

Municipal-Regional Planning Commission

Meeting Agenda

Atoka Town Hall
334 Atoka-Munford Avenue

Tuesday, June 16, 2022
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the Minutes

Regular Commission Meeting – May 17, 2022

III. Reports

Code Enforcement Monthly Activity Report

IV. Old Business

V. New Business

1. Rezoning request: Meade Lake and Walker Parkway Parcel: 08412801000
2. Minor Plat- Williamson Minor Subdivision
3. Minor Plat- Beeman Minor Subdivision

VI. Miscellaneous Items from the Planning Commission

VII. Citizen Concerns.

VIII. Adjourn



Municipal-Regional Planning Commission

Public Hearing -Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday May 17, 2022
6:30pm

Meeting – Minutes

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Keith Moore
John Harber

Michael Smith
Stephen Shopher

Brett Giannini
Vicki Shipley

Absent: Jonathan Fortenberry
Also attending:

Amanda Faurbo, Assistant to the Town Administrator
Marc Woerner, Town Administrator
*Attached Sign In sheet

- I. Chair Shopher called the meeting to order at 6:30pm and established a quorum.
- II. **Approval of the February 24, 2022, Minutes-** Commissioner Shipley made a motion to approve the February 24, 2022, minutes as presented. Commissioner Moore seconded. All Approved. Motion carried.
- III. **Reports-** Inspector Daugherty reviewed the Code Enforcement report as presented.
- IV. **Old Business-**
- v. **New Business**

1. Development Agreement- Town Administrator, Marc Woerner presented the agreement and reviewed the previous committee meetings prior to bringing the document to the Planning Commission. Administrator Woerner advised the Commission that before sending the document forward to the Board of Mayor and Alderman, that legal have a chance to review the document. Commissioner Harber made a motion to recommend approval of the Development Agreement to the Board of Mayor and Alderman condition on legal approval. Commission Giannini seconded the motion. All Approved. Motion Carried.

2. Subdivision Checklist- Town Administrator, Marc Woerner presented the checklist and reviewed the previous committee meetings prior to bringing the document to the Planning Commission. Administrator Woerner advised the Commission that before sending the document forward to the Board of Mayor and Alderman, that legal have a chance to review the document. Commissioner Harber made a motion to recommend approval of the Subdivision Checklist to

the Board of Mayor and Alderman condition on legal approval. Commission Moore seconded the motion. All Approved. Motion Carried.

3. Trinity Place Acceptance Request - Town Administrator, Marc Woerner presented the letter for the acceptance request from Munford Development Co. Commissioner Giannini requested for the record, that the items on the checklist had been completed and the development was in fact ready. Staff confirmed that the items were complete, and the development was ready for acceptance. Commissioner Giannini made a motion to recommend approval of the Resolution for Acceptance of Trinity Place to the Board of Mayor and Alderman. Commission Harber seconded the motion. All Approved. Motion Carried.

- V. **Miscellaneous Items from the Planning Commission-** Commissioner Harber advised the Commission that since the new Building Official is on staff, he would like 47 Jill Cove addressed. It is suspected that a powder coating business is being ran out of the home.

Commissioner Harber brought up a question. "If a sidewalk is damaged at a residence, is it the property owner's responsibility to repair the sidewalk, or is it the towns?" Administrator Woerner advised that generally it is the property owner's responsibility to repair the sidewalk, it is in the public right of way but generally it is on the property owner.

- VI. **Citizens' Concerns-** Wayne Boulter, Munford Development Co. brought up a concern with the Development Contract. After discussion, page 14, b. remove meter, and verify that the meter boxes are traffic rated boxes if they will be in the driveways.

Meeting adjourned at 6:43pm.

Stephen Shopher, Chair

Amanda Faurbo, Clerk

A -2 - PETITION FOR CHANGE OR RELIEF UNDER THE MUNICIPAL ZONING ORDINANCE OR MAP OF THE TOWN OF ATOKA

1. **Applicant** Name Wilbanks Architecture & Associates, LLC.
Address 5567 Commander Drive, Suite 105, Arlington, TN 38002
2. **Owner** Name Investor Nation, Inc.
Address 4934 William Arnold Road, Memphis, TN 38117
3. **Nature of Petition:** Rezoning ☒ Use on Appeal _____ Variance _____
Ordinance Amendment _____ Ordinance Interpretation _____
4. **If requesting a Rezoning, fill out the following section:**
 - a. Street Address: Between Meade Lake Road & Maple Drive
 - b. Tax Map Number: 128 Parcel Number: 010.00 Area in Acres: 122.271
 - c. Vicinity Roads: Intersection of Meade Lake Road and Walker Parkway
 - d. Zoning: Present: (R-1) (R-2) (R-3) (G-C) (N-C) (M) Requested: (R-1) (R-2) (R-3) (G-C) (N-C) (M)
 - e. Available Utilities: Water ☒ (yes) (no) Sewer ☒ (yes) (no) Electric ☒ (yes) (no)
 - f. Map of affected property: ☒ (yes) (no)
5. **If requesting a Use on Appeal, fill out the following section:**
 - a. Property address affected _____
 - b. Present Zoning _____
 - c. Reason for request _____

