

**CITY OF TULLAHOMA  
PLANNING COMMISSION  
MEETING AGENDA**

*Municipal Building, 201 West Grundy Street, Council Chambers*

***Due To The COVID-19 Emergency, The Planning Commission Will Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans. This meeting is in compliance with the Governor's Executive Order No. 16 issued on March 20, 2020 and in effect until May 18, 2020.***

	<u>Page #</u>
<b>Monday, April 20, 2020 - 4:30 PM</b>	
<b>1. Call to order by Chairman Chad Grimes.</b>	1
<b>2. Determination of a quorum.</b>	1
<b>3. Pledge of Allegiance to the Flag.</b>	1
<b>4. Read and approve the minutes of the meeting on February 17, 2020.</b>	3
<b>5. Reports of Officers and Staff.</b>	
None	
<b>6. Old Business.</b>	
None	
<b>7. New Business.</b>	
<b>A. Zoning Amendments (Public Hearing)</b>	
<b>1 Zoning Map Amendment 232-</b> A request to rezone six (6) lots along E. Lincoln Street from Medium-density Residential District (R-2) to High-density Residential District (R-3). Applicants: Tan and Tina Nguyen	5
<b>2 Zoning Map Amendment 234-</b> A request to rezone a 1.02-acre parcel at 520 E. Moore Street from Medium Density Residential (R-2) to High-Density Residential (R-3). Applicant: Mr. Joe Denby	15
<b>3 Zoning Map Amendment 235-</b> A request to rezone three (3) lots along N. Washington Street from Restricted Manufacturing & Warehousing District (I-1) to General Commercial District (C-2). Applicants: Tennessee Vascular and Thoracic Surgical Associates	25
<b>4 Zoning Text Amendment 223-</b> The purpose of the amendment is to allow micro-breweries, micro-distilleries, and micro-wineries in Commercial Zoning Districts (C).	35
<b>8. Other New Business.</b>	
None	
<b>9. Next Meeting: Monday, May 18, 2020</b>	
<b>10. Adjourn.</b>	

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**105 ANNOUNCEMENTS**  
Your Extended Adnc. 1903 Washington St. Tullahoma TN 37388 will have an online auction selling the contents of Daniel Houser unit 276. Online auctions begin at noon on Monday, April 20, 2020 and end at 5:00pm on 27 April 2020. For more information call 931-581-4409.

**130 PUBLIC NOTICES**  
(1) (A) Four (4) months from the date of the first publication (or posting), as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or  
(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1)(A); or  
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**130 PUBLIC NOTICES**  
**NOTICE TO CREDITORS**  
**Estate of Elizabeth L. Jolliffe Late of Coffee County, Tennessee**  
Notice is hereby given that on the 19th day of March, 2020 2020 Letters of Testamentary (or of Administration as the case may be) in respect of the estate of Elizabeth L. Jolliffe who died on February 24, 2020 issued to the undersigned by the Chancery Court of Coffee County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the court named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

This 19th day of March, 2020  
(Signed)  
James A. Jolliffe  
Personal Representative  
James H. Henry, II  
Attorney  
Sheila B. Proffitt,  
Clerk & Master

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**Public Notice**  
Regular Meeting to be held Electronically; Physical Access Restricted

The Planning Commission of the City of Tullahoma, Tennessee will meet as scheduled on Monday, April 20, 2020 at 4:30 pm at the Tullahoma Municipal Building, 201 West Grundy Street, Tullahoma, Tennessee to consider the following:

- Zoning Map Amendment 232**- A request to rezone six (6) lots along E. Lincoln Street from Medium-density Residential District (R-2) to High-density Residential District (R-3). **Applicants:** Tan and Tina Nguyen
- Zoning Map Amendment 234**- A request to rezone a 1.02-acre parcel at 520 E. Moore Street from Medium Density Residential (R-2) to High-Density Residential (R-3). **Applicant:** Mr. Joe Denby
- Zoning Map Amendment 235**- A request to rezone three (3) lots along N. Washington Street from Restricted Manufacturing & Warehousing District (I-1) to General Commercial District (C-2). **Applicants:** Tennessee Vascular and Thoracic Surgical Associates
- Zoning Text Amendment 223**- The purpose of the amendment is to allow micro-breweries, micro-distilleries, and micro-wineries in Commercial Zoning Districts (C).

Notice is hereby given that in the interest of public health, safety and welfare of the public, this meeting will be held electronically pursuant to Governor's Executive Order No. 16. Physical presence of the public will be limited to members of the media, but the public may access the meeting live via cable broadcast on Charter Ch. 193 and Lighttube Ch. 6. This meeting will be videotaped and will be made available online following the meeting at [www.tullahomatan.gov](http://www.tullahomatan.gov).

Members of the public may submit comments to be read aloud into the record during the "Public Comments" portion of the meeting. Comments must be received via phone, email, or mail prior to 3:30 p.m. on Monday, April 20, 2020. Provide comments by phone to (931) 455-2282 ask for Angela Morales or Nena Abbott, e-mail to [jlawson@tullahomatan.gov](mailto:jlawson@tullahomatan.gov) or mail to 201 W. Grundy Street, Tullahoma, TN 37388. Please limit comments to 250 words.

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## Sudoku

	1		2		3			
	2			4	5			
6		7	3					
5	3		1			8	7	
	4	2			3	5		
8	9		5		1		6	
			8	5			2	
	5	6				1		
2		3					9	

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1	8	5	9	2	6	4	7	3
4	9	3	5	1	7	2	8	6
2	6	7	8	3	4	5	1	9
6	4	1	7	9	3	8	5	2
9	5	8	1	4	2	3	6	7
7	3	2	6	5	8	1	9	4
5	2	9	3	6	1	7	4	8
8	1	4	2	7	9	6	3	5
3	7	6	4	8	5	9	2	1

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**February 17, 2020**

The Tullahoma Municipal Regional Planning Commission met in a Regular Session Wednesday, February 17, 2020 at 4:30 pm in the Board Room of the Tullahoma Municipal Building at 201 W. Grundy Street.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Larry Crabtree, Mr. Bill Comer, Mr. Paul Schwer, Ms. Shelly Smith and Ms. Rupa Blackwell were present. Six (6) members were present. Mr. Ray Knowis was unable to attend. Other City and Staff Representatives present: Planning and Codes Director Mr. Lee Lawson, Parks & Recreation Director Mr. Kurt Glick, City Engineer Mr. Scot St. John, Ms. Nena Abbott and Ms. Angela Morales Recording Secretaries.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Ms. Rupa Blackwell, seconded by Ms. Shelly Smith, the minutes of the January 21, 2020 meeting were approved as presented. Motion passed 6-0.
5. **Reports of Officers and Staff** - None
6. **Old Business:** None
7. **New Business:**

**A. Subdivision Plats (Public Hearings):**

**1. Melson-Throneberry Road – 1038 Throneberry Road**

The applicant is requesting approval of a minor subdivision final plat for property located at 1038 Throneberry Road (Coffee Co. Tax Map 091; Parcel # 002.04). This property is located inside the Tullahoma Urban Growth Boundary (UGB). The purpose of the final plat is to create a 1.5-acre residential lot from an existing 8.82-acre tract for a single-family dwelling. (*Applicant(s): Mr. Chris Bateman, Project Surveyor*).

**STAFF COMMENTS:** Staff recommends approval of the final plat.

**PUBLIC COMMENTS:** There were no public comments.

A motion to approve the item was made by Ms. Rupa Blackwell seconded by Mr. Larry Crabtree. Motion passed unanimously 6-0.

**B. Site Plans**

**1. Silver Street Park Phase I – Site Plan – 126 Silver Street**

The applicant is requesting approval of a site plan for property located at 126 Silver Street (Coffee Co Tax Map 123H, Group: A, Parcel: 007.01). The purpose of the site plan is for the first phase of a proposed city park. The first phase is to include a basketball court, and paved walking areas from Freeman Street and Silver Street into the park area. (*Applicant(s): City of Tullahoma & Tyler Fisher, Lose Designs*).

**STAFF COMMENTS:** Staff recommends approval of the proposed site plan.

A motion to approve the item was made by Ms. Rupa Blackwell seconded by Ms. Shelly Smith. Motion passed unanimously 6-0.

**2. Dollar General Store Site Plan – 901 E Lincoln Street**

The applicant is requesting approval of a site plan for property located at 901 E Lincoln Street (Coffee Co Tax Map 124E Group: E, Parcel(s): 001.00). The purpose of the site plan is for a proposed 9,100 square foot commercial building for retail. The existing building will be demolished, and the radio antenna will be removed. There is an existing paved parking area and driveway onto East Lincoln Street. (*Applicant(s): Mr. Montgomery Turner and Mr. Dave Ferlisi, Ferlisi Civil Design*).

**STAFF COMMENTS:** Staff recommends approval of the proposed site plan.

A motion to approve the item was made by Mr. Larry Crabtree seconded by Mr. Paul Schwer. Motion passed unanimously 6-0.

**C. Zoning Map Amendments (Public Hearing)**

**1. Zoning Map Amendment #233 – 330 Broadrick Street and Ann Street**

The applicant is requesting approval of the proposed rezoning for property located at 330 Broadrick Street and Ann Street (Coffee Co. Tax Map 124E, Group J, Parcel(s): 005.02 and Coffee Co. Tax Map 124E Group J, Parcel(s): 005.00). The purpose for the rezoning is to accommodate a proposed RV and boat storage business in the existing 12,000 square foot warehouse on the Broadrick Street parcel. There is +/- 480 square foot utility shed on the Ann Street parcel belonging to Tullahoma Utilities Authority (TUA). (*Applicant(s): Mr. John Young*).

**STAFF COMMENTS:** Staff recommends forwarding this item to the Board of Mayor and Aldermen with a favorable recommendation.

**PUBLIC COMMENTS:** The following public comments were made:

1. Mr. Wilford Johnson – 312 Lindenwood Drive – he had concerns about traffic and noise from manufacturing. Mr. Young stated there would be no manufacturing noise, just storage nice and professional.

A motion to forward the item to the Board of Mayor and Aldermen with a favorable recommendation was made by Mr. Larry Crabtree seconded by Ms. Rupa Blackwell.

Motion passed unanimously 6-0.

