



MEMORANDUM

TO: Algood Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: June 20, 2025

SUBJECT: June 26, 2025 Planning Commission Meeting

The Algood Municipal Planning Commission will hold its regularly scheduled meeting on Thursday, June 26, 2025 at 6:00 pm in the Algood City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the May 22, 2025 minutes.
4. Consideration of final subdivision plat for property located on 4th Avenue and Circle Drive (Ramsey Division)*
5. Staff Report—Allen Adjustment.
6. Other Business as Necessary.
7. Adjourn.

CTL

***See Agenda Review**

Chairman Marshall Judd ____ Dan Taylor ____ Secretary Ruby Hawkins ____ Buck Fowler ____ Sandy Brecker ____

Jeremy Whitson ____ Danny Richardson ____ City Administrator Keith Morrison ____ Building Inspector Bob Lane ____

Others: _____

Agenda Review

Ramsey Division—Final

Landon Ramsey submitted a final subdivision plat for the purpose of subdividing 0.62 acres into two (2) proposed new lots for property located on 4th Avenue and Circle Drive. Lot 1 would consist of 0.20 acres (8,743 square foot), an existing church and an existing accessory structure. Lot 2 would consist of 0.42 acres, an existing residential structure and an existing accessory structure. The proposed new lots are zoned R-2 (Medium Density Residential), are served by an existing four (4) inch water line and an existing eight (8) inch sewer line. Lot 1 would require a 21,257 square foot lot size variance according to Article V, Section 2, C, 1d which regulates the minimum lot size for churches is the R-2 district. The proposed new lots comply with Article II of the Algood subdivision regulations and all other aspects of Article V, Section 2 of the Algood Zoning Ordinance which regulates property in R-2 districts.

Allen Adjustment—Final

Robert Allen submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on East Main Street and Mirandy Road. After the adjustment, Lot 1 would consist of 3.30 acres and an existing residential structure. Lot 2 would consist of 1.30 acres, an existing residential structure and three (3) existing accessory structures. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line and an existing eight (8) inch sewer line. The proposed new lots comply with Article II of the Algood subdivision regulations and all other aspects of Article V, Section 1 of the Algood Zoning Ordinance which regulates property in R-1 districts.

Chairman Marshall Judd ____ Dan Taylor ____ Secretary Ruby Hawkins ____ Buck Fowler ____ Sandy Brecker ____

Jeremy Whitson ____ Danny Richardson ____ City Administrator Keith Morrison ____ Building Inspector Bob Lane ____

Others: _____

**REPORT OF MEETING
ALGOOD MUNICIPAL PLANNING COMMISSION
MAY 22, 2025**

MEMBERS PRESENT

Marshall Judd
Ruby Hawkins
Jeremy Whitson
Danny Richardson
Buck Fowler

MEMBERS ABSENT

Sandy Brecker
Dan Taylor

STAFF PRESENT

Tommy Lee, Staff Planner
Keith Morrison, City Administrator

OTHERS PRESENT

Bob Lane, Building Inspector
Jon Roberts
Patt Judd

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, a special meeting of the Algood Municipal Planning Commission (PC) meeting was called to order by Chairman Marshall Judd on May 22, 2025 at 6:00 p.m.

ITEM 2: APPROVAL OF MARCH 27, 2025 MINUTES

After calling the meeting to order, Chairman Judd asked for approval of the minutes from the March 27, 2025 meeting. After discussion, Ruby Hawkins motioned that the minutes be approved as presented. Jeremy Whitson seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED ON STATE ROUTE 111 AND MIRANDY ROAD, FURTHER DESCRIBED AS TAX MAP 026F, GROUP A, PARCEL 003.00, FROM R-1 (LOW DENSITY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL). (MACK CONSTRUCTION REQUEST)