 - d. Attach Site Plan of existing or proposed structure for the use on appeal
6. **Any other request, fill out the following section:**
 - a. Present Zoning: _____
 - b. Reason for request: _____

I, Kyle Ham, E.I. hereby certify that the statements made here in by me herein and the maps other accompanying data submitted herewith are true and correct. I will be responsible for the cost of publishing and filing this application.

Signature of Applicant

March 30, 2022

Amanda Ciapponi
Assistant Town Administrator
Town of Atoka
334 Atoka-Munford Ave.
Atoka, TN 38004

RE:

Dear Mrs. Ciapponi:

On behalf of the Investor Nation, Inc. we are requesting an amendment to the Atoka Zoning Map for a parcel of land located on the west side of Meade Lake Road, approximately 670 feet north of the intersection of Meade Lake Road and Walker Parkway. Our client would like to have the zoning changed to R-2 Medium Density Residential from FAR.

The proposed development is a 341-lot single family development on 122.27 acres of existing farm land. The proposed development will consist of al R-2 zoned lots. This development will also facilitate the extension of Walker Parkway.

To the best of our knowledge we believe that this rezoning does not adversely affect the adjoining landowner's, nor does the owner or any group of landowner's profit from the zoning change to the detriment of the general public.

With this letter we are transmitting the requirements per the Town of Atoka's Rezoning Application.

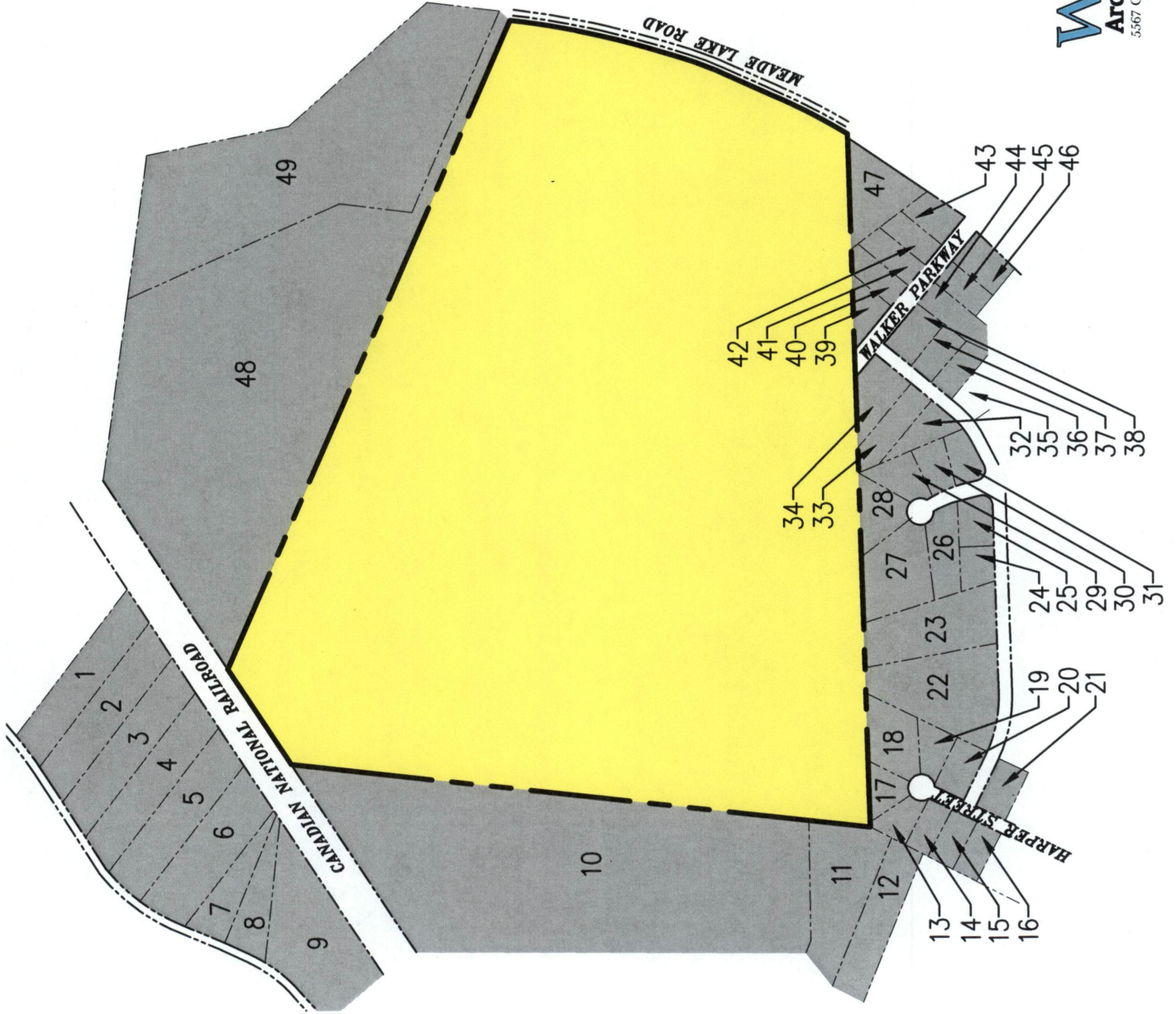
Respectfully:



Kyle Ham, E.I.
Project Engineer



VICINITY MAP



WILBANKS
 Architecture & Associates, LLC
 5567 Commander Drive, Suite 105, Arlington, TN 38002
 phone: 901.867.5220 fax: 901.867.5331

PROPERTY DESCRIPTION – WAYNE MORGAN, SHEILA SAGE, JANICE POSTON, AND PHYLLIS BYNUM PROPERTY

LOCATED IN THE TOWN OF ATOKA TENNESSEE AT THE NORTHWEST CORNER OF MEADE LAKE ROAD AND WALKER PARKWAY PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A SET ½" REBAR WITH ID CAP AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY ON THE NORTH LINE OF MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY;

THENCE SOUTH 88 DEGREE 23 MINUTES 43 SECONDS WEST A DISTANCE OF 2609.98 FEET TO A FOUND ½" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF LOT 120 OF THE TEMPLETON FARMS SUBDIVISION AS RECORDED IN PLAT BOOK H-424;

THENCE 6 DEGREES 28 MINUTES 25 SECONDS EAST A DISTANCE OF 2191.69 FEET TO A FOUND ½" REBAR AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, SAID POINT ALSO BEING THE NORTH CORNER OF THE CHARLES WALKER RESIDUARY TRUST PROPERTY AS RECORDED IN RECORD BOOK 1668 585;

THENCE ALONG THE SOUTH LINE OF THE CANADIAN NATIONAL RAILROAD 150 FOOT RIGHT OF WAY NORTH 56 DEGREES 38 MINUTES 04 SECONDS EAST A DISTANCE OF 430.52 FEET TO A ½" REBAR, SAID POINT BEING THE SOUTHWEST CORNER OF THE BILLY GENE MILLER PROPERTY AS RECORDED IN RECORD BOOK 1666 1042;

THENCE SOUTH 66 DEGREES 10 MINUTES 7 SECONDS EAST A DISTANCE OF 2661.40 FEET ALONG THE SOUTH LINE OF THE BILLY GENE MILLER PROPERTY AS RECORDED IN RECORD BOOK 1666 1042 TO A FOUND TPOST;

THENCE ALONG THE CURVED NORTH LINE OF THE MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY WITH A RADIUS OF 3117.13 FEET, LENGTH OF 353.14 FEET TO A POINT;