**8. Other New Business:** None

**9. Next Meeting:** Monday, March 16, 2020

**10. Adjourn**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Angela Morales, Recording Secretary

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Lee Lawson, Planning Commission Secretary

## Staff Report

**Agenda No.:** 7.A.1

**Project Title:** Zoning Map Amendment #232

**Staff:** Lee Lawson, AICP  
Planning & Codes Director

**Applicants:** Mr. Tina Nguyen, 410 East Lincoln Street, Tullahoma, TN

**Property Size:** +/- 2.37 acres

**Current Zoning:** Medium-Density Residential (R-2)

**Proposed Zoning:** High-Density Residential (R-3)

**Locations:** 421 E. Lincoln St., 423 E. Lincoln St., 427 E. Lincoln St., 429 E. Lincoln St., 503 E. Lincoln St., 507 E. Lincoln St.

**Tax Map #:** 124K, Group J, Parcel Numbers: 12.00, 13.00, 14.00, 15.00  
124K, Group F, Numbers: 28.00 and 29.00

**Background Summary:**

The applicant is requesting six (6) lots along E. Lincoln Street be rezoned from R-2 to R-3. The reason for the request is for the applicants to convert their 1,308 square foot single family house at 423 E. Lincoln Street to a congregate residence to house college students from Motlow State. The subject lot (423 E. Lincoln St.) is zoned R-2 and is not contiguous to an R-3 district. The closest lot zoned R-3 is four lots down east along E. Lincoln Street (515 E. Lincoln St.).

**Key Issue Summary:**

The following key issue should be considered with the application. The Land Use Plan designates the subject properties as commercial. The applicants will have to bring the parking area into compliance with Zoning Ordinance, which requires the surface to be graded and paved with asphalt or concrete, parking spaces marked with traffic paint, and landscaped.

Current Property Information (all lots are addressed on E. Lincoln Street)						
Street #:	421	423	427	429	503	507
<b>Land Use:</b>	Residential	Residential	Residential	Residential	Residential	Residential
<b>Site Features:</b>	Single-family dwelling	Single-family dwelling	Single-family dwelling	Single-family dwelling	Single-family dwelling	Single-family dwelling
<b>Lot Size +/-:</b>	17,762 sq. ft.	15,359 sq. ft.	12,711 sq. ft.	15,649 sq. ft.	22,229 sq. ft.	19,582 sq. ft.
<b>Water &amp; Sewer:</b>	Public water and sewer are available					
<b>Flood Areas:</b>	The site is <u>not</u> located in a special flood hazard area					
<b>Vehicle Access:</b>	E. Lincoln Street (Minor Arterial Street) and N. Summit Street (Local Street)					

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Medium-density residential (R-2)	Single-family dwellings
<b>South:</b>	Medium-density residential (R-2)	Single-family dwellings and a school
<b>East:</b>	High-density residential (R-3)	Single-family dwellings
<b>West:</b>	General Commercial (C-2)	Townhouse development

<b>Zoning District Summary (Existing/ Proposed):</b>		
	Existing Zoning: Medium-Density Residential (R-2)	Proposed Zoning: High-Density Residential (R-3)
<b>Zoning District Intent:</b>	The R-2 district is intended to accommodate increased density of development (medium density) by decreasing lot size requirements and allowing one- and two-family dwellings (duplexes).	The R-3 district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high-density, multiple-family
<b>Permissible Uses:</b>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Accessory buildings</li> <li>4. Temporary buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Multifamily dwellings</li> <li>4. Townhouses</li> <li>5. Boarding Houses</li> <li>6. Condominiums</li> <li>7. Congregate residences</li> <li>8. Accessory buildings</li> <li>9. Temporary buildings</li> </ol>
<b>Uses permitted upon review</b>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. K-12 Schools, and colleges, public and private</li> <li>3. Parks, playgrounds &amp; ball fields.</li> <li>4. Country Clubs/ Golf Courses</li> <li>5. Police &amp; Fire Stations</li> <li>6. Public&amp; Governmental Services</li> <li>7. Public Libraries</li> <li>8. Public Parking Lots</li> <li>9. Temporary Uses</li> </ol>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. K-12 Schools, and colleges, public and private</li> <li>3. Parks, playgrounds &amp; ball fields.</li> <li>4. Country Clubs/ Golf Courses</li> <li>5. Police &amp; Fire Stations</li> <li>6. Public&amp; Governmental Services</li> <li>7. Public Libraries</li> <li>8. Public Parking Lots</li> <li>9. Temporary Uses</li> </ol>
<b>Water and Sewer Service:</b>	Public water & sewer are not required.	Public water and sewer are required.

<b>Zoning District Summary (Existing/ Proposed):</b>		
<b>Lot and/ or Density Requirements:</b>	<b>Single-family dwelling in R-2:</b>	<b>Single-family dwelling in R-3:</b>
	Minimum Lot Area: 10,000 sq. ft.	Minimum Lot Area: 7,500 sq. ft.
	Minimum Lot Width: 75 ft.	Minimum Lot Width: 50 ft.
	Maximum Impervious Lot Coverage(%): 30	Maximum Impervious Lot Coverage(%): 25
	<b>Two-family dwellings in R-2</b>	<b>Two-family dwellings and Townhomes in R-3</b>
	Minimum Lot Area: 10,000 square feet per unit	Minimum Lot Area: 7,500 square feet per unit
	Minimum Lot Width: 125 feet	Minimum Lot Width: 125 feet
	Maximum Impervious Lot Coverage(%): 35	Maximum Impervious Lot Coverage(%): 30
		<b>Multifamily dwellings in R-3</b>
		Minimum Lot Area: 3,000 square feet per unit
	Minimum Lot Width: 150 feet	
	Maximum Impervious Lot Coverage(%): 35	
<b>Height Restrictions:</b>	Maximum Building Height: 35 ft.	Maximum Building Height: 50 ft.
<b>Off-Street Parking Requirements:</b>	<b>Minimum Number of Parking Space:</b>	<b>Minimum Number of Parking Space:</b>
	<b>Single-family dwelling:</b> 2 space per dwelling	<b>Single-family dwelling:</b> 2 per dwelling
	<b>Two-family dwelling:</b> 2 space per unit	<b>Two-family dwelling/ Townhome:</b> 2 per unit
		<b>Multifamily dwelling:</b> 1.5 per unit
<b>Setback Requirements:</b>	<b>Single-family dwelling</b>	<b>Single-family dwelling</b>
	Front: 35 ft.	Front: 35 ft.
	Side: 5 ft.	Side: 5 ft.
	Rear: 25 ft.	Rear: 25 ft.
	<b>Two-family dwelling</b>	<b>Two-family dwelling/ Townhomes</b>
	Front: 35 ft.	Front: 35 ft.
	Side: 10 ft.	Side: 10 ft.
	Rear: 25 ft.	Rear: 25 ft.
		<b>Multifamily dwelling</b>
		Front: 50 ft.
	Side: 20 ft.	
	Rear: 35 ft.	

**Comprehensive Development Plan Consideration(s):**

The land use map indicates future use of this property as Commercial. This area for the City is designated as the “Urban Area” in Section 6.2 of the Comprehensive Development Plan. The Urban Area is the center of the community's social, cultural, and economic activities. Tullahoma's Urban Area will continue to be characterized by moderate density development, a wider range of interdependent (and mixed) land uses, and complex economic activities centers.

**The following Comprehensive Development Plan goals and policies apply to this application:**

- **Housing & Community Development Goal # 1:** Provide all persons the opportunity to reside in decent, safe, and sanitary housing in a suitable living environment.
- **Housing & Community Development Goal # 2:** Provide sufficient housing opportunities to ensure location choice for all persons.
- **Housing & Community Development Goal # 3:** Develop and maintain viable neighborhoods as the primary element of the residential system.
- **Housing & Community Development Goal Land Use Objective # 1:** Increase the supply of housing for all income groups.
- **Housing & Community Development Goal Land Use Objective # 3:** Maintain and preserve existing housing.
- **Housing & Community Development Goal Land Use Objective # 5:** Encourage mixed uses.
- **Housing & Community Development Goal Land Use Objective # 6:** Provide a variety of housing types, including single-family, multifamily, group quarters, institutional housing, and mobile homes.
- **Housing & Community Development Goal Land Use Objective # 7:** Ensure the Land Use Map and Zoning Map provides a sufficient amount of land to accommodate a variety of housing types.
- **Housing & Community Development Goal Land Use Objective # 10:** The location and density of housing shall be a function of service availability, proximity to activity areas, utility availability, access, and natural limitations of the land.
- **Housing & Community Development Goal Land Use Objective # 13:** Locate higher density residential development within the Urban Area on collector and arterial roads.
- **Housing & Community Development Goal Land Use Objective # 24:** Ensure sufficient lands are zoned for residential development and encourage diversity of housing types.

**Planning Consideration(s):**

The following general considerations, planning concepts, and other facts should be considered in the review of this application:

1. The area proposed to be rezoned includes six (6) along the north side of E. Lincoln Street.
2. The applicant intends to use 423 E. Lincoln Street as a congregate residence for Motlow State Students on the basketball team.
3. The applicants will have to bring the parking area on 423 E. Lincoln Street into compliance with the Zoning Ordinance, which requires the surface to be graded and paved with asphalt or concrete, parking spaces marked with traffic paint, and landscaping.
4. The lots to be rezoned are located in the northeast quadrant of the City.
5. The immediate area consists of single-family dwellings and East Lincoln Elementary School.
6. The average lot size is approximately 17,206 square feet, and the average lot width is 111 feet. All six properties meet the lot (minimum size and width) standards of the R-3 district for single-family dwellings.

**Planning Commission Alternatives:**

1. Vote to send a favorable recommendation to the Board of Mayor & Aldermen.
2. Vote to send an unfavorable recommendation to the Board of Mayor & Aldermen.
3. Vote to postpone the vote until the next Planning Commission meeting on Monday, May 18, 2020.

**Preliminary Staff Recommendation:**

Staff recommends alternative #1 for the following:

1. The request meets the Housing & Community Development Goal #2 and Housing & Community Development Land Use Objectives 1, 6, 7, 13, and 24.

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Map



# TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION

321 N. Collins Street, Tullahoma, Tennessee 37388

OFFICE 931.455.2282 FAX 931.454.765

## REZONING APPLICATION

\$300 Fee

Applicant's Name

Tina Nguyen

Applicant's Mailing Address

410 E. Lincoln St.

City

Tullahoma

State

TN

Zip

37388

Phone Number

931-455-5488

Fax Number

Email

The applicant is responsible for notifying the Planning & Codes Department if any contact information has changed.

### PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Property Owner (If different from Applicant)

Property Address

423 E. Lincoln Street

City

Tullahoma

State

Tennessee

Zip

37388

Tax Map

124K

Group

J

Parcel

014.00

Size of Parcel

15,660 sq ft

Deed Book

392

Page

618

Present Zoning of Property

R-2

Zoning Designation Requested

R-3

Present Use of Property

Boarding House

Do you wish to rezone the entire parcel?  YES  NO

If No, how much of the property do you wish to rezone?

NOTE: If you wish to rezone less than the entire parcel, a legal description will be required along with this application. If the rezoning is approved, a subdivision plat will be required prior to being able to use the property under the new zone.

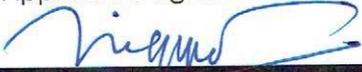
### PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:

Explain in detail what you propose to do with this property and outline any long term plans for the property. Refer to the use of the zoning district for which you are requesting and explain how your project will fit within that district.

Student housing. (Basketball Team)

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature



Applicant's Name (Printed)

Tina Nguyen

Date

3/3/20

PLEASE INITIAL THE FOLLOWING POLICIES STATEMENTS TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THEM:

Please note that this is the first step to completing your rezoning request. Under most circumstances, a professional engineered site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. All buildings must comply with applicable building codes and the American Disabilities Act (ADA) for handicap accessibility. Please contact the Planning & Codes Department at 931-455-2282 with any questions about building permit application process, site inspections, fees, or requirements.

Applicants Initials TN

Applicant Deferral/Withdrawal Policy: It is the policy of the Planning Commission that any requests to defer their consideration of a rezoning application be submitted to the Planning Director in writing prior to the scheduled public hearing. If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Applicants requesting a deferral will be charged the cost of preparing and mailing new notices of public hearing. Applicants may not defer an application for a period exceeding three (3) months from the original Planning Commission public hearing date of said application. Any application not considered before the three (3) month deferral timeframe will be required to submit a new application, along with any required fees, and will be subject to the regulations in effect at that time.

Applicants Initials TN

Commission Deferment/ Denial Policy: When an applicant or their representative is not present at the regularly scheduled meeting of the Planning Commission (PC), the PC shall defer said application to their next scheduled meeting. If the applicant or their representative fails to be present at the next meeting, then the PC shall forward the zoning request on to the Board of Mayor and Aldermen with a recommendation for denial.

Applicants Initials TN

The Board, its members, and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by the Zoning Ordinance.

Applicants Initials TN

#### CHECKLIST

Before we can accept your rezoning application, please make sure you have all the items listed below:

- A completed application  \$300 application fee. paid
- A copy of the deed to the property
- A Letter of Attorney-in-Fact if submitted by anyone other than the current land owner.

#### STAFF USE ONLY

Accepted by

Lee Lawson

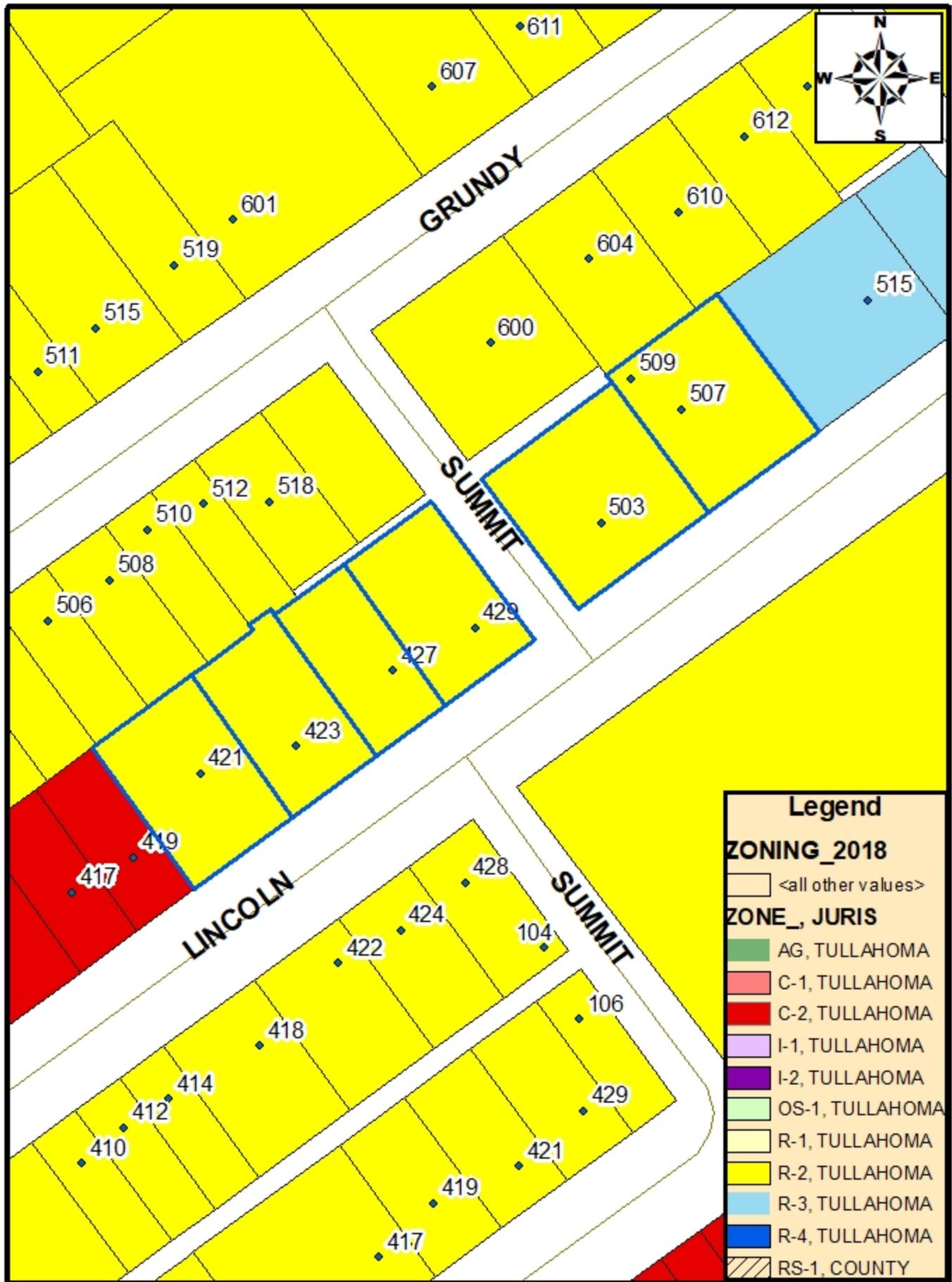
Application Number



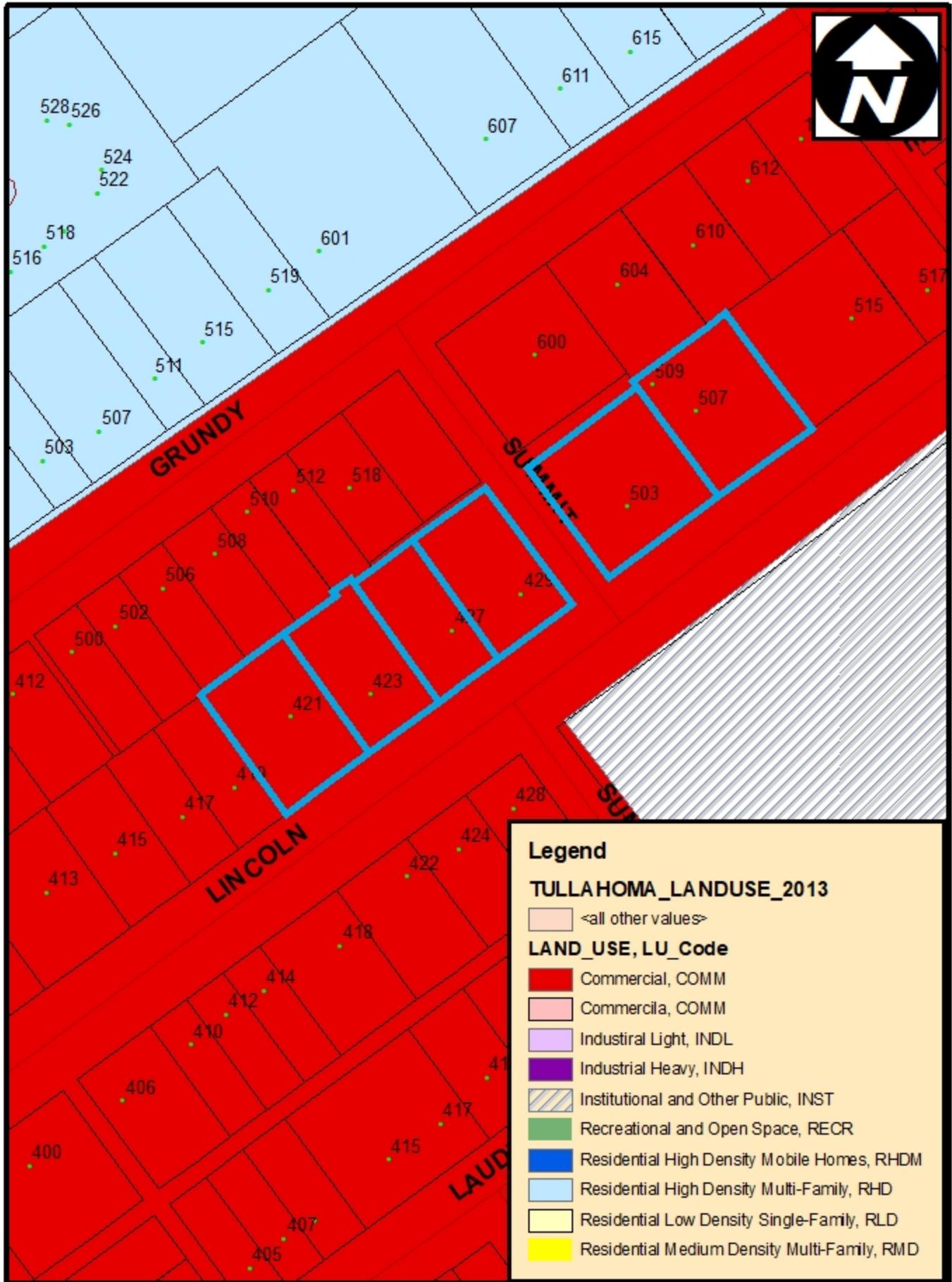
423 E. Lincoln St has the star



# ZMA 232-Zoning Map



# ZMA 232-Land Use Map



## Staff Report

**Agenda No.:** 7.A.2

**Project Title:** Zoning Map Amendment #234

**Staff:** Lee Lawson, AICP  
Planning & Codes Director

**Applicants:** Mr. Joe Denby, Tullahoma, TN 37388

**Property Size:** +/- 1.03 acres

**Current Zoning:** Medium-Density Residential (R-2)

**Proposed Zoning:** High-Density Residential (R-3)

**Location:** 520 E. Moore Street

**Tax Map:** Coffee County: 124K, Group E, Parcel Numbers: 006.00

**Background Summary:**

The applicant is requesting the rezoning to accommodate a proposed multifamily development.

