER ON SISSOM DRIVE. WATER SERVICE TO THE REMAINING BARRETT IS THROUGH A PRIVATE UTILITY EASEMENT ON LOT 1 AS SHOWN HEREON BY THE SOLID HATCH AREA.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY I SURVEY, AND THE RATIO OF PRECISION IS 1:10000, 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 PLANNING COMMISSION.

REGISTERED LAND SURVEYOR

This certification is only valid if signed in blue ink.



DATE _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF GROUND WATER PROTECTION
DATE _____


GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS BARRETT, SISSOM ROAD, CANNON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS), EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING, OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.

SPECIFIC RESTRICTIONS:

LOTS 1 - 3 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3 - BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

SHADED AREAS ARE RESERVED FOR THE SUBSURFACE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.

ENVIRONMENTAL SPECIALIST _____



NORTHCUTT & ASSOCIATES
LAND SURVEYING, INC.
409 WOODBURY HIGHWAY
MANCHESTER, TN 37355
PHONE # (931) 728-9500
northcuttandassociates@gmail.com

BARRETT, SISSOM ROAD,
PRELIMINARY / FINAL PLAT

PREPARED FOR: DERRICK SPEARS	CIVIL DISTRICT / COUNTY: 5th, CANNON Co.	TAX MAP / PARCEL: MAP = 087 PARCEL = 006.00
OWNER / DEVELOPER: BARRETT FRANK RUSSELL 92 SISSOM DR MORRISON TN 37357	DEED REFERENCES: RB. 228, pg. 43, ROCCtn.	JOB # / DATE: 25C-324 10-28-2025



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KIMMIG & MORGAN, TRACTS 1-5, HEATHER HEIGHTS

PREPARED FOR: JORDAN MORGAN	CIVIL DISTRICT / COUNTY: 5th, CANNON Co.	TAX MAP / PARCEL: MAP = 071 PARCEL = 153.00
OWNER / DEVELOPER: KIMMIG BEN & KAYLA & JORDAN & MERI MORGAN 3157 NASHVILLE HWY MC MINNVILLE TN 37110	DEED REFERENCES: WDB. 264, pg. 671, ROCCtn.	JOB # / DATE: 25C-073 05-09-2025

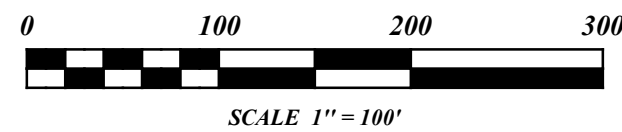
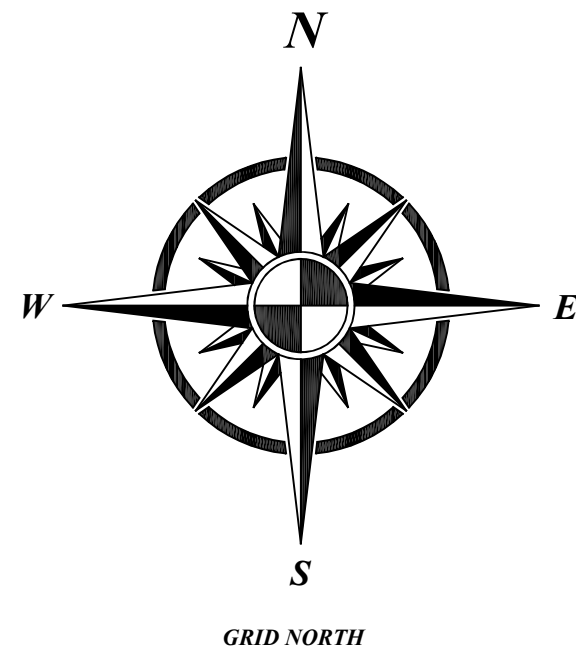
SURVEYORS NOTES:

(1) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.

(2) THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, TYPE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENNESSEE-ONE-CALL" SYSTEM BY DIALING 811.

