

**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 Orders No. 16 and No. 34, which remain in effect until 11:59 p.m. on June 30, 2020.

	<u>Page #</u>
Monday, May 18, 2020 - 4:30 PM	
1. Call to order by Chairman Chad Grimes.	1
2. Determination of a quorum.	1
3. Pledge of Allegiance to the Flag.	1
4. Read and approve the minutes of the meeting on April 20, 2020.	2
5. Reports of Officers and Staff.	
None	
6. Old Business.	
None	
7. New Business.	
A. Subdivision Plats (Public Hearings):	
1 Thomison-Weaver Street Minor Subdivision Final Plat- A plat to create two residential lots from an existing 0.35-acre parcel at the northwest corner of Weaver Street and Thomas Street. Applicant: Mr. James Thomison	4
2 Dunnigan-Cedar Lane Minor Subdivision Final Plat- A plat to create two residential lots from an existing 0.63-acre parcel at 213 Cedar Lane. Applicant: Ms. Laura Dunnigan	12
3 Flint Rock Phase 2 Minor Subdivision Final Plat- A plat to create two residential lots from an existing 1.25-acre existing parcel on Ovoca Road and to relocate the northern side property line of 2125 Ovoca Road +/- 10 feet south. Applicant: Mr. Joe Denby	20
4 The Woodlands Phase II Major Subdivision Construction Plans- Plans for the installation of roads and other infrastructure to serve a 44 lot subdivision between Riley Creek Road and Ovoca Road. Applicant: Greg Curl	29
8. Other New Business.	
None	
9. Next Meeting: Monday, June 15, 2020	
10. Adjourn.	

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

April 20, 2020

The Tullahoma Municipal Regional Planning Commission met in a Virtual Session Monday, April 20, 2020 at 4:30 pm by electronic webinar. *Due to the COVID-19 emergency, this meeting is following the Governor's Executive Order No. 16 issued on March 20, 2020 and in effect until May 18, 2020.*

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. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Ms. Shelly Smith and Ms. Rupa Blackwell were present. Six (6) members were present. Mr. Larry Crabtree was unable to attend. Other City and Staff Representatives present: Planning and Codes Director Mr. Lee Lawson, City Engineer Mr. Scot St. John, City Attorney Mr. Steve Worstman, and Angela Morales Recording Secretary.
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 February 17th, 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. Zoning Map Amendments (Public Hearing)

1. Zoning Map Amendment #232 – Six (6) lots along E. Lincoln Street

The applicant is requesting six (6) lots along E. Lincoln to be rezoned from R-2 to R-3 (Coffee Co. Tax Map 124K, Group J, Parcel(s): 12.00, 13.00, 14.00, 15.00 and 124K, Group F, Parcel(s): 28.00 and 29.00. The purpose for the rezoning is to allow an existing 1,308 square foot single family home at 423 E. Lincoln St to a congregate residence to house college students from Motlow State. Parking will need to be brought up to code requiring a permit which addresses land disturbance and resolves potential water drainage issues. No existing plans for alterations or construction—only renting existing rooms.

(Applicant(s): Mrs. Tina Nguyen).

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. Mrs. Tina Nguyen was present at the webinar but had no comment.

A motion to forward the item to the Board of Mayor and Aldermen with a favorable recommendation was made by Mr. Paul Schwer seconded by Mr. Ray Knowis.

Motion passed 4-2 with Ms. Shelley Smith and Ms. Rupa Blackwell opposing.

2. Zoning Map Amendment #234 – 520 E. Moore St

The applicant is requesting to rezone a 1.02-acre parcel at 520 E Moore St from medium density residential (R-2) to high-density residential (R-3) (Coffee Co. tax map: 124K, Group E, Parcel(s): 006.00).

(Applicant(s): Mr. Joe Denby)

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

PUBLIC COMMENTS: Mr. Joe Denby's surveyor, Andy Best, states that any future approved building plans will improve the area and any water issues. Multi-family units will be nice looking and good for college students.

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

Motion passed unanimously 6-0.