Current property Information	
<b>Land Use:</b>	Residential
<b>Site Features:</b>	Vacant
<b>Water &amp; Sewer</b>	Public water and sewer is available
<b>Flood Areas</b>	The site is <u>not</u> located in a special flood hazard area
<b>Vehicle Access</b>	E. Moore Street (Local Street)

Surrounding Zoning and Land Use:		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	High-Density Residential (R-3) and R-4)	Multifamily development and a church
<b>South:</b>	Medium-density residential (R-2)	Townhouse development
<b>East:</b>	Medium-density residential (R-2)	Single-family dwellings
<b>West:</b>	Medium-density residential (R-2)	Townhouse development

<b>Zoning District Summary (Existing/ Proposed):</b>		
	Existing Zoning: Medium-Density Residential (R-2)	Proposed Zoning: High-Density Residential (R-3)
<b>Zoning District Intent:</b>	The R-2 district is intended to accommodate increased density of development (medium density) by decreasing lot size requirements and allowing one- and two-family dwellings (duplexes).	The R-3 district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high-density, multiple-family dwellings.
<b>Permissible Uses:</b>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Accessory buildings</li> <li>4. Temporary buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Multifamily dwellings</li> <li>4. Townhouses</li> <li>5. Boarding Houses</li> <li>6. Condominiums</li> <li>7. Congregate residences</li> <li>8. Accessory buildings</li> <li>9. Temporary buildings</li> </ol>
<b>Uses permitted upon review</b>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. K-12 Schools, and colleges, public and private</li> <li>3. Parks, playgrounds &amp; ball fields.</li> <li>4. Country Clubs/ Golf Courses</li> <li>5. Police &amp; Fire Stations</li> <li>6. Public&amp; Governmental Services</li> <li>7. Public Libraries</li> <li>8. Public Parking Lots</li> <li>9. Temporary Uses</li> </ol>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. K-12 Schools, and colleges, public and private</li> <li>3. Parks, playgrounds &amp; ball fields.</li> <li>4. Country Clubs/ Golf Courses</li> <li>5. Police &amp; Fire Stations</li> <li>6. Public&amp; Governmental Services</li> <li>7. Public Libraries</li> <li>8. Public Parking Lots</li> <li>9. Temporary Uses</li> </ol>
<b>Water and Sewer Service:</b>	Public water & sewer are not required.	Public water and sewer are required.

<b>Zoning District Summary (Existing/ Proposed):</b>		
<b>Lot and/ or Density Requirements:</b>	<b>Single-family dwelling in R-2:</b>	<b>Single-family dwelling in R-3:</b>
	Minimum Lot Area: 10,000 sq. ft.	Minimum Lot Area: 7,500 sq. ft.
	Minimum Lot Width: 75 ft.	Minimum Lot Width: 50 ft.
	Maximum Impervious Lot Coverage(%): 30	Maximum Impervious Lot Coverage(%): 25
	<b>Two-family dwellings in R-2</b>	<b>Two-family dwellings and Townhomes in R-3</b>
	Minimum Lot Area: 10,000 square feet per unit	Minimum Lot Area: 7,500 square feet per unit
	Minimum Lot Width: 125 feet	Minimum Lot Width: 125 feet
	Maximum Impervious Lot Coverage(%): 35	Maximum Impervious Lot Coverage(%): 30
		<b>Multifamily dwellings in R-3</b>
		Minimum Lot Area: 3,000 square feet per unit
	Minimum Lot Width: 150 feet	
	Maximum Impervious Lot Coverage(%): 35	
<b>Height Restrictions:</b>	Maximum Building Height: 35 ft.	Maximum Building Height: 50 ft.
<b>Off-Street Parking Requirements:</b>	<b>Minimum Number of Parking Space:</b>	<b>Minimum Number of Parking Space:</b>
	<b>Single-family dwelling:</b> 2 space per dwelling	<b>Single-family dwelling:</b> 2 per dwelling
	<b>Two-family dwelling:</b> 2 space per unit	<b>Two-family dwelling/ Townhome:</b> 2 per unit
		<b>Multifamily dwelling:</b> 1.5 per unit
<b>Setback Requirements:</b>	<b>Single-family dwelling</b>	<b>Single-family dwelling</b>
	Front: 35 ft.	Front: 35 ft.
	Side: 5 ft.	Side: 5 ft.
	Rear: 25 ft.	Rear: 25 ft.
	<b>Two-family dwelling</b>	<b>Two-family dwelling/ Townhomes</b>
	Front: 35 ft.	Front: 35 ft.
	Side: 10 ft.	Side: 10 ft.
	Rear: 25 ft.	Rear: 25 ft.
		<b>Multifamily dwelling</b>
		Front: 50 ft.
	Side: 20 ft.	
	Rear: 35 ft.	

**Comprehensive Development Plan Consideration(s):**

The land use map indicates the preferable use of this property as Residential High-density. This area of the City is designated as the “Urban Area” in Section 6.2 of the Comprehensive Development Plan. The Urban Area is the center of the community's social, cultural, and economic activities. Tullahoma's Urban Area will continue to be characterized by moderate density development, a wider range of interdependent (and mixed) land uses, and complex economic activities centers.

**The following Comprehensive Development Plan goals and policies apply to this application:**

- **Housing and Community Development Goal #2:** Provide sufficient housing opportunities to ensure location choice for all persons.
- **Housing and Community Development Goals: Land Use Objective #2:** Encourage new residential development.
- **Housing and Community Development Goals: Land Use Objective #6:** Provide a variety of housing types, including single-family, multifamily, group quarters, institutional housing, and mobile homes.
- **Housing and Community Development Goals: Land Use Objective #10:** The location and density of housing shall be a function of service availability, proximity to activity areas, utility availability, access, and natural limitations of the land.
- **Housing and Community Development Goals: Land Use Objective #13:** Locate higher density residential development within the Urban Area on collector and arterial roads. Provisions of on-site recreation and open space shall be required. A variety of terrain is suitable, but generally, the grade should not exceed 15%.
- **Housing and Community Development Goals: Land Use Objective #16:** Provide a variety of residential patterns to meet housing needs.

**Planning Consideration(s):**

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The area of the lot to be rezoned is approximately 44,867 square feet (1.03 acres) and is undeveloped.
2. The applicant intends to build a multifamily development on the subject property. The maximum density of units in the R-3 District is one unit per 3,000 square feet. Fourteen (14) units are the most that the applicant can build on the lot.
3. The lot has 165 linear feet of frontage along E. Moore Street.
4. The subject property is located in the northeast quadrant of the City. The immediate area consists of a mixture of uses comprised of single-family dwellings, townhouses, multifamily dwellings, and a church.
5. The parcel meets all lot (minimum size and width) standards for a multifamily development consisting of fourteen units in the R-3 District.

**Planning Commission Alternatives:**

1. Vote to send a favorable recommendation to the Board of Mayor & Aldermen.
2. Vote to send an unfavorable recommendation to the Board of Mayor & Aldermen.
3. Postpone the vote until the next meeting on Monday, May 18, 2020.

**Preliminary Staff Recommendation:**

Staff recommends alternative #1 for the following:

1. The rezoning request is consistent with the Land Use Map and with the Housing and Community Development Goal #2 and the Housing and Community Development Land Use Objectives 2, 6, 10, 13, and 16 of the Comprehensive Development Plan.
2. The lot meets the standards required in the R-3 district.

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Map



# TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION

321 N. Collins Street, Tullahoma, Tennessee 37388

OFFICE 931.455.2282 FAX 931.454.765

## REZONING APPLICATION

**\$300 Fee**

Applicant's Name

Joe Denby / Andy Best 931-808-4715

Applicant's Mailing Address

3523 Awalt Road

City

Tullahoma

State

TN

Zip

37388

Phone Number

931-205-7473

Fax Number

Email

jabest.surveyor@gmail.com

*The applicant is responsible for notifying the Planning & Codes Department if any contact information has changed.*

### PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Property Owner (If different from Applicant)

Joe Denby

Property Address

520 East Moore Street

City

Tullahoma

State

Tennessee

Zip

37388

Tax Map

124K

Group

E

Parcel

006.00

Size of Parcel

1.02 acres

Deed Book

399

Page

520

Present Zoning of Property

R-2

Zoning Designation Requested

R-3

Present Use of Property

vacant

Do you wish to rezone the entire parcel?  YES  NO

If No, how much of the property do you wish to rezone?

*NOTE: If you wish to rezone less than the entire parcel, a legal description will be required along with this application. If the rezoning is approved, a subdivision plat will be required prior to being able to use the property under the new zone.*

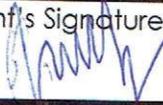
### PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:

Explain **in detail** what you propose to do with this property and outline any long term plans for the property. Refer to the use of the zoning district for which you are requesting and explain how your project will fit within that district.

The owner desires to rezone the property from R-2 to R-3. The rezoning would allow the owner to build multi-family (apartments or townhouses) dwelling units. This lot is currently surrounded by R-2 on three sides. Across the street is R-3 and R-4. This area contains several multi-family developments. The land use plan shows this lot in the high density residential / multi-family area.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature



Applicant's Name (Printed)

Joe Deuloy

Date

**PLEASE INITIAL THE FOLLOWING POLICIES STATEMENTS TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THEM:**

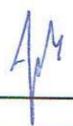
Please note that this is the first step to completing your rezoning request. Under most circumstances, a professional engineered site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. All buildings must comply with applicable building codes and the American Disabilities Act (ADA) for handicap accessibility. Please contact the Planning & Codes Department at 931-455-2282 with any questions about building permit application process, site inspections, fees, or requirements.