Jon Roberts presented a request on behalf of Mack Construction to rezone property located on State Route 111 and Mirandy Road, further described as Tax Map 026F, Group A, Parcel 003.00, from R-1 (Low Density Residential) to I-1 (Light Industrial). Currently, property is zoned R-1 which is the Low-Density Residential District. The proposed new zone for the property is I-1 which is the Light Industrial District. The proposed use for the property is to construct an office for a construction company with a machine shop for on-site repairs. Roberts stated that the property has existing access from SR-111 and Mirandy Road. After discussion, Buck Fowler made a motion to move the request to an action item. Jeremy Whitson seconded and the motion passed with a vote of all ayes. Then, Jeremy Whitson made a motion to recommend to the city council that the property located on State Route 111 and Mirandy Road, further described as Tax Map 026F, Group A, Parcel 003.00, be rezoned from R-1 (Low Density Residential) to I-1 (Light Industrial). Buck Fowler seconded and the motion passed with a vote of all ayes.

ITEM 4: DISCUSSION REGARDING UPDATING THE PUTNAM COUNTY TRANSPORTATION PRIORITY LIST

At the February 27, 2025 meeting, Staff Planner stated that in 2018, Putnam County, along with its four (4) municipalities created a county wide transportation plan. Within the plan, Algood submitted twenty-six (26) which included intersection improvements, resurfacing, widening, the addition of sidewalks to existing streets, street extensions and safety projects. Staff stated that Putnam County is updating the plan and that the Algood list should be updated. City Administrator Keith Morrison stated that several of the projects on the list had been completed. Staff Planner requested that the PC members and Morrison review the list and be prepared to discuss updating the list at the next PC meeting. At the March 27, 2025 meeting, Staff Planner stated that Morrison had confirmed that items 67, 68, 70, 73, 74, 76, 78, 81, 82 and 89 had already been completed. Members of the PC had several suggestions to add to the list which would include a traffic study of the Main Street corridor from Wal-Mart to SR-111, have the north bound SR-111 exit be relocated to Burton Branch Road, add a bike/ped path on Mirandy Road and add a right turn lane onto Mirandy Road and East Main Street north bound on SR-111. Morrison stated that he

would also add projects and that once the PC has finished with additions, the list will be submitted to the city council for approval. At the May 22, 2025 meeting, City Administrator Keith Morrison addressed the PC and presented the 2025 Algood paving schedule. Morrison also gave a general overview of the Tennessee Central Heritage Rail Trail stating that the portion of the trail located inside the Algood corporate limits will be a concrete sidewalk while the portion of the trail located outside the city limits will be more rustic. Morrison finally stated that the city plans to pave Cooper Road and make improvements to Dry Valley Road in the upcoming year.

With no other business to discuss, Ruby Hawkins made a motion to adjourn the meeting. Jeremy Whitson seconded and the motion passed with a unanimous vote. The next meeting of the Algood Municipal Planning Commission is scheduled for June 26, 2025.

CTL

Chairman

Date

Secretary

Date

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY 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 STREETS, ALLEYS, WALKS, AND PARKS 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.

DATEOWNER

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS 'A' SURVEY, AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE ALGOOD PLANNING COMMISSION.

DATESURVEYOR

CERTIFICATION OF EXISTING SEWER LINES

I HEREBY CERTIFY THAT THE EXISTING SEWER LINES SHOWN HEREON ARE IN PLACE AND THAT LOTS IN THIS SUBDIVISION CAN TIE ONTO THE CITY SEWER, UPON OTHER REQUIREMENTS OR APPROVALS BY CITY AND PAYMENT OF REQUIRED FEES.

DATEALGOOD CITY ADMINISTRATOR

CERTIFICATE EXISTING WATER LINES

I HEREBY CERTIFY THAT THE EXISTING WATER LINES SHOWN HEREON ARE IN PLACE AND MAINTAINED BY THE CITY OF ALGOOD.

DATEALGOOD CITY ADMINISTRATOR

CERTIFICATE EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED CITY- OR COUNTY- MAINTAINED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION, OR IS A STATE- MAINTAINED HIGHWAY.