3. Zoning Map Amendment #235 – 1801 N Washington St

The applicant is requesting to rezone the following properties from I-1 restricted manufacturing and warehousing to C-2 general commercial: 1801 N. Washington St, 1807 N. Washington St and 1821 N. Washington St (Coffee Co. Tax Map: 109P, Group B, Parcel(s): 002.00, 002.03, & 002.04). The purpose is to allow the existing office building at 1801 N. Washington St to be used as a medical office or general office use.

Applicant(s): Tennessee Vascular and Thoracic Surgical Associates.

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

PUBLIC COMMENTS: Ms. Carole Kirksey – 1801 N. Washington St – stated that surveyor Joe Smith brought to her attention the change in zoning and advised her to investigate getting the property(s) rezoned.

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

Motion passed unanimously 6-0.

4. Zoning Text Amendment #223: Microbrewery / distillery / winery

To review and consider a text amendment to the Tullahoma Zoning Ordinance to create definitions for microbrewery, micro-distillery, and micro-winery.

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

PUBLIC COMMENTS: A motion to forward the item to the Board of Mayor and Aldermen with a favorable recommendation was made by Ms. Rupa Blackwell seconded by Mr. Paul Schwer. There were no public comments

Motion passed unanimously 6-0.

8. Other New Business: None

9. Next Meeting: Monday, May 18, 2020

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Angela Morales, Recording Secretary

Lee Lawson, Planning Commission Secretary

Staff Report

Agenda No.: 7.A.1

Project Title: Thomison-Weaver Street Minor Subdivision Final Plat

Staff: Lee Lawson, AICP
Planning & Codes Director

Applicant: Mr. James Thomison, 809 Twin View Drive, Tullahoma, TN

Request: For the Planning Commission to approve a minor subdivision final plat for recording. The purpose of the plat is to divide an existing lot into two parcels.

Zoning: R-3 (High-Density Residential)

Property Size: 0.35 acres

Location: At the northeast corner of Thomas Street and Weaver Street

Tax Map and Parcel Numbers: Coffee County: 127F, Group H, Parcel # 025.00

Background Summary:
The applicant’s surveyor has indicated that the proposed subdivision is to create two residential lots from an existing lot.

Current property Information	
Land Use:	Undeveloped
Site Features:	Vacant Lot
Flood Areas	The property is <u>not</u> located in a special flood hazard area
Vehicle Access	Thomas Street (Local Road) and Weaver Street (Local Road)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	High-Density Residential (R-3)	Single-family residential
South:	High-Density Residential (R-3)	Single-family residential and a mobile home
East:	High-Density Residential (R-3)	Vacant Lot
West:	High-Density Residential (R-3)	Single-family residential

Zoning District Summary	
Zoning District Intent:	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.
Permissible Uses:	Single-family dwellings, two-family dwellings, multifamily dwellings, townhouses, congregate residences, condos, accessory buildings, and temporary buildings.
Water and Sewer Service:	Public water and sewer service are available.
Lot and/ or Density Requirements:	Minimum Lot Area for a single-family dwelling: 7,5000 square feet Minimum Lot Width with sewer: 50 feet Maximum Lot Coverage: 25%
Setback Requirements:	Front Yard Setback: Thomas Street (local road): 55 feet from the right-of-way Rear Yard Setback: 25 feet from the rear lot line Side Yard Setbacks: 10 feet from side lot lines 25 feet from the Weaver Street right-of-way

Development Advisory Committee Review:	
Public Works:	No comments
City Engineer:	No comments
Economic Development	No comments
Parks and Recreation:	No comments
Fire Department:	No comments
Administration:	No comments
Building Official:	No comments
ERPUD:	No comments
TUA Water & Sewer:	No comments
TUA Electric:	No comments

Comprehensive Development Plan Consideration(s):

The land use map indicates the future use of this property as Low-Density Residential/ Single-family. 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 more extensive range of interdependent (and mixed) land uses, and sophisticated economic activities centers. Development densities in the Urban Area will vary.

The higher densities will be located in the Central Business District, with high-density development also found along Development Corridors and in Development Centers. Residential densities will vary in the Urban Area. The highest densities will be located in the older residential districts near the Central Business District. Open Space, in the form of parks and land protected from development for environmental and flood reasons, will also be a part of the Urban Area. More mixing of land uses, and higher development densities will be needed.