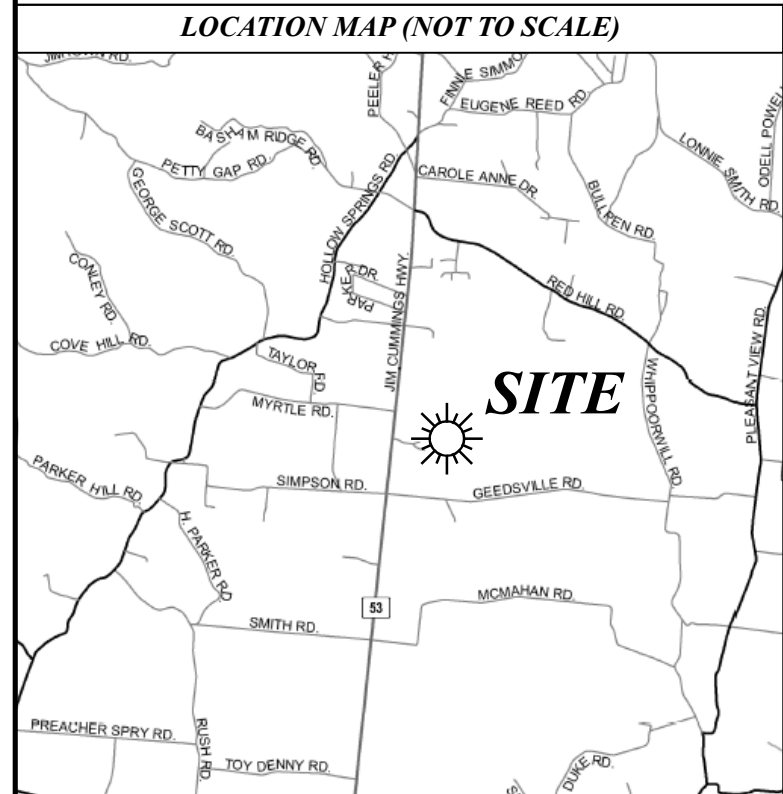
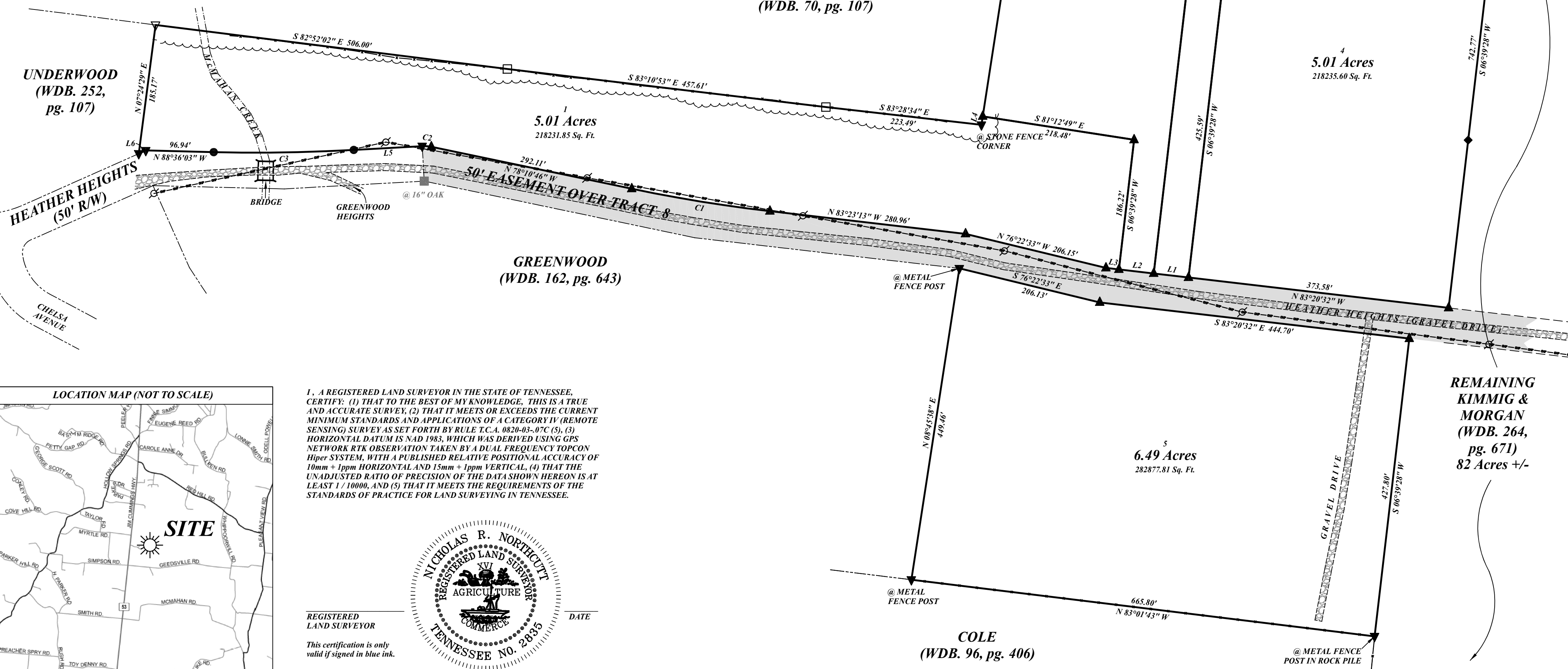
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2199.00'	199.86'	199.79'	N 80°46'39" W	5°22'27"
C2	50.50'	13.09'	13.05'	N 85°40'44" W	14°50'58"
C3	2501.88'	199.89'	199.84'	S 89°06'37" W	4°34'40"