Applicants Initials



**Applicant Deferral/Withdrawal Policy:** It is the policy of the Planning Commission that any requests to defer their consideration of a rezoning application be submitted to the Planning Director in writing prior to the scheduled public hearing. If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Applicants requesting a deferral will be charged the cost of preparing and mailing new notices of public hearing. Applicants may not defer an application for a period exceeding three (3) months from the original Planning Commission public hearing date of said application. Any application not considered before the three (3) month deferral timeframe will be required to submit a new application, along with any required fees, and will be subject to the regulations in effect at that time.

Applicants Initials



**Commission Deferment/ Denial Policy:** When an applicant or their representative is not present at the regularly scheduled meeting of the Planning Commission (PC), the PC shall defer said application to their next scheduled meeting. If the applicant or their representative fails to be present at the next meeting, then the PC shall forward the zoning request on to the Board of Mayor and Aldermen with a recommendation for denial.

Applicants Initials



The Board, its members, and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by the Zoning Ordinance.

Applicants Initials



**CHECKLIST**

Before we can accept your rezoning application, please make sure you have all the items listed below:

- A completed application
- \$300 application fee.
- A copy of the deed to the property
- A Letter of Attorney-in-Fact if submitted by anyone other than the current land owner.

**STAFF USE ONLY**

Accepted by

Nena Abbott

Application Number

897946



**NORTH**

12.00

10.00

9.00

8.00

7.00

6.00

18.00

19.00

20.00

11.00

599

13.00

14.01

22

4.01

E Moore St

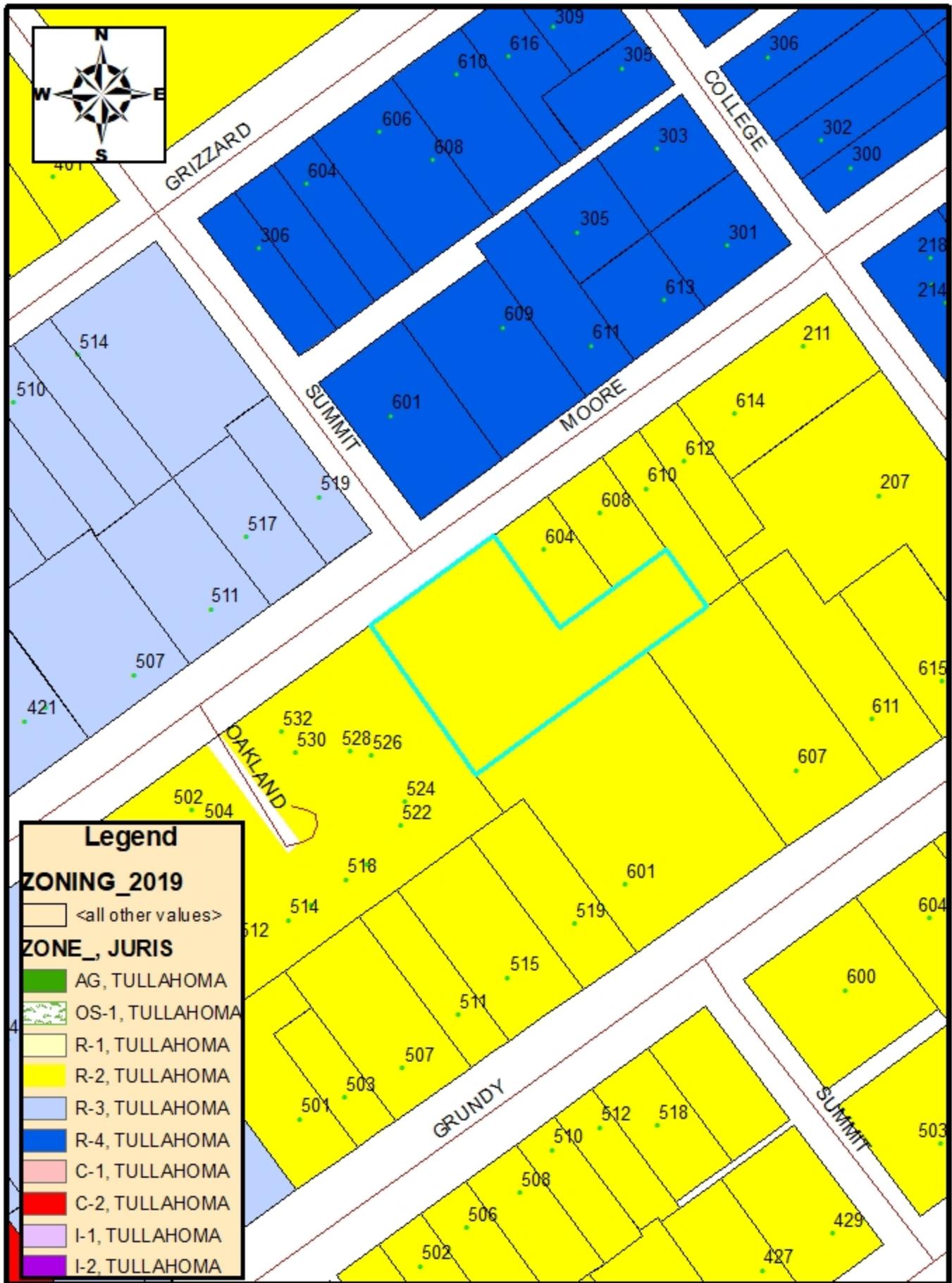
Summit St

E Moore St

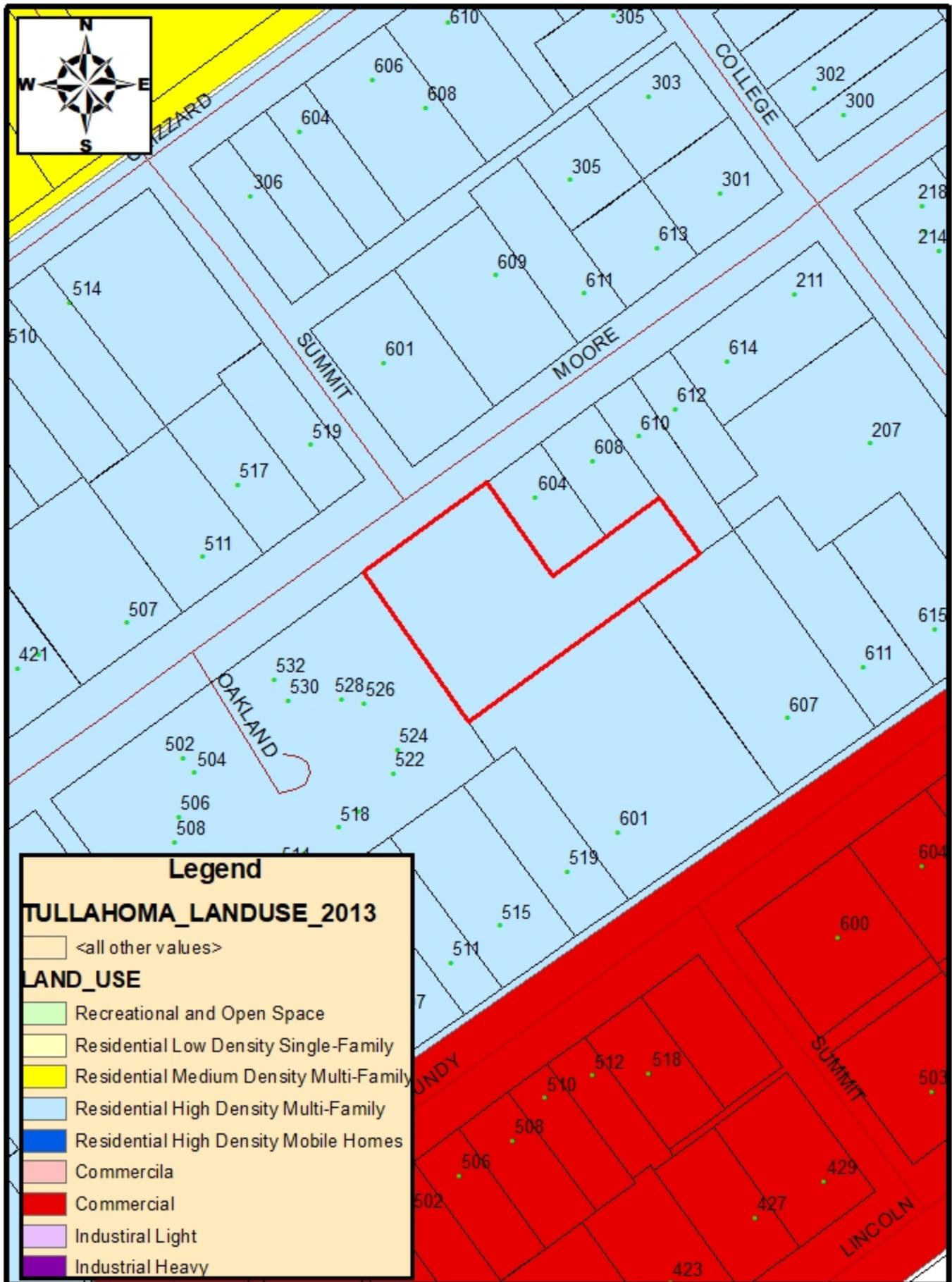
Wland Ct



# ZMA 234-Zoning Map



# ZMA 234-Land Use Map



## Staff Report

**Agenda No.:** 7.A.3

**Project Title:** Zoning Map Amendment #235

**Staff:** Lee Lawson, AICP  
Planning & Codes Director

**Applicants:** Tennessee Vascular and Thoracic Surgical Associates,  
315 NW Atlantic St, Tullahoma, TN

**Property Size:** +/- 8.13 acres

**Current Zoning:** Restricted Manufacturing & Warehousing District (I-1)

**Proposed Zoning:** General Commercial (C-2)

**Location:** 1801, 1807, and 1821 N. Washington Street

**Tax Map:** Coffee County: 109P, Group B, Parcel Numbers: 002.00, 002.03 & 002.04

**Background Summary:**

The applicant is requesting the rezoning to use the existing office building at 1801 N. Washington Street has a medical office or general office use. Office use is not permissible in the I-1 district. All three of the parcels that are a part of the rezoning request was once zoned C-2. In 2007, the City adopted a new citywide zoning map that changed the zoning classification of these lots to I-1.