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, multi-family, 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.
- **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 considerations, planning concepts, and other facts should be considered in the review of this application:

1. The existing lot has an area of 0.35-acres. The sizes of the proposed lots are the following: Tract 1) 7,583 square feet and Tract 2) 7,658 square feet. The lot widths of each lot are Tract 1) 51.42 feet and Tract 2) 75 feet. The proposed lots meet all lot standards of the Zoning Ordinance, including minimum size, minimum width, and minimum setbacks.
2. Tract #1 is a corner lot and requires a 25-foot side setback from the street right-of-way.
3. The sewer line is only on Weaver Street. A service line with a 10-foot wide sewer easement will cross Tract 1 to get service to Tract 2.

Planning Commission Alternatives:

1. Vote to approve the final plat.
2. Vote to deny the final plat.
3. Vote to postpone action until the next Planning Commission meeting on Monday, June 15, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

1. Both lots in the proposed subdivision meet all the lot standards required by the Zoning Ordinance: minimum lot size, minimum lot width, and the minimum setbacks.
2. The subdivision meets all the requirements of the Subdivision Regulations. The lots will have frontage along a public road and have 10-foot public utility and drainage easements along each property line.

Attachments:

1. Subdivision Application
2. Proposed plat
3. Aerial Map
4. Zoning Map



TULLAHOMA REGIONAL PLANNING COMMISSION

321 North Collins Street, Tullahoma, Tennessee, 37388

OFFICE: 931.455.2282 FAX: 931.454.1765

SUBDIVISION PLAT APPLICATION

Name of Subdivision	Section Number (if applicable)	Date of application
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Type: Preliminary Final (Major) Final (Minor – Includes Resubs) Partition Construction Plans

Applicant/ Developer
MARK BOESCH / JOHNSON & ASSOC.

Mailing Address <i>816 DAVID CROCKETT HWY</i>	City <i>WINDLETON TN.</i>	State <i>TN.</i>	Zip <i>37398</i>
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Phone Number <i>1931-967-8889</i>	Fax Number	Email
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Project Engineer/Surveyor
JOHNSON AND ASSOC.

Mailing Address <i>816 DAVID CROCKETT HWY</i>	City <i>WIND.</i>	State <i>TN.</i>	Zip <i>37398</i>
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Phone Number <i>1931-967-8889</i>	Fax Number	Email
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NOTE: The applicant is responsible for notifying the Planning & Codes Department of any changes to contact information.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:				
1. Tax Map <i>127 F</i>	Group <i>H</i>	Parcel <i>25.00</i>	Deed Book <i>384</i>	Page Number <i>436</i>
Civil District <i>N/11TH</i>		County <i>COFFEE</i>		Number of Proposed Lots <i>2</i>
Was a concept meeting held with staff? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
If yes, on what date did this meeting occur:				

ADDITIONAL REQUIRED INFORMATION:	
2.	<input checked="" type="checkbox"/> A copy of the owner's deed
<i>Note: NPDES is required by the state if more than 1 acre of land is to be disturbed.</i>	

NOTES: The applicant is responsible for submitting final plats to the Coffee County or Franklin County Register of Deeds Office for recording. Please contact the County Register of Deed Office for recording fees. Recorded plats become a part of the permanent files of the Planning and Codes Department.

A Land Disturbance Permit and associated fees will be required to be paid before commencing any grading activities.

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: <i>Mark Boesch</i>	Applicant's Name (Printed): <i>MARK BOESCH</i>	Date: <i>4/3/20</i>
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STAFF USE ONLY			
	Submittal Type	Fees	Total
1.	Preliminary Plat/ Construction Plans(Major)	\$15.00 per lot/ \$400 per construction plans	
	Final Plat	\$10.00 per lot	

Received by:	Date:	Receipt Number:
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TOTAL AREA = 0.35 ACRES ±