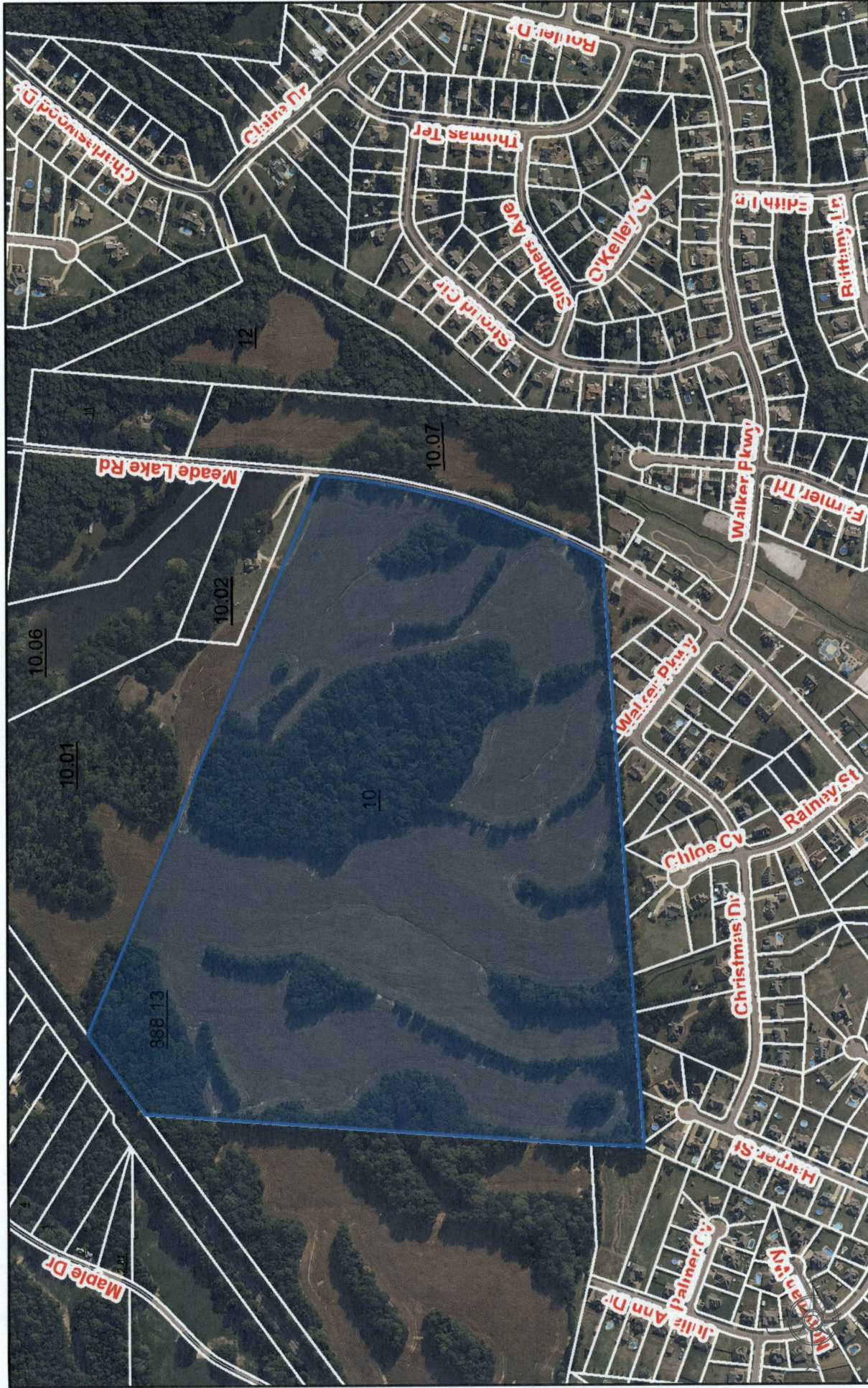
THENCE ALONG THE CURVED NORTH LINE OF THE MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY WITH A RADIUS OF 4054.85 FEET, LENGTH OF 337.41 FEET TO A POINT;

THENCE ALONG THE CURVED NORTH LINE OF THE MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY WITH A RADIUS OF 1177.47 FEET, LENGTH OF 138.79 FEET TO A POINT;

THENCE ALONG THE NORTH LINE OF THE MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY SOUTH 24 DEGREES 6 MINUTES 29 SECONDS WEST A DISTANCE OF 199.87 FEET TO A POINT;

THENCE ALONG THE CURVED NORTH LINE OF THE MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY WITH A RADIUS OF 2424.06 FEET, LENGTH OF 318.61 FEET TO THE POINT OF BEGINNING CONTAINING 5,326,132 SQUARE FEET OR 122.271 ACRES;

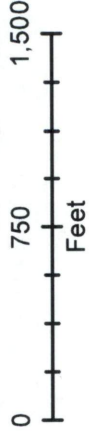
My Map



TIPTON COUNTY, TENNESSEE



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
 MAP DATE: October 11, 2021



TITLE 14-201 ARTICLE 7 - PROVISIONS GOVERNING R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICTS

Within the areas designated **R-2 (Medium Density) Residential District** on the Municipal Zoning Map of the Town of Atoka, Tennessee and the following provisions shall apply.

7.1 Intent - The intent of the R-2 (Medium Density) Residential District is to allow a combination of single-family and two family residences in a harmonious setting. These areas should be served by all municipal services.