Current Property Information			
<b>Addresses:</b>	1801 N. Washington St.	1807 N. Washington St.	1821 N. Washington St.
<b>Tax Map:</b>	109P-B-002.03	109P-B-002.04	109P-B-002.00
<b>Land Use:</b>	None	Office	Medical Office
<b>Site Features:</b>	Office Building (4,930 sq. ft.)	Two Office Buildings (4,930 sq. ft. each)	Office Building (7,950 sq. ft.)
<b>Flood Areas:</b>	The site is <u>not</u> located in a special flood hazard area		
<b>Vehicle Access:</b>	N. Washington St.(Major Collector Street)		

Surrounding Zoning and Land Use (entire subdivision site):		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Medium-density residential (R-2) and General Commercial (C-2)	Single-family dwellings and a vacant salon
<b>South:</b>	Restricted Manufacturing & Warehousing District (I-1)	Electrical substation
<b>East:</b>	General Commercial (C-2)	Office building, Parking lot, Mobile home
<b>West:</b>	Restricted Manufacturing & Warehousing District (I-1)	Railroad right-of-way

<b>Zoning District Summary (Existing/ Proposed):</b>		
<b>Districts:</b>	<b>Existing Zoning:</b>	<b>Proposed Zoning:</b>
	Restricted Manufacturing and Warehousing (I-1)	General Commercial (C-2)
<b>Zoning District Intent:</b>	The I-1 district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution. It is the intent that permitted uses are conducted, so that noise, odor, dust, and glare of each operation are completely confined within an enclosed building. These industries may require direct access to rail, air, or highway transportation systems; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the I-2, Heavy Industrial District.	The C-2 district is for personal and business services and general retail business. The C-2 District is intended to include areas where commercial development, has displaced or is displacing residential development, or is moving in on vacant lands along major arterials bisecting the community.
<b>Permissible Uses:</b>	<ol style="list-style-type: none"> <li>1. Food and kindred products manufacturing, except meat products.</li> <li>2. Textile mill products manufacturing except dyeing and finishing of textiles.</li> <li>3. Apparel and other finished products manufacturing.</li> <li>4. Furniture and fixtures manufacturing.</li> <li>5. Printing, publishing, and allied industries.</li> <li>6. Stone, clay, and glass products manufacturing.</li> <li>7. Fabricated metal products manufacturing except ordinance and accessories.</li> <li>8. Professional, scientific, and controlling instruments</li> <li>9. Electrical appliances assembly.</li> <li>10. Wholesaling and warehousing enterprise.</li> <li>11. Building materials storage and sales.</li> <li>12. Offices which are directly related to the industrial function.</li> </ol>	<ol style="list-style-type: none"> <li>1. Light commercial</li> <li>2. Group care facilities</li> <li>3. Physical fitness centers</li> <li>4. Religious, cultural and fraternal activities</li> <li>5. Rehabilitation centers</li> <li>6. Schools and colleges</li> <li>7. Amusement centers</li> <li>8. Automotive Sales</li> <li>9. Building material supply sales</li> <li>10. Cultural institutions</li> <li>11. Health &amp; medical institutions</li> <li>12. Hotels &amp; motels</li> <li>13. Commercial printing &amp; publishing</li> <li>14. Taverns and cocktail lounges</li> <li>15. Self-storage warehouses</li> <li>16. Indoor theaters</li> <li>17. Community commercial centers</li> </ol>

<b>Zoning District Summary (Existing/ Proposed) continued:</b>		
<b>Uses permitted upon review</b>	1. Regional Commercial Centers 2. Schools (private & public)(primary and secondary)	Other uses of the same general character as those listed above deemed appropriate by the Board of Zoning Appeals.
<b>Water and Sewer Service:</b>	Public water & sewer is not required	Public water and sewer are required.
<b>Lot and/ or Density Requirements:</b>	Minimum Lot Area: None	Minimum Lot Area: None
	Minimum Lot Width: None	Minimum Lot Width: None
	Maximum Impervious Lot Coverage(%): 80	Maximum Impervious Lot Coverage(%): 80
<b>Height Restrictions:</b>	Maximum Building Height: 35 ft.	Maximum Building Height: 50 ft.
<b>Off-Street Parking Requirements:</b>	<b>Minimum Number of Parking Space:</b> Determined by use	<b>Minimum Number of Parking Space:</b> Determined by use
<b>Setback Requirements:</b>	<b>Front Yard Setback:</b> 35 feet from the right-of-way	<b>Front Yard Setback:</b> 35 feet from the right-of-way
	<b>Rear Yard Setback:</b> 10 feet from the rear lot line	<b>Rear Yard Setback:</b> 25 feet from the rear lot line
	<b>Side Yard Setback:</b> 10 feet from side lot lines	<b>Side Yard Setback:</b> 15 feet from side lot lines

**Comprehensive Development Plan Consideration(s):**

The land use map indicates future use of the properties as General Commercial. This area of the City is designated as a “Linear Development Area.” Linear development is a pattern of high-intensity development lining a major thoroughfare (major collector road or arterial road). New and improved major collector and arterial roads will be designed to discourage high-density land uses along them. Facial and Administrative policies will provide incentives to create Development Centers rather than Linear Development. Where possible, road improvements will correct problems resulting from Linear Development. Additional Linear Development will be limited to infilling, where it will not adversely affect adjacent land uses or traffic flow.

**The following Comprehensive Development Plan goals and policies apply to this application:**

- **Economic Development Goal # 3:** Ensure an adequate supply of suitable land for present and future economic development needs.
- **Economic Development Goal # 5:** Provide for an efficient and harmonious distribution of industrial and commercial development.
- **Economic Development Land Use Objective 7.1.1.1.1:** Establish a variety of commercial land use areas to meet local and regional needs.
- **Economic Development Land Use Objective 7.1.1.1.3:** Establish community-serving commercial areas providing a wide range of goods and services accommodating the majority of consumer needs within major geographic sectors of the community.

- **Economic Development Land Use Objectives 7.1.1.1.6:** Locate commercial activities on sites which are accessible, adequately served by utilities, and are compatible with adjacent/area land uses.
- **Economic Development Land Use Objectives 7.1.1.1.7:** Locate commercial areas based on their composition, scale, and intensity.
- **Economic Development Land Use Objectives 7.1.1.1.8:** Control linear development to prevent traffic congestion and encroachment into residential areas.
- **Economic Development Land Use Objectives 7.1.1.1.9:** New linear development shall be permitted only on arterials where compatible with road design and adjacent land uses.

**Planning Consideration(s):**

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The area proposed to be rezoned is approximately 8.13 acres.
2. Each of the properties is developed with Office Buildings with parking areas.
3. The applicant intends to lease the building at 1801 N. Washington Street for medical offices or career development offices.
4. The subject properties are located in the northeast quadrant of the City. The immediate area consists of a mixture of uses, including commercial, residential, and industrial.
5. The subject properties meet all lot (minimum size and width) standards of the C-2 (General Commercial) zoning district

**Planning Commission Alternatives:**

1. Vote to send a favorable recommendation to the Board of Mayor & Aldermen.
2. Vote to send an unfavorable recommendation to the Board of Mayor & Aldermen.
3. Vote to postpone the vote until the next Planning Commission meeting on Monday, May 18, 2020.

**Preliminary Staff Recommendation:**

Staff recommends alternative #1 for the following:

1. The Comprehensive Plan calls for all three properties to be General Commercial.
2. The request meets the Economic Development Goals #3 and #5 and Economic Development Land Use Objectives 1,3,6,7, and 8.

**Attachments:**

1. Application
2. Email from Application adding 807 and 821 N. Washington St to the request.
3. Aerial Map
4. Zoning Map
5. Land Use Map



# TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION

321 N. Collins Street, Tullahoma, Tennessee 37388

OFFICE 931.455.2282 FAX 931.454.765

## REZONING APPLICATION

\$300 Fee

Applicant's Name

Tennessee Vascular and Thoracic Surgical Associates PC

Applicant's Mailing Address

PO Box 1958

City

Tullahoma

State

TN

Zip

37388

Phone Number

931-841-3948

Fax Number

931-841-3906

Email

ckirksey@drummondmd.com

The applicant is responsible for notifying the Planning & Codes Department if any contact information has changed.

### PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Property Owner (If different from Applicant)

Property Address

1801 N. Washington St.

City

Tullahoma

State

Tennessee

Zip

37388

Tax Map

109P

Group

B

Parcel

002.03

Size of Parcel

72,310 sq ft

Deed Book

276, 281

Page

720, 586, 242

Present Zoning of Property

I-1

Zoning Designation Requested

C-2

Present Use of Property

Medical Office

Do you wish to rezone the entire parcel?  YES  NO

If No, how much of the property do you wish to rezone?

NOTE: If you wish to rezone less than the entire parcel, a legal description will be required along with this application. If the rezoning is approved, a subdivision plat will be required prior to being able to use the property under the new zone.

### PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:

Explain in detail what you propose to do with this property and outline any long term plans for the property. Refer to the use of the zoning district for which you are requesting and explain how your project will fit within that district.

Medical Office - continued use since building was built

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature

Applicant's Name (Printed)

Charles S. Drummond III

Date

02-11-2020

PLEASE INITIAL THE FOLLOWING POLICIES STATEMENTS TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THEM:

Please note that this is the first step to completing your rezoning request. Under most circumstances, a professional engineered site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. All buildings must comply with applicable building codes and the American Disabilities Act (ADA) for handicap accessibility. Please contact the Planning & Codes Department at 931-455-2282 with any questions about building permit application process, site inspections, fees, or requirements.

Applicants Initials CS

**Applicant Deferral/Withdrawal Policy:** It is the policy of the Planning Commission that any requests to defer their consideration of a rezoning application be submitted to the Planning Director in writing prior to the scheduled public hearing. If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Applicants requesting a deferral will be charged the cost of preparing and mailing new notices of public hearing. Applicants may not defer an application for a period exceeding three (3) months from the original Planning Commission public hearing date of said application. Any application not considered before the three (3) month deferral timeframe will be required to submit a new application, along with any required fees, and will be subject to the regulations in effect at that time.