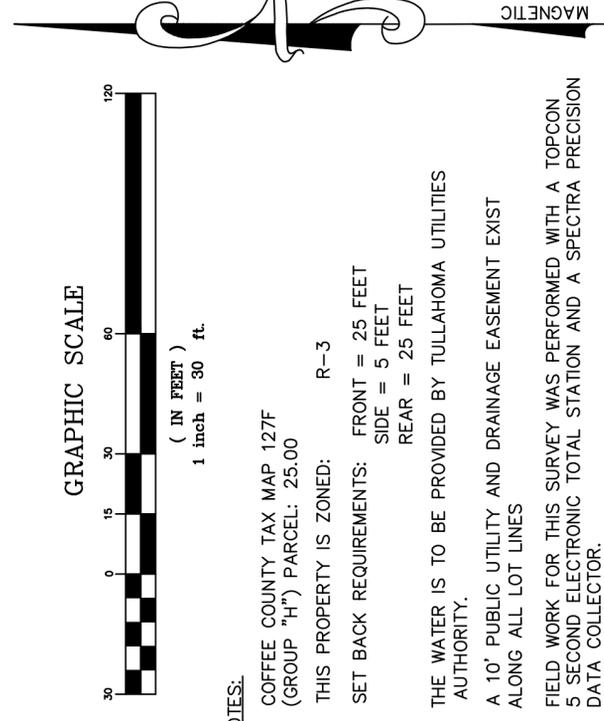
**TRACT 2
AREA = 0.18 ACRES ±
SQ. FT. = 7,658**

**TRACT 1
AREA = 0.17 ACRES ±
SQ. FT. = 7,583**

FLOOD STATEMENT
BY SCALED DISTANCES ONLY THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47031C0302C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 4, 2008.