DATEALGOOD CITY ADMIN. OR COUNTY ROAD SUPERVISOR

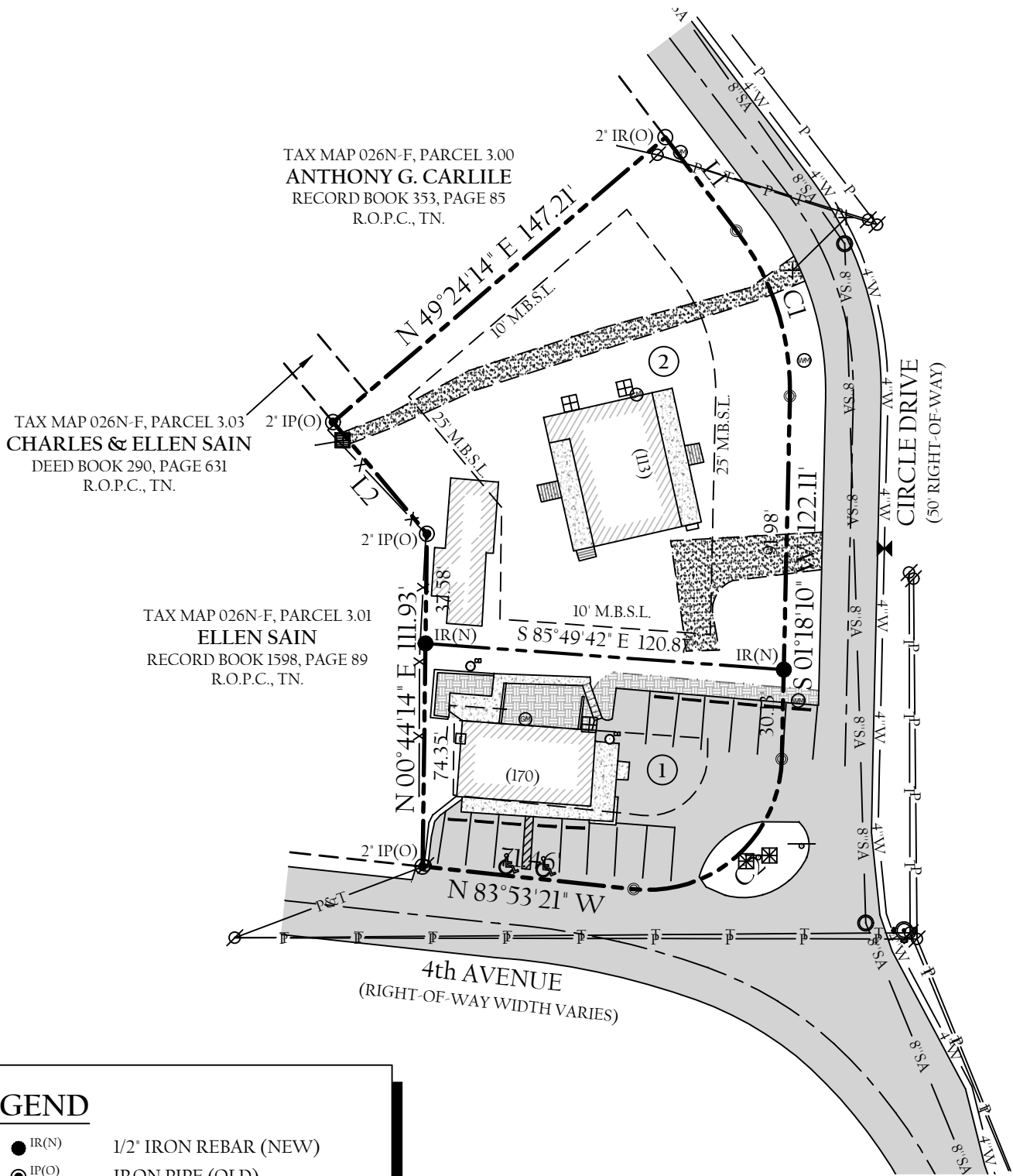
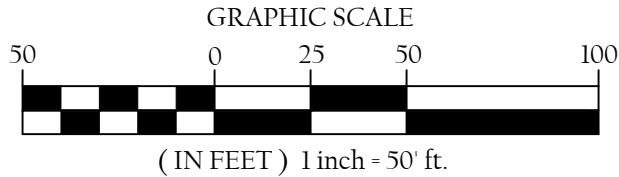
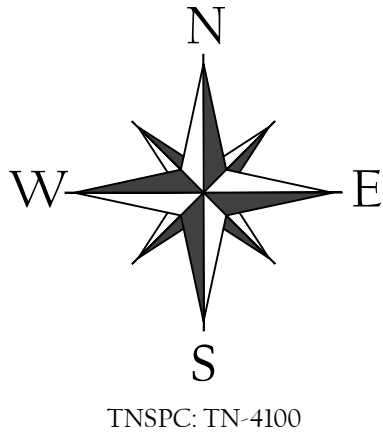
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE ALGOOD MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE ALGOOD PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF PUTNAM COUNTY, TENNESSEE.