7.2 Uses Permitted

Single-family detached dwellings, not to include mobile homes

Two-family dwellings, not to include mobile homes

Accessory buildings and accessory uses customarily incidental to the above permitted uses.

7.3 Uses Permitted on Appeal - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit the following uses:

Public uses, including but not limited to municipal, state or federal uses such as schools, museums, office buildings, and utilities.

Churches and cemeteries

Private or parochial schools

Philanthropic or religious institutions other than churches

Golf courses or country clubs

Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located, and provided further that:

The proposed use shall be located and conducted in the principal building only;

The persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;

Not more than twenty (20) percent of the total ground floor area in the dwelling unit shall be devoted to such proposed use;

The proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;

No activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way; and,

The proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

7.4 Criteria for BZA Review - Prior to the approval of any use on appeal, the Board of Zoning Appeals shall ensure the requested use adheres to the following criteria:

The use requested on appeal is to be located on a route designated as either an arterial or collector street on the official Major Road Plan for Atoka.

All area, yard and density and parking requirements shall be met.

A site plan of the use shall be submitted to the Board of Zoning Appeals.

If approved, all modifications requested by the Board of Zoning Appeals shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of the Town of Atoka.

The Board of Zoning Appeals shall have the power to require such changes in the required site plan as may be necessary to minimize the impact of the requested use. These may include but shall not be limited to setbacks, screening, lighting parking location and layout, access and general landscaping requirements. This power of review shall not include the authority to specify or alter the architectural style of proposed or existing buildings and the authority to specify building materials, colors or similar considerations.

7.5 Uses Prohibited - Any other use not specifically permitted or permitted as a use on appeal by the Board of Zoning Appeals in this section.

7.6 Required Lot Area, Lot Width, Yards and Setbacks - Buildings hereafter constructed shall be so located as to comply with the following minimum requirements.

Minimum Lot Area	
Single-family dwellings	Eight thousand (8,000) sq. ft.
Two family dwellings	Thirteen thousand (13,000) sq. ft.
Churches and / or cemeteries	Two (2) acres
Schools, including parochial or private schools	Five (5) acres plus one (1) acre for each one hundred (100) students
Golf courses or country clubs	Ten (10) acres
All other uses	One (1) acre or more as required by the BZA
Minimum Lot Width at the Building Line	
Single-family dwellings	Seventy-five (75) feet ^{xxiv}
Two family dwellings	Eighty (80) feet
Churches and/or cemeteries	Two-hundred (200) feet
Schools, including parochial or private schools	Three-hundred (300) feet
All other uses	One-hundred (100) feet

Minimum Required Front Yard	
Lots fronting on arterial streets	Fifty (50) feet
Residential lots	Twenty-five (25) feet
All other lots	Thirty (30) feet
Minimum Required Side Yard on Each Side of the Lot	
Single-family dwellings	Ten (10) feet.
Two family dwellings	Ten (10) feet.
All other uses	Twenty (20) feet or more as required by the BZA
Minimum Required Rear Yard	
Single-family dwellings	Twenty (20) feet
Two family dwellings	Twenty (20) feet.
All other uses	Thirty (30) feet or more as required by the BZA

7.7 Maximum Number of Principal Buildings Permitted

Single-family and two-family residential uses shall be limited to one (1) principal building per lot.

Uses other than residential shall have no limitations on the number of buildings provided however, that the aggregate of all buildings shall not cover more than thirty-five (35) percent of the entire lot area.

7.8 Height Regulations - No building shall exceed three (3) stories or thirty-five (35) feet in height except that free-standing poles, towers, spires, and structures not designed for or suitable for human occupancy may exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are not located on or closer to the nearest property line than the distance equal to their own height plus five (5) feet.

7.9 Parking Requirements - Off-street parking space shall be provided on the same lot as the principal building in accordance with the 14-201.3.10.

7.10 Accessory Buildings and Uses - Accessory buildings shall be located on the lot in accordance with 14-201.3.3 and the following provisions.

Accessory buildings and uses shall include private garages, carports, swimming pools, and other accessory uses customarily incidental to the previously permitted uses.

No accessory building or use shall be erected in any required front yard.

Accessory buildings or uses shall not cover more than thirty (30) percent of any required rear or side yard and shall be at least five (5) feet from all lot lines, recorded easements or other buildings on the same lot.

Accessory buildings and uses on corner lots shall conform to front yard setbacks for both intersecting streets.

No accessory building or use shall exceed two (2) stories or twenty-five (25) feet in height.