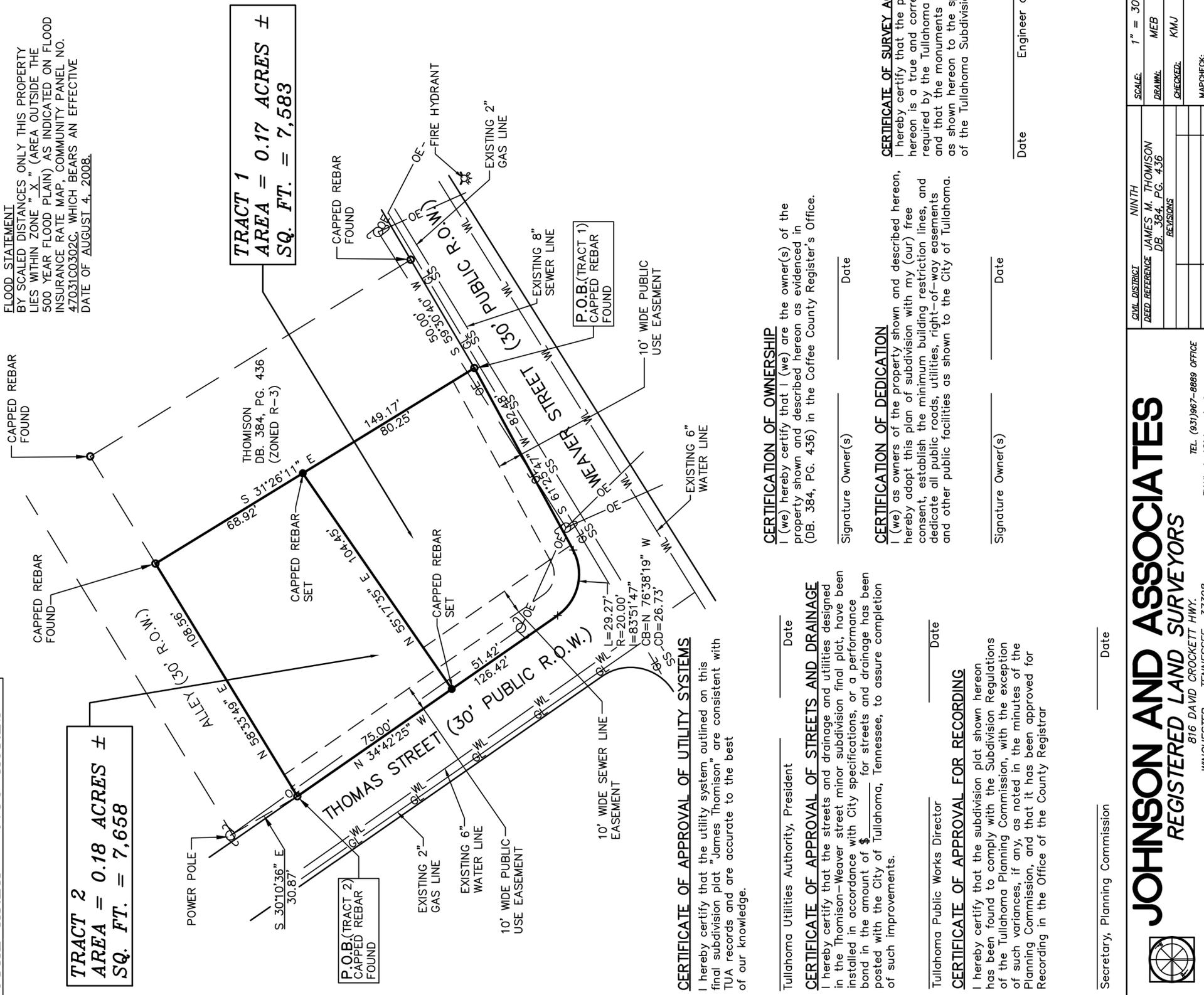
NAME OF DIVISION
THOMISON/PARKWAY ROAD

NAME OF OWNER
JAMES M. THOMISON
809 TWIN VIEW DRIVE
MURFREESBORO, TN 34128



NOTES:

- COFFEE COUNTY TAX MAP 127F (GROUP "H") PARCEL: 25.00
- THIS PROPERTY IS ZONED: R-3
- SET BACK REQUIREMENTS: FRONT = 25 FEET
SIDE = 5 FEET
REAR = 25 FEET
- THE WATER IS TO BE PROVIDED BY TULLAHOMA UTILITIES AUTHORITY.
- A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT EXIST ALONG ALL LOT LINES
- FIELD WORK FOR THIS SURVEY WAS PERFORMED WITH A TOPCON 5 SECOND ELECTRONIC TOTAL STATION AND A SPECTRA PRECISION DATA COLLECTOR.
- ACCORDING TO RULE 0820-03-06 (MAPS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011. "ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARD INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE
- THIS SUBDIVISION HAS BEEN (WILL BE) DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
- THE CITY OF TULLAHOMA IS NOT RESPONSIBLE FOR CONSTRUCTING OR MAINTAINING DRAINAGE EASEMENTS.
- THE TWO TRACTS SHOWN HEREON SHALL BE RESTRICTED TO ONE SINGLE-FAMILY DWELLING PER TRACT.



CERTIFICATION OF OWNERSHIP
I (we) hereby certify that I (we) are the owner(s) of the property shown and described hereon as evidenced in (DB. 384, PG. 436) in the Coffee County Register's Office.

Signature Owner(s) _____ Date _____

CERTIFICATION OF DEDICATION
I (we) as owners of the property shown and described hereon, hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all public roads, utilities, right-of-way easements and other public facilities as shown to the City of Tullahoma.

Signature Owner(s) _____ Date _____

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Tullahoma Subdivision Regulations and that the monuments have been or will be placed as shown hereon to the specifications of the of the Tullahoma Subdivision Regulations

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the utility system outlined on this final subdivision plat "James Thomison" are consistent with TUA records and are accurate to the best of our knowledge.

Tullahoma Utilities Authority, President _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
I hereby certify that the streets and drainage and utilities designed in the Thomison-Weaver street minor subdivision final plat, have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ for streets and drainage has been posted with the City of Tullahoma, Tennessee, to assure completion of such improvements.