DATESECRETARY OF THE ALGOOD MUNICIPAL PLANNING COMMISSION

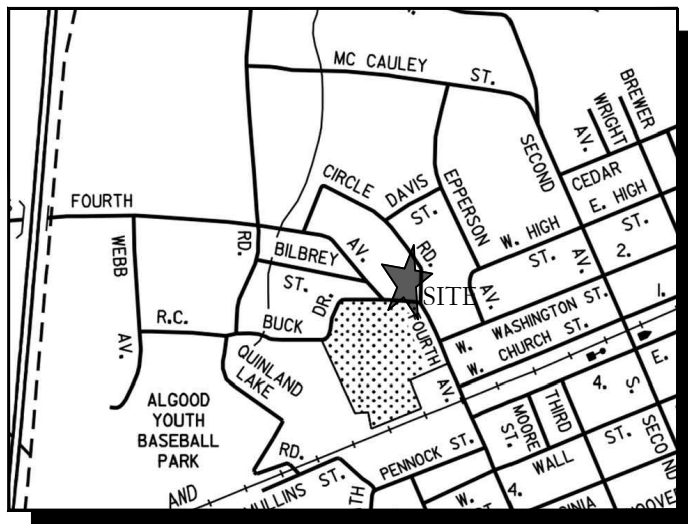
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.68'	59.60'	58.48'	S 17°57'02" E	38°30'25"
C2	45.00'	74.46'	66.25'	S 48°42'25" W	94°48'29"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 37°12'15" E	39.51'
L2	N 39°59'10" W	49.06'



LEGEND	
	1/2" IRON REBAR (NEW)
	IRON PIPE (OLD)
	NON-MONUMENTED POINT
	GAS METER
	CLEAN OUT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CATCH BASIN
	HVAC UNIT
	UTILITY POLE
	POWER LINE
	FENCE LINE
	TELEPHONE LINE
	WATER LINE
	SEWER LINE
	MINIMUM BUILDING SETBACK LINE
	REGISTER'S OFFICE
	PUTNAM COUNTY, TN.
	GRAVEL AREA
	CONCRETE AREA
	ASPHALT SURFACE

LOT 1 AREA = 8,743 SQ. FT. OR 0.20 ACRES±
LOT 2 AREA = 18,271 SQ. FT. OR 0.42 ACRES±
TOTAL AREA = 27,014 SQ.FT. OR 0.62 ACRES±



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 2.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 026N, GROUP F.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO TROY LANDON & MAKAYLA RAMSEY, OF RECORD IN RECORD BOOK 1511 PAGE 799, R.O.P.C., TN.

PLAT REFERENCE

BEING A PORTION OF LOT 1 AND ALL OF LOTS 31, 32, & 33, OF A PLAT ENTITLED 'WILLIAMS SUBDIVISION', ON RECORD IN DEED BOOK 70, PAGE 272, R.O.P.C., TN.