Applicants Initials CS

**Commission Deferment/ Denial Policy:** When an applicant or their representative is not present at the regularly scheduled meeting of the Planning Commission (PC), the PC shall defer said application to their next scheduled meeting. If the applicant or their representative fails to be present at the next meeting, then the PC shall forward the zoning request on to the Board of Mayor and Aldermen with a recommendation for denial.

Applicants Initials CS

The Board, its members, and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by the Zoning Ordinance.

Applicants Initials CS

#### CHECKLIST

Before we can accept your rezoning application, please make sure you have all the items listed below:

- A completed application
- A copy of the deed to the property
- A Letter of Attorney-in-Fact if submitted by anyone other than the current land owner.
- \$300 application fee.

#### STAFF USE ONLY

Accepted by

Application Number

897947

From: Carole Ann Kirksey <ckirksey@drummondmd.com>  
Sent: Friday, February 14, 2020 1:37 PM  
To: Lee Lawson  
Subject: RE: Property at 1801 N. Washington St.

Thank you for meeting with me today. I would like to add properties 1801, 1807 and 1821 N. Washington St. to the application for rezoning.

Carole Ann Kirksey  
TN Vascular

From: Lee Lawson <l Lawson@tullahomaton.gov>  
Sent: Tuesday, February 11, 2020 10:07 AM  
To: Carole Ann Kirksey <ckirksey@drummondmd.com>  
Subject: RE: Property at 1801 N. Washington St.

Ms. Kirksey,

The current map shows the property zoned I-1. I've attached two older zoning maps, one from 2007 and the other from 2009, and they both show the property zoned I-1. The city adopted a new city-wide zoning ordinance and zoning map back in 2007. There were public meetings and public hearings held before the adoption of the map.

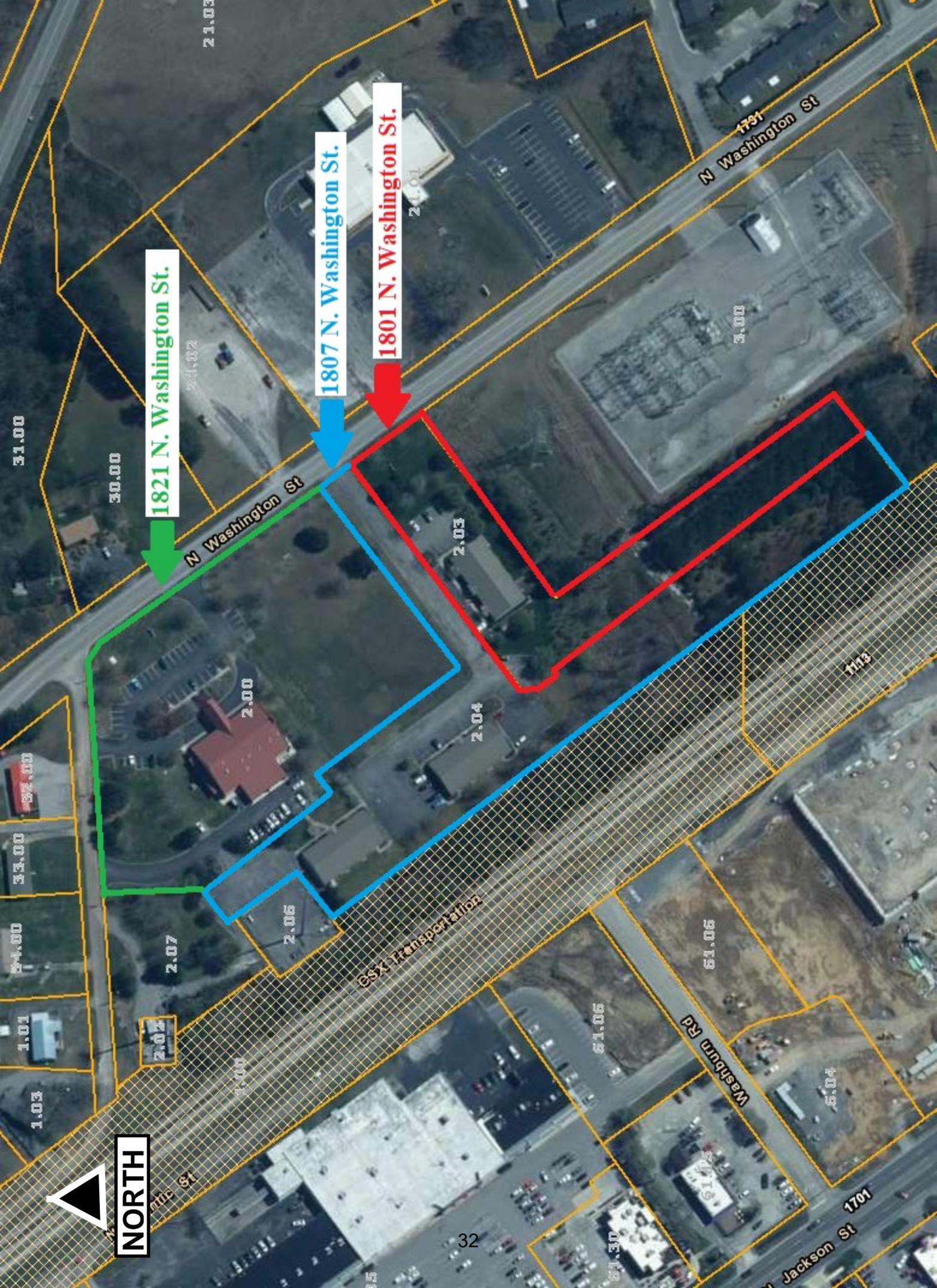
The owner may apply to rezone the property along with any adjoining properties to C-2 with one application. Multiple lots need to be part of the application. To rezone the subject property alone would be spot zoning and is an illegal practice in Tennessee.

Lee Lawson, AICP  
Planning & Codes Director

From: Carole Ann Kirksey [mailto:ckirksey@drummondmd.com]  
Sent: Tuesday, February 11, 2020 9:38 AM  
To: Lee Lawson  
Subject: Property at 1801 N. Washington St.

This building is owned by Tennessee Vascular, Dr. Charles S. Drummond, III. We are in the process of having it appraised and the appraiser, Joe Smith, has indicated to me that the zoning has been changed to an I1 from a C2. This building was appraised in 2012 and at that time it was zoned C2. We never received any notification of this change. I feel like this is an error. Please advise me on this situation. This is a medical office along with several other medical offices in the same location.

Carole Ann Kirksey  
Office Manager



1821 N. Washington St.

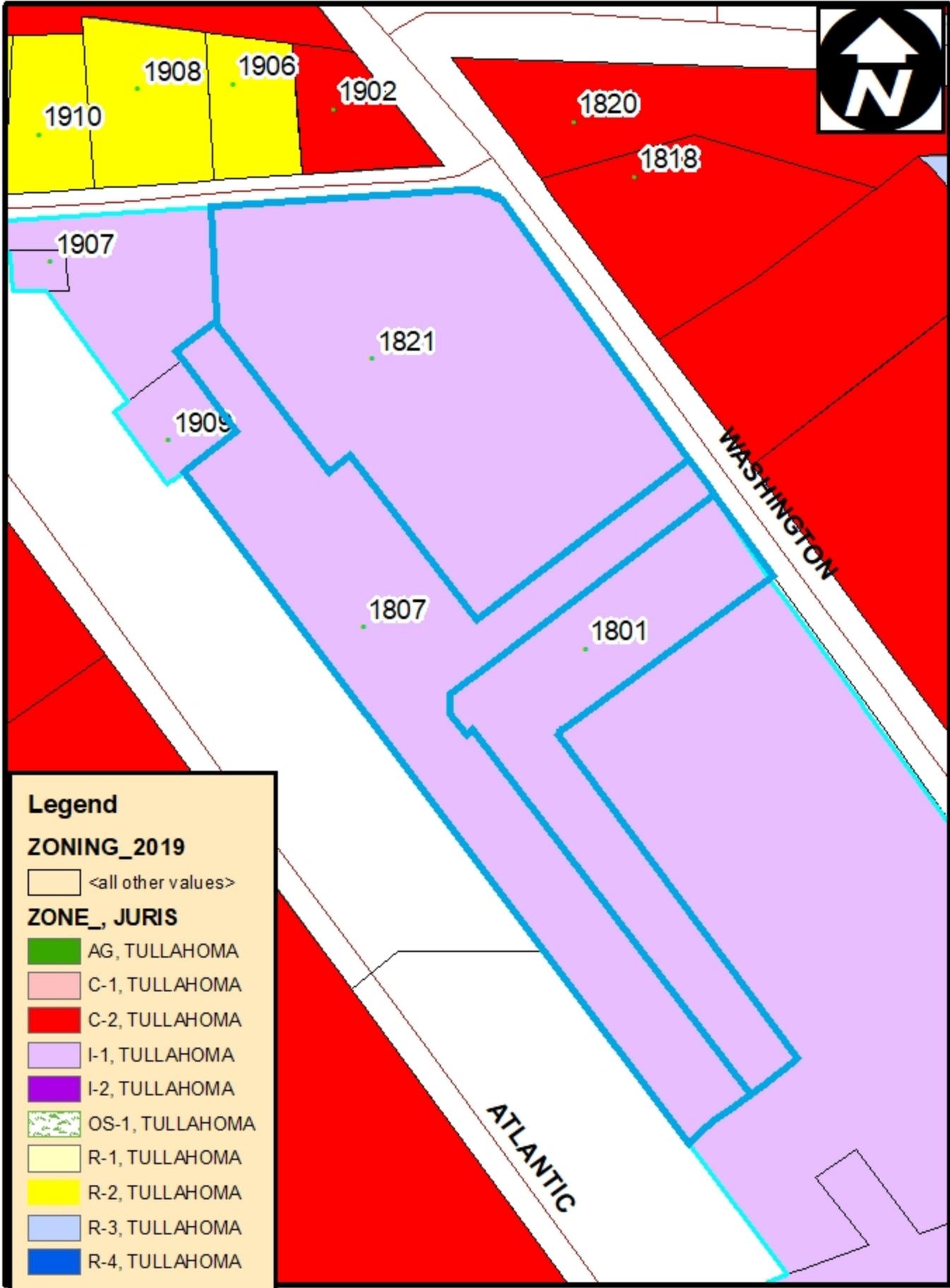
1807 N. Washington St.