Tullahoma Public Works Director _____ Date _____

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 Tullahoma Planning Commission, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for Recording in the Office of the County Registrar

Secretary, Planning Commission _____ Date _____



JOHNSON AND ASSOCIATES
REGISTERED LAND SURVEYORS
816 DAVID CROCKETT HWY.
WINCHESTER TENNESSEE 37398
TEL. (931)967-8889 OFFICE
EMAIL: kurt@johnsonandsurveyors.com

CIVIL DISTRICT	NINTH	SCALE:	1" = 30'	DATE:	03/24/20
DEED REFERENCE	JAMES M. THOMISON DB. 384, PG. 436	DRAWN:	MEB	SURVEYED:	11/02/17
REVISIONS		CHECKED:	KMJ	JOB NO.:	20070/17419
		MAPCHECK:			

Date _____ Engineer or Surveyor Signature & lic.# _____

FINAL PLAT
CERTIFIED TO
THOMISON-WEAVER STREET
MINOR SUBDIVISION FINAL PLAT

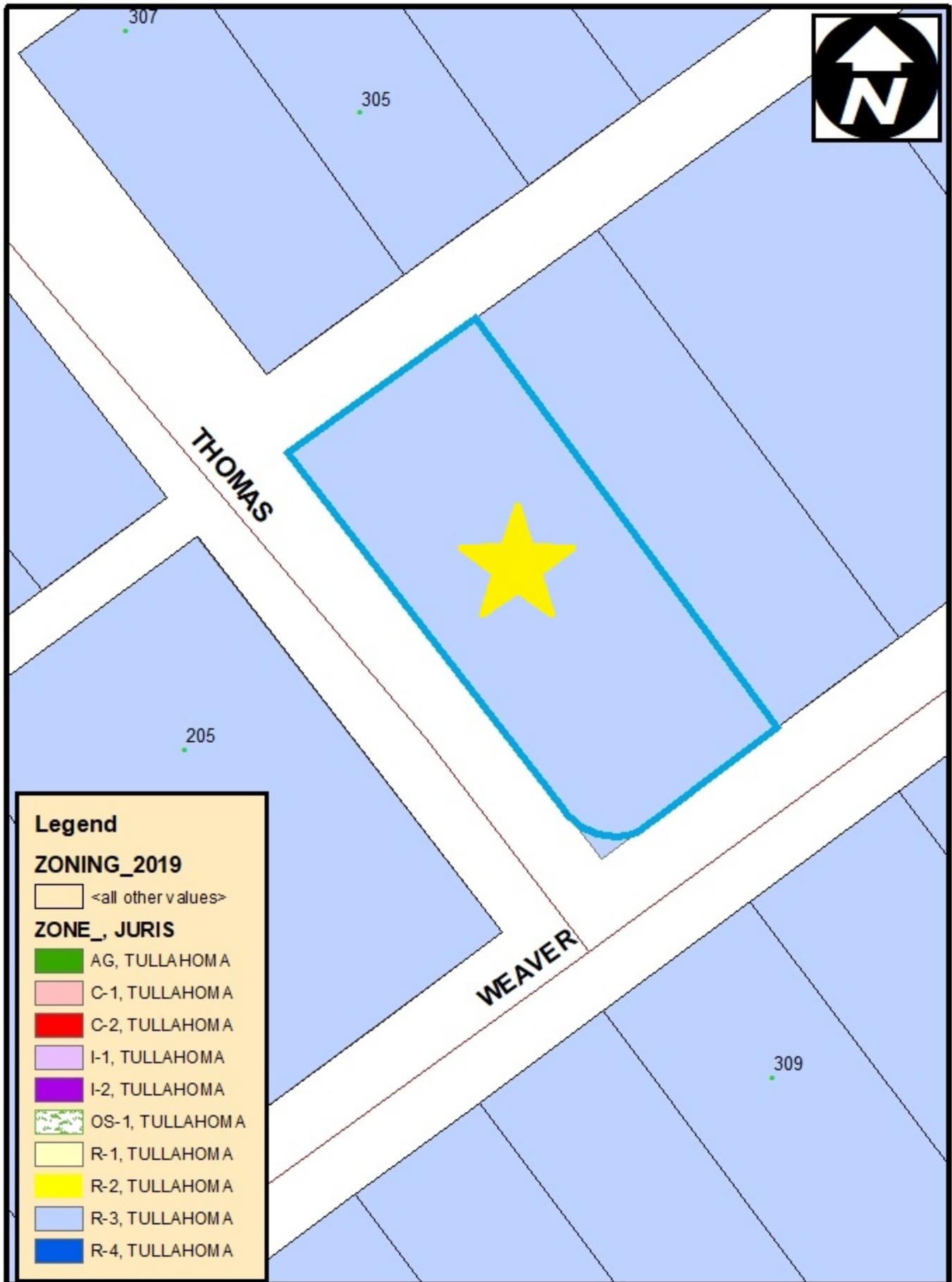
SHEET

OF

Thomison-Weaver Street Plat-Aerial Map



Thomison-Weaver St Plat-Zoning Map



Staff Report

Agenda No.: 7.A.2

Project Title: Dunnigan-Cedar Lane Minor Subdivision Final Plat

Staff: Lee Lawson, AICP
Planning & Codes Director

Applicant: Mr. Laura Dunnigan, 213 Cedar Lane, Tullahoma, TN

Request: For the Planning Commission to approve a minor subdivision final plat for recording. The purpose of the plat is to divide an existing lot into two parcels.

Zoning: R-1 (Low-Density Residential)

Property Size: 0.63 acres

Location: 213 Cedar Lane

Tax Map and

Parcel Numbers: Coffee County: 124O, Group K, Parcel # 006.00

Background Summary:

The applicant's surveyor has indicated that the proposed subdivision is to create two residential lots from an existing lot.

Current property Information	
Land Use:	Single-family residential
Site Features:	A single dwelling with a circular driveway
Flood Areas	The property is <u>not</u> located in a special flood hazard area
Vehicle Access	Cedar Lane (Arterial Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Low-Density Residential (R-1)	Single-family residential
South:	Low-Density Residential (R-1)	Single-family residential
East:	Low-Density Residential (R-1)	Single-family residential
West:	Low-Density Residential (R-1)	Single-family residential

Zoning District Summary	
Zoning District Intent:	The R-1, Low-Density Residential District is established to provide for low-density single-family residential development
Permissible Uses:	Single-family dwellings, buildings accessory to one and two-family dwelling uses (including private garages and accessory living quarters), and temporary buildings.
Water and Sewer Service:	Public water and sewer service are available.