ZONED R-2

MEDIUM DENSITY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 25'
REAR - 25'
SIDE - 10' (ONE AND TWO STORY BUILDINGS)



FINAL SUBDIVISION PLAT
LANDON & MAKAYLA RAMSEY DIVISION
19th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.62
NUMBER OF LOTS:	1	JOB NUMBER:	25-124
PARCEL #:	TAX MAP 26N-F, PARCEL 2.00	DATE:	05-27-2025
ADDRESS:	113 CIRCLE DRIVE	SCALE:	1"=50'

OWNERS

TROY LANDON &
MAKAYLA RAMSEY
113 CIRCLE DRIVE
COOKEVILLE, TN. 38506
931-644-6043

SURVEYOR

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

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 STREETS, ALLEYS, WALKS, AND PARKS 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.

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS 'A' SURVEY, AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE ALGODD PLANNING COMMISSION.

CERTIFICATION OF EXISTING SEWER LINES

I HEREBY CERTIFY THAT THE EXISTING SEWER LINES SHOWN HEREON ARE IN PLACE AND THAT LOTS IN THIS SUBDIVISION CAN TIE ONTO THE CITY SEWER, UPON OTHER REQUIREMENTS OR APPROVALS BY CITY AND PAYMENT OF REQUIRED FEES.

E-911 CERTIFICATION

ADDRESSES HAVE BEEN ASSIGNED TO EACH LOT IN THIS
SUBDIVISION AND STREET NAMES SHOWN ON THIS PLAT
HAVE BEEN APPROVED TO AVOID DUPLICATION OF
CURRENT NAMES.

DATE
E-911 DIRECTOR

I HEREBY CERTIFY THAT THE EXISTING WATER LINES
SHOWN HEREON ARE IN PLACE AND MAINTAINED BY THE
CITY OF ALGOOD.

CERTIFICATE EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) SHOWN ON THIS PLAT
HAS THE STATUS OF AN ACCEPTED CITY- OR COUNTY-
MAINTAINED PUBLIC ROAD REGARDLESS OF CURRENT
CONDITION, OR IS A STATE-MAINTAINED HIGHWAY.

DATE _____ ALGOOD CITY ADMIN. OR
COUNTY ROAD SUPERVISOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE ALGOOD MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE ALGOOD PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF PUTNAM COUNTY, TENNESSEE.

DATE _____ SECRETARY OF THE ALGOOD
MUNICIPAL PLANNING COMMISSION



1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON INTERIOR LOT LINES SHOWN HEREON. THE RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERCEDE LOTS 1 & 2 ON THE PLAT ENTITLED 'REVISION OF LOTS 1 & 2, LOT LINE ADJUSTMENT, ALLEN & ALLEN DIVISION' OF RECORD IN PLAT CABINET 'L' SLIDE 199B, R.O.P.C., TN.
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 ON FEBRUARY 7, 2025 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 0.009', V 0.013'
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 4714C0130D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LEGEND

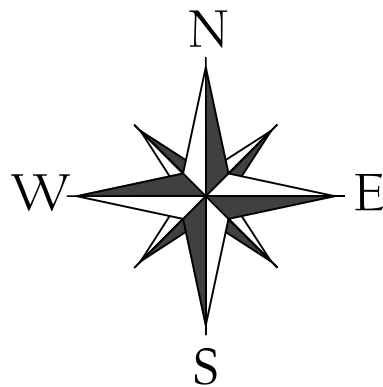
- | | |
|---|--------------------------------------|
|  | IRON REBAR (OLD) |
|  | 1/2" IRON REBAR (NEW) |
|  | SURVEY SPIKE (OLD) |
|  | IRON PIPE (OLD) |
|  | NON-MONUMENTED POINT |
|  | WOOD FENCE POST |
|  | SEWER MANHOLE |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | TREE |
|  | 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.P.C., TN. | REGISTER'S OFFICE PUTNAM COUNTY, TN. |
|  | GRAVEL AREA |
|  | CONCRETE AREA |
|  | ASPHALT SURFACE |

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1363.13'	155.30'	155.22'	N 06° 26' 49" W	6° 31' 40"