- 7.11 Site Plan Review** - Prior to the issuance of a building permit, site plan review is required in accordance with 14-201.3.15 of this ordinance for all permitted uses and uses permitted on appeal, except for single family or two (2) family residential structures. Once a site plan has been approved and all modifications, if any, have been made a building permit may be issued. The Building Inspector shall maintain a copy of the site plan in the permanent files of the town.

ORDINANCE _____

AN ORDINANCE TO AMEND THE TOWN OF ATOKA'S MUNICIPAL ZONING MAP BY REZONING PARCEL ID: 08412801000 PROPERTY LOCATED AT MEADE LAKE ROAD AND WALKER PARKWAY FROM FAR (FORESTRY-AGRICULTURAL AND RESIDENTIAL) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the Town of Atoka; and,

WHEREAS, the request to rezone the property is in compliance with both the Growth Policies and Future Land Use and Transportation Plan adopted by the Planning Commission; and,

WHEREAS, the Atoka Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation; and,

WHEREAS, a public hearing was held before the Atoka Board of Mayor and Aldermen pursuant to Section 13-7-203, Tennessee Code Annotated, the time and place was published with fifteen days advance notice.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF ATOKA:

SECTION 1 That Parcel: 08412801000 be reclassified from FAR (Forestry-Agricultural and Residential) District to R-2 (Medium Density Residential) District.

Property Description -Wayne Morgan. Sheila A. Sage. Janice Poston. and Phyllis Bynum Property located in the Town of Atoka Tennessee at the Northwest corner of Meade Lake Road and Walker Parkway particularly described as follows:

BEGINNING AT A SET½" REBAR WITH ID CAP AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY ON THE NORTH LINE OF MEADE LAKE ROAD'S EXISTING 60 FOOT RIGHT OF WAY;

THENCE SOUTH 88 DEGREE 23 MINUTES 43 SECONDS WEST A DISTANCE OF 2609.98 FEET TO A FOUND½" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF LOT 120 OF THE TEMPLETON FARMS SUBDIVISION AS RECORDED IN PLAT BOOK H-424;

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SECTION 2 BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its adoption, **THE PUBLIC HEALTH, SAFETY, AND WELFARE REQUIRING IT.**

Passed First Reading:

Date

Public Hearing:

Date

Passed Second Reading:

Date

Daryl Walker, Mayor

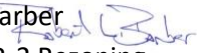
Attest:

Debbie Pickard, Town Recorder

Memo

To: Amanda Farbo

Ben Ledsinger

From Robert Barber 

RE: Proposed R-2 Rezoning

Date: June 14, 2022

We have reviewed the proposed rezoning petition located at Meade Lake Road and Walker Parkway identified as Tipton County Tax Parcel 08412801000 to be considered by the Planning Commission on June 16, 2022. The petition requests the zoning to be changed from Agricultural to R-2 Residential. Based on our review, the following comments are submitted for consideration in the matter:

1. **The proposed rezoning conflicts with the existing Atoka Land Use Plan** - The 2007 Atoka Land Use Plan indicates the area is planned for Low-Density Single-Family Residential Development. The proposed R-2 zoning category permits duplexes. This use does not conform to this tract's planned future land use.
2. **Status of Site Plan Accompanying the Zoning Request** - The proposed rezoning has been submitted with a site plan indicating parks, open space, stormwater management areas, and other features. The site plan was developed in conjunction with a prior application for rezoning to Planned Unit Development and was later withdrawn. A site plan is not required for the current rezoning, has no official connection to the rezoning, and would not be considered controlling. It is our opinion that any use permitted in the R-2 zoning category, which includes duplexes, would be eligible if the rezoning is approved.
3. **Appropriate Zoning Category for the Request** – It is assumed that the applicant wishes to propose the development of the site as indicated on the site plan. In this case, the appropriate zoning request would be a Planned Unit Development.

BRIGHTON

BRIGHTON

MUNFORD

ATOKA

R-2

R-1

R-2

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Map Created On: 7/1/2021
Tipton County GIS Department