LINE	BEARING	DISTANCE
L1	N 83°20'32" W	50.00'
L2	N 83°20'32" W	50.00'
L3	N 83°20'32" W	18.67'
L4	N 08°47'11" E	12.25'
L5	S 86°49'35" W	97.90'
L6	S 65°22'16" W	10.98'

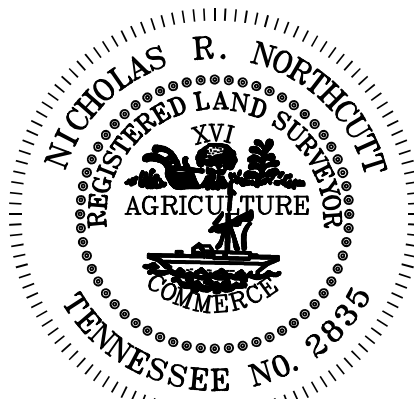


LEGEND

- ▲ 1/2" CAPPED REBAR SET
- ▼ CAPPED REBAR FOUND
- ▽ REBAR FOUND
- WOOD FENCE POST
- COMPUTED POINT
- ⊙ UTILITY POLE
- x—x— FENCE
- - - - - ADJOINER PROPERTY LINE
- ◆ STAKE ON LINE



I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hiper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL, (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000, AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.