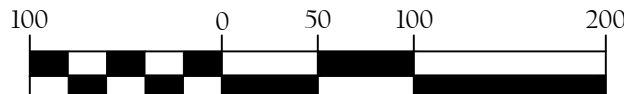
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°12'11" W	99.62'
L2	N 30°52'45" E	19.96'
L3	N 74°08'35" W	64.14'
L4	S 75°34'44" W	47.41'
L5	S 02°31'06" W	77.29'
L6	S 27°47'02" W	11.79'
L7	N 03°10'59" W	45.00'

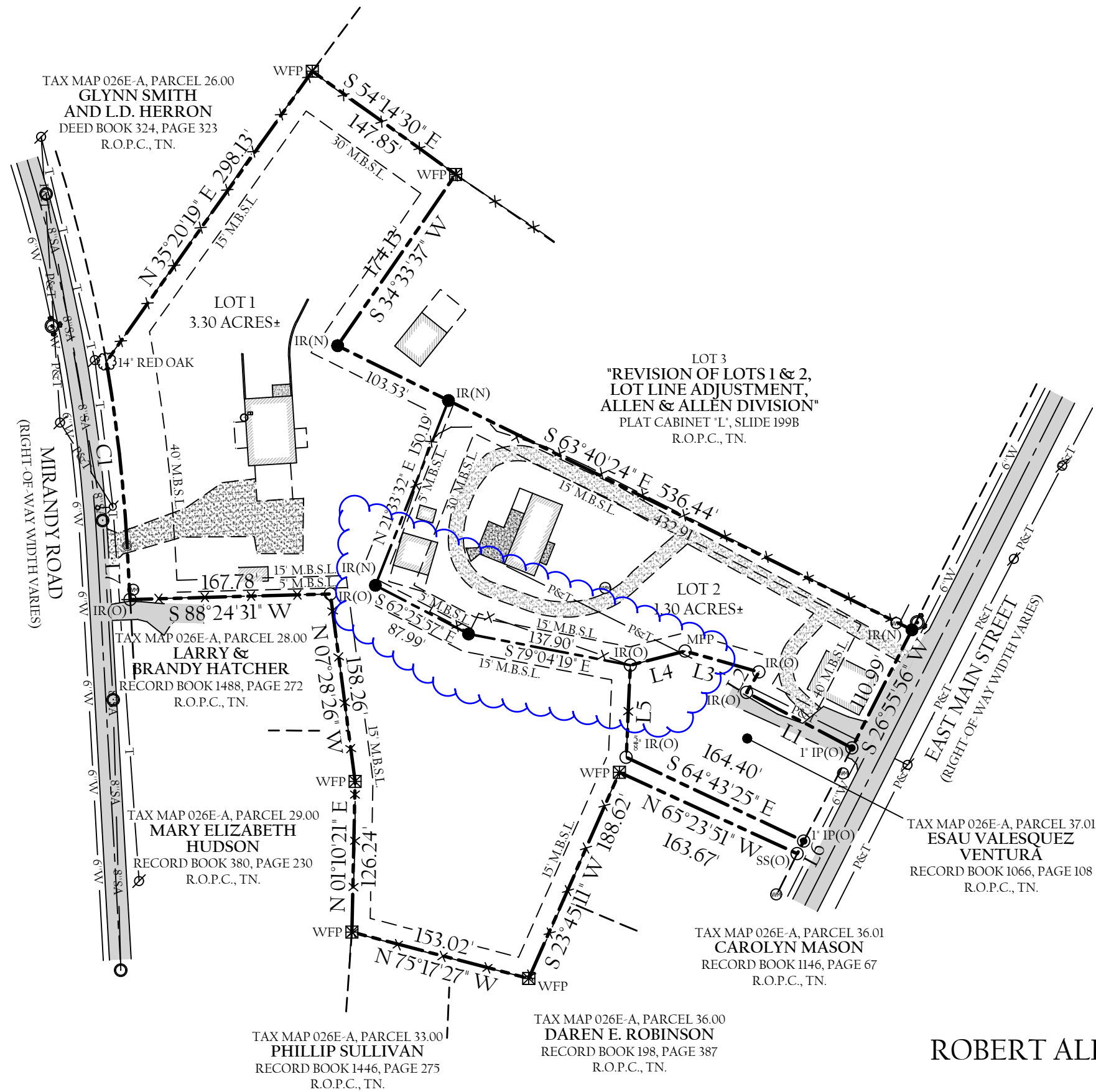


TNSPC: TN-410C

GRAPHIC SCALE



(IN FEET) 1 inch = 100' ft



TAX MAP 026E-A, PARCEL 33.00
PHILLIP SULLIVAN
RECORD BOOK 1446, PAGE 275
R.O.P.C., TN.