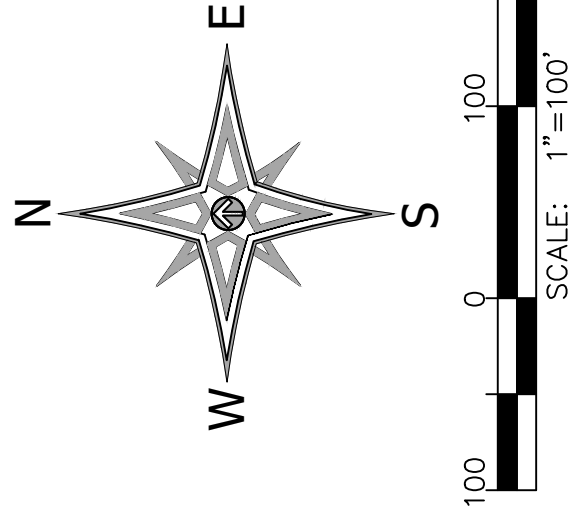
TOWN OF ATOKA ZONING MAP



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- Town Zoning - Region**
DISTRICTS
FAR: FORESTRY, AG. RESIDENTIAL
R: LOW DENSITY RESIDENTIAL
R-MH: RESIDENTIAL MOBILE HOME
C-R: REGIONAL COMMERCIAL
I: INDUSTRIAL
- Town Zoning**
DISTRICTS
FAR: FORESTRY, AG. RESIDENTIAL
R-1: LOW DENSITY RESIDENTIAL
R-2: MEDIUM DENSITY RESIDENTIAL
R-3: HIGH DENSITY RESIDENTIAL
R-4: HIGH DENSITY RESIDENTIAL-TOWNHOUSE
N-C: NEIGHBORHOOD COMMERCIAL
G-C: GENERAL COMMERCIAL
I: INDUSTRIAL
PUD: PLANNED UNIT DEVELOPMENT
- Other Municipal Limits**
Town of Atoka Limits
Atoka Planning Region
FH (Flood Hazard)
Roads
Parcels



MOILLAN
LOT 62
PLAT BOOK D
PAGE 116

HESSLING
LOT 63
PLAT BOOK D PAGE 116

WHITLEY
LOT 66
PLAT BOOK D PAGE 116

STRINGFELLOW
LOT 67
PLAT BOOK D PAGE 116

BECKING
LOT 68
PLAT BOOK D PAGE 116

MOORE
LOT 69&70
PLAT BOOK D PAGE 116

CORNELIUS
LOT 71
PLAT BOOK D PAGE 116

CHALK
LOT 72
PLAT BOOK D PAGE 116

SHEA
LOT 73
PLAT BOOK D PAGE 116

CERTIFICATE OF SURVEY
I, ROBERT LANCE LANIER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS THE WILLIAMSON SUBDIVISION, A SUBDIVISION LYING WITHIN THE TOWN OF ATOKA, TENNESSEE, SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION HEREOF IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE MUNICIPAL SUBDIVISION REGULATIONS OF ATOKA, TENNESSEE.
IN WITNESS WHERE OF, I, ROBERT LANCE LANIER, THE SAID REGISTERED LAND SURVEYOR, HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS 3RD DAY OF MAY, 2022
ROBERT LANCE LANIER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
CERTIFICATE NO.3065

FINAL PLAT CERTIFICATES
OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHT-OF-WAYS, RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF ATOKA FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

OWNER

OWNER

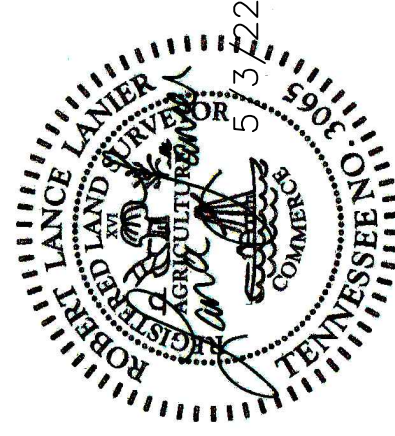
STATE OF TENNESSEE
COUNTY OF TIPTON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME, WHO PRESENTED TO ME A TRUE AND CORRECT COPY OF THE FOREGOING INSTRUMENT FOR RECORD, AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.
IN WITNESS WHEREOF, I HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSIONS CERTIFICATE OF APPROVAL OF THE FINAL PLAT
I, _____ DO HEREBY CERTIFY THAT THE ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OF SUBDIVISION FOR RECORDING.
DATE _____ 20____

SECRETARY: ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION

Parcel Line Table		
Line #	Length	Direction
L1	77.65	S6° 51' 35.43"W
L2	120.24	S6° 25' 58.46"W
L3	31.59	N84° 32' 44.23"W
L4	85.32	N83° 03' 04.23"W
L5	93.31	N3° 09' 51.23"W
L6	17.96	N0° 53' 23.77"E
L7	131.56	N0° 48' 15.77"E
L8	13.67	N0° 13' 43.23"W
L9	78.36	N0° 05' 35.23"W
L10	10.32	N0° 13' 43.23"W
L11	36.89	N10° 18' 17.77"E
L12	60.73	N2° 00' 20.90"E
L13	25.35	N0° 38' 32.23"W
L14	73.56	S6° 51' 35.43"W
L15	262.29	S7° 00' 13.84"W
L16	174.97	S6° 35' 12.76"W
L17	318.89	S6° 21' 32.61"W
L18	27.45	S6° 46' 30.42"W
L19	92.56	S6° 46' 30.42"W
L20	90.96	S6° 25' 58.46"W