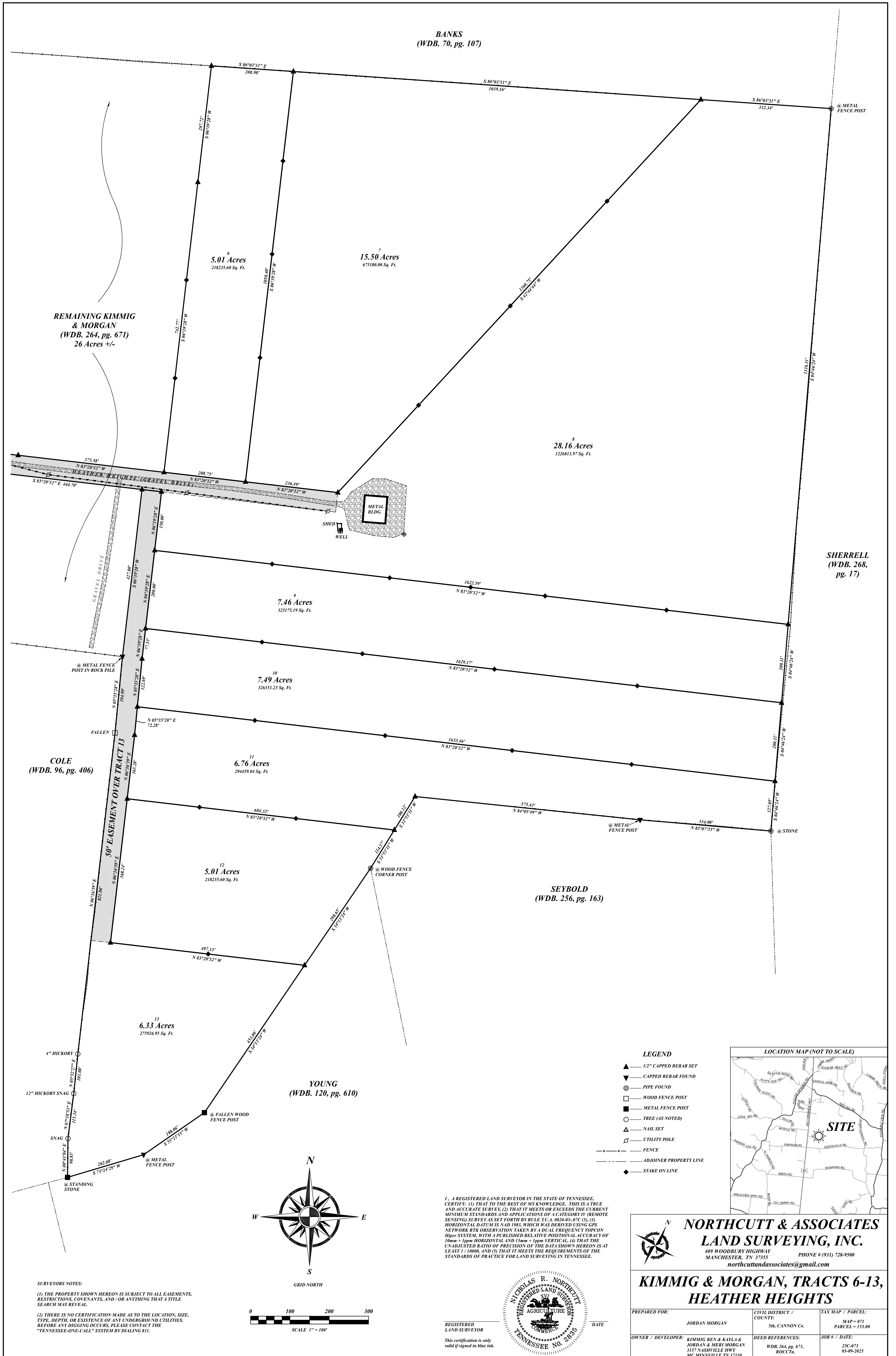


REGISTERED
LAND SURVEYOR

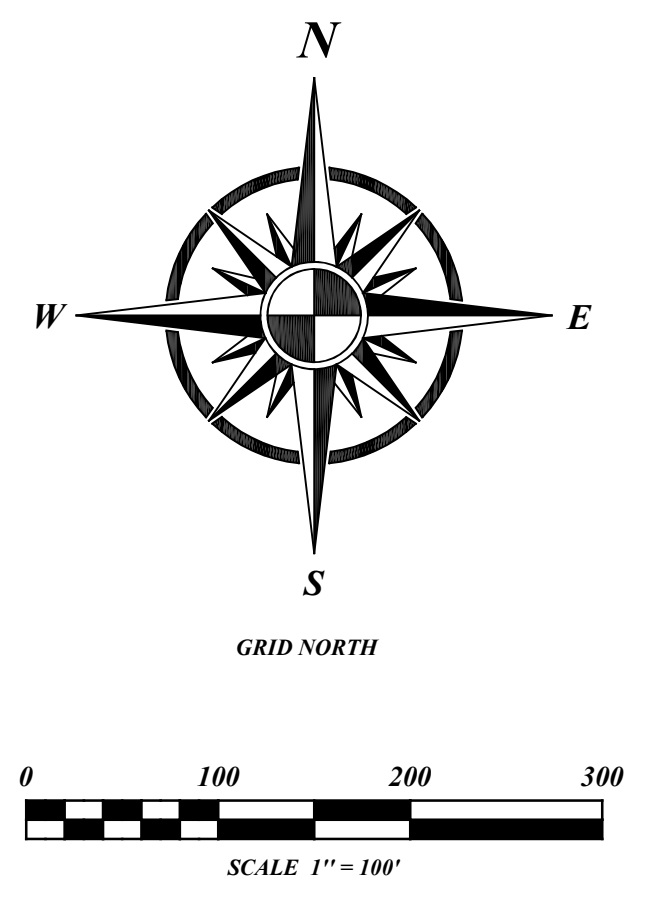
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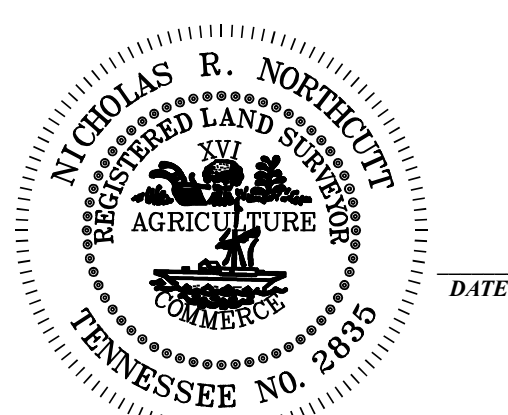
BANKS
(WDB. 70, pg. 107)



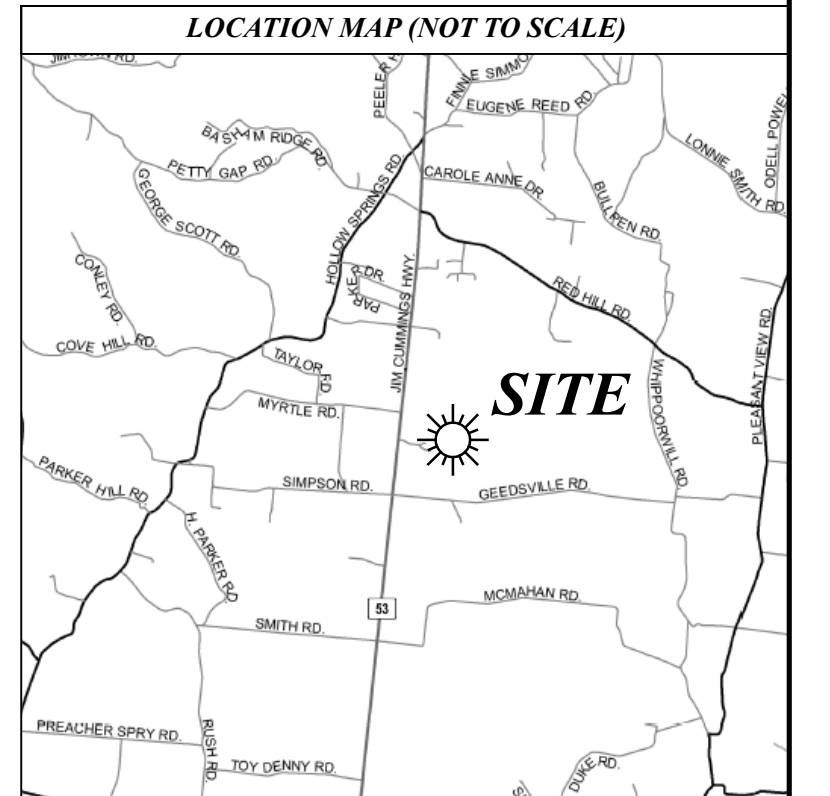
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- LEGEND**
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 - ▼ CAPPED REBAR FOUND
 - ⊙ PIPE FOUND
 - WOOD FENCE POST
 - METAL FENCE POST
 - TREE (AS NOTED)
 - △ NAIL SET
 - ⊕ UTILITY POLE
 - - - FENCE
 - - - ADJOINER PROPERTY LINE
 - ◆ STAKE ON LINE



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