Lot and/ or Density Requirements:	Minimum Lot Area with sewer: 12,000 square feet Minimum Lot Width with sewer: 75 feet
Setback Requirements:	Front Yard Setback: Cedar Lane (Arterial Street): 35 feet from the right-of-way Rear Yard Setback: 25 feet from the rear lot line Side Yard Setback: 10 feet from side lot lines

Development Advisory Committee Review:	
Public Works:	No comments
City Engineer:	No comments
Economic Development	No comments
Parks and Recreation:	No comments
Fire Department:	No comments
Administration:	No comments
Building Official:	No comments
ERPUD:	No comments
TUA Water & Sewer:	No comments
TUA Electric:	No comments

Comprehensive Development Plan Consideration(s):

The land use map indicates the future use of this property as Low-Density Residential/ Single-family. 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.

Tulahoma's Urban Area will continue to be characterized by moderate density development, a more extensive range of interdependent (and mixed) land uses, and sophisticated economic activities centers. Development densities in the Urban Area will vary.

The higher densities will be located in the Central Business District, with high-density development also found along Development Corridors and in Development Centers.

Residential densities will vary in the Urban Area. The highest densities will be located in the older residential districts near the Central Business District. Open Space, in the form of parks and land protected from development for environmental and flood reasons, will also be a part of the Urban Area. More mixing of land uses, and higher development densities will be needed.

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, multi-family, 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.
- **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 considerations, planning concepts, and other facts should be considered in the review of this application:

1. The existing lot has an area of 0.63-acres. The sizes of the proposed lots are the following: Lot 1) 13,744 square feet (0.32-acres) and Lot 2) 13,732 square feet (0.32-acres). The lot width of each lot is 75 feet. The proposed lots meet all lot standards of the Zoning Ordinance, including minimum size, minimum width, and minimum setbacks.
2. The City's Major Thoroughfare Plan classifies the Cedar Lane as an Arterial Street.
3. Lot 2 will have the existing house and will have access to the northern half the circular drive through an ingress/ egress easement.

Planning Commission Alternatives