1801 N. Washington St.

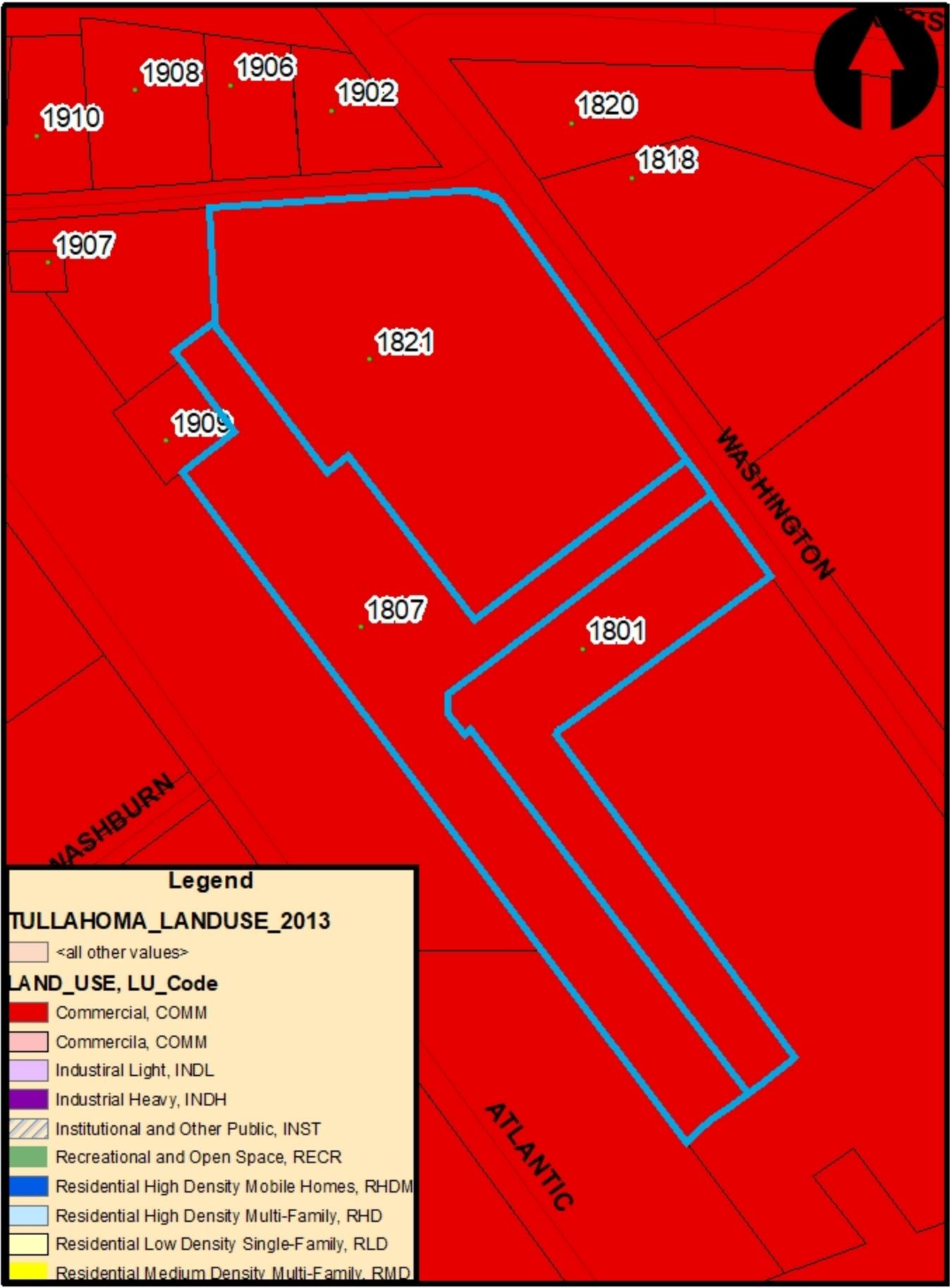
NORTH

ESX Transportation

# ZMA 235-Zoning Map



# ZMA 235 - Land Use Map



## Staff Report

**Agenda No.:** 7.A.4

**Project Title:** Zoning Text Amendment # 223: Microbrewery/ distillery/ winery

**Staff:** Lee Lawson, AICP  
Planning & Codes Director

**Applicant:** Staff

**Request:** For the Planning Commission to review and consider a proposed text amendment to the Tullahoma Zoning Ordinance. The purposes of the amendment is to 1) create definitions for microbrewery, micro-distillery, and micro-winery in Zoning Ordinance Article II, 2) to add microbrewery, micro-distillery, and micro-winery to the list of either permitted uses or uses permitted upon review in the Commercial Districts in Article IV, and 3) to create design standards for a microbrewery, micro-distillery, and micro-winery in Article VI.

### **Background Summary:**

The proposed amendments of the City's Zoning Ordinance are to create the opportunity, designating the appropriate zone districts, and creating standards for microbreweries, micro-distilleries, and micro-wineries to develop in Tullahoma. In preparing the recommendation, regulations from many cities were reviewed. In them, there was a clear pattern of establishing a threshold to differentiate between "craft" operations and "standard" breweries, wineries, and distilleries. Some cities used an annual volume of production measure, while others used an area of operation threshold. The proposed recommendation was to adopt an area of production threshold to provide for a one-time review at the time of issuing building permits and eliminate the need to revisit the volume of production on an annual basis.

Among the cities that used an area of operation threshold, there was a range of threshold areas, roughly from 5,000 square feet to 15,000 square feet to differentiate between "craft" and "standard" operations. The staff recommendation represents the midpoint in the range of thresholds identified. There is room to move and still stay within the scope of what several other cities have established as a cap on the size of a craft brewery, winery or distillery.

The Staff's recommendation mirrors the threshold established in Seattle, Washington, with a 10,000 square foot threshold in commercial zone districts. In two cities, St. Paul, MN, and Boulder, CO, both with strong traditions in craft brewing, a 15,000 square foot maximum size was established for the area of craft breweries, wineries, and distilleries.

### **Planning Consideration(s):**

The following general considerations, planning concepts, and other facts should be considered in the review of this amendment:

1. As the operating area for craft breweries in Tullahoma's commercial districts increase, the relationship between that operation and any nearby residential land uses is more likely to be a factor with what could be perceived as negative impacts on adjacent residential uses. Establishing a separation distance for larger craft operations is one way to address and mitigate any potential effects. A separation distance for craft breweries, wineries and distilleries that are larger than the original 10,000 square feet could be established at 200 feet to recognize some degree of potential impact that a craft brewery, winery or distillery at the larger end of the

scale may have.

2. In addition, there could be some potential barriers to adaptive reuse of older buildings created by the standards for locating and screening loading areas and service doors. Additional language for the standards for craft breweries, wineries and distilleries as a use permitted on review is offered to provide some relief for existing buildings with established loading and service features.

**Planning Commission Alternatives:**

1. Vote to send a favorable recommendation of the request to the Board of Mayor and Alderman.
2. Vote to send an unfavorable recommendation of the request to the Board of Mayor and Alderman.
3. Vote to postpone the vote until the next Planning Commission meeting on Monday, May 18, 2020.

**Preliminary Staff Recommendation:**

Staff recommends Alternative number 1

**Attachments:**

1. Proposed Text

## **ARTICLE II: DEFINITIONS.**

**MICRO-BREWERY.** A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of fewer than 15,000 barrels per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on-site and purchase beverages manufactured on-site and related items. Brewery facilities that exceed this capacity are considered light industrial uses light manufacturing.

**MICRO-DISTILLERY.** A facility for the production and packaging of alcoholic spirits in quantities not to exceed twelve 12,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on-site and purchase beverages manufactured on-site and related items. Distillery facilities that exceed this capacity are considered light industrial uses light manufacturing.

**MICRO-WINERY.** A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on-site and purchase beverages manufactured on-site and related items. Wineries that exceed this capacity are considered light industrial uses light manufacturing.

## **ARTICLE IV, SECTION 404 COMMERCIAL DISTRICTS.**

A. C-1. The following uses are permitted in the Central Commercial District (C-1):

9. Microbrewery, micro-distillery, and micro-winery

B. C-2. The following uses are permitted in the General Commercial District (C-2):

25. Microbrewery, micro-distillery, and micro-winery

D. Uses permitted upon review.

3. C-3. District

c. Microbrewery, micro-distillery, and micro-winery

## **ARTICLE VI, SECTION 606. MICRO-BREWERY/DISTILLERY/WINERY**

- A. Where production facilities of craft breweries, distilleries, and wineries of 10,000 square feet or less in gross floor area abut a residential district, a buffer yard per Section 505(D)(4) is required. Production facilities of craft breweries, distilleries, and wineries that are greater than 10,000 square feet in gross floor area must be separated from residential districts by 200 feet, as measured on a straight line from lot line to lot line.
- B. All malt, vinous, or distilled liquor production must be within completely enclosed structures.

- C. Loading areas in a newly constructed facility cannot be located on the side of any building facing a residential district. Where such district abuts on all sides of the lot, these loading areas must be screened by a solid wall or opaque fence with a minimum height of six feet to a maximum of eight feet, in addition to any required landscape buffer.
- D. Service doors in a newly constructed facility facing an adjacent residential district must be screened by a solid wall or opaque fence with a minimum height of six feet to a maximum of eight feet, in addition to any required landscape buffer.
- E. For adaptive reuse of existing buildings, newly constructed loading areas and service doors should be located to minimize any impact on surrounding public streets. Existing loading areas and services doors should be screened to the extent feasible from view from any adjacent residential districts.
- F. Development standards for Microbrewery, micro-distillery, and micro-winery in the C-3 District.
  - 1. No outdoor storage shall be permitted;
  - 2. All malt, vinous or distilled liquor production shall be within completely enclosed structures;
  - 3. Loading areas shall not be oriented toward a public street, nor shall loading docks be located on the side of any building facing an adjacent zone district primarily for residential uses. Where these districts or streets abut all sides of the property, the loading areas shall be screened by a solid wall or opaque fence with a minimum height of six (6) feet, in addition to any required landscape buffer.
  - 4. Service doors facing a public street or an adjacent zone district primarily for residential uses shall be screened by a solid wall or opaque fence with a minimum height of six (6) feet, in addition to any required landscape buffer.
  - 5. By-products or waste from the production of the malt, vinous or distilled liquor shall be properly disposed of off the property.