TAX MAP 026E-A, PARCEL 36.00
DAREN E. ROBINSON
RECORD BOOK 198, PAGE 387
R.O.P.C., TN.

TAX MAP 026E-A, PARCEL 36.01
CAROLYN MASON
 RECORD BOOK 1146, PAGE 67
 R.O.P.C., TN.

FINAL SUBDIVISION PLAT
ROBERT ALLEN LOT LINE ADJUSTMENT

19th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

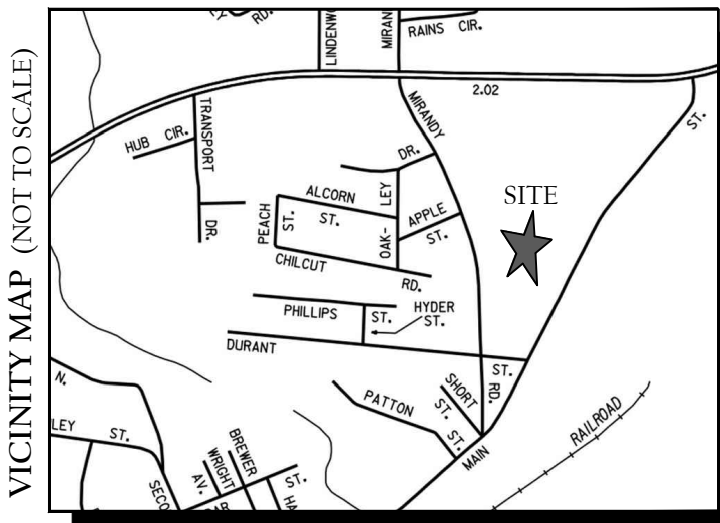
DRAWN BY: _____	TLD _____	ACRES: _____	4.60 _____
NUMBER OF LOTS: _____	2 _____	JOB NUMBER: _____	20-152 _____
PARCEL #: MAP 026E-A, PAR. 27.00 & 37.00		DATE: _____	06-11-2025 _____
ADDRESS: MIRANDY RD. & E. MAIN ST.		SCALE: _____	1"=100' _____

OWNERS

BOB E. & BRENDA ALLEN
488 EAST MAIN STREET
COOKEVILLE, TN. 38506
931-349-9560

SURVEYOR

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



PARCEL REFERENCE

BEING ALL OF PARCELS 27.00 & 37.00, AS SHOWN
ON PUTNAM COUNTY TAX MAP 026E, GROUP 'A'

PLAT REFERENCE

BEING LOTS 1 & 2, OF A PLAT ENTITLED
'REVISION OF LOTS 1 & 2, LOT LINE
ADJUSTMENT, ALLEN & ALLEN DIVISION', ON
RECORD IN PLAT CABINET L, SLIDE 199B, R.O.P.C.
TN.

DEED REFERENCE

PARCEL 27.00
BEING THE SAME PROPERTY CONVEYED TO
ROBERT L. ALLEN, OF RECORD IN RECORD
BOOK 1216 PAGE 335 & RECORD BOOK 1323 PAGE
658, R.O.P.C., TN.
PARCEL 37.00
BEING A PORTION OF THE SAME PROPERTY
CONVEYED TO BOB E. & BRENDA ALLEN, OF
RECORD IN DEED BOOK 284 PAGE 341, R.O.P.C.,
TN.

ZONED R-1

LOW DENSITY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 40' (COLLECTOR)
REAR - 30'
SIDE - 15' (ONE AND TWO STORY BUILDINGS)
5' (ACCESSORY BUILDINGS)