LINE/TYPE LEGEND
--- SUBJECT PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- OHE
--- OVERHEAD ELECTRIC

LESLIE MOFFATT
RECORD BOOK 1703 PAGE 330

3060.31'
S86° 15' 10"E

CERTIFICATE OF APPROVAL OF INDIVIDUAL SUBSURFACE WATER SYSTEM
I, _____ DO HEREBY CERTIFY THAT THE SOILS ON AND BELOW THE SURFACE OF THE LAND SHOWN ON THE PLAT ARE SUITABLE FOR AN INDIVIDUAL SUBSURFACE WATER SYSTEM. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS PERMITTING THE INSTALLATION OF A SEPTIC TANK. AFTER THE SUITABILITY OF THE AREA TO BE USED FOR THE SUBSURFACE WATER SYSTEM HAS BEEN APPROVED, NO CHANGE SHALL BE MADE TO THIS AREA UNLESS THE TIPTON COUNTY HEALTH DEPARTMENT IS NOTIFIED AND A RE-EVALUATION OF THE AREA HAS OCCURRED.

DATE _____ 2022

TIPTON COUNTY HEALTH

TRACT 1
3097712 SQ. FT
71.114 ACRES

TRACT 2
480154 SQ. FT
11.023 ACRES

KENNETH MCCAIN
MAP 109 PARCEL 028.12

FINAL PLAT- WILLIAMSON SUBDIVISION

RICHARD L. MERRITT ETAL PROPERTY
MAP 109 PARCEL 026.00 AND MAP 109 PARCEL 026.01
RECORD BOOK 1336 PAGE 762 AND DEED BOOK 516 PAGE 6
7TH CIVIL DISTRICT, TIPTON COUNTY, TENNESSEE
ATOKA REGIONAL PLANNING AREA



Mid-South
Engineering Support, LLC
CONSTRUCTION LAYOUT AND LAND SURVEYING SERVICES
1000 N. WILSON AVE., SUITE 200
ATOKA, TENNESSEE 37015
931.665.1087 EMAIL: lence @ midsouthline.com

SHEET
1 OF 1

ZONING INFORMATION
ZONED FAR ATOKA REGIONAL PLANNING AREA
MINIMUM LOT AREA SINGLE FAMILY DWELLING 1 ACRE
MINIMUM LOT WIDTH AT FRONT SETBACK 100 FT.
FRONT SETBACK 50' FROM ARTERIAL 35' ALL OTHER ROADS
SIDE SETBACK 15'
REAR SETBACK 30'

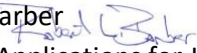
GENERAL SURVEY NOTES:

1. SURVEY PREPARED FOR JULIAN WILLIAMSON.
2. BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM VIA TRIMBLE R12 GNSS REFERENCE STATION AND TRIMBLE R12 GNSS RECEIVERS.
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88
GEOID: 18
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE REGISTER'S OFFICE OF TIPTON COUNTY, TENNESSEE.
4. THERE MAY BE UNDERGROUND OR NON-VISIBLE UTILITIES, DRAIN AND/OR SEWER LINES ACROSS THIS PROPERTY THAT ARE NOT SHOWN. THE PROPER UTILITY AUTHORITIES SHOULD BE CONTACTED FOR MORE SPECIFIC LOCATIONS AND INFORMATION ON UNDERGROUND UTILITIES.

Memo

To: Amanda Farbo

Ben Ledsinger

From Robert Barber 

RE: Minor Lot Applications for June 14, 2022

Date: June 13, 2022

Amanda, we have reviewed the following proposed minor lot subdivision applications to be considered by the Planning Commission agenda for June 16, 2022. Review was based on the basic design requirements of the respective tracts zoning category and subdivision regulations.

1. Williamson Minor Subdivision – The proposed division complies with the basic design provisions for a minor subdivision and the tract's zoning category.
2. Beeman Minor Subdivision – The proposed division complies with the basic design provisions for a minor subdivision and the tract's zoning category. However, the parent tract should be included in its entirety as a part of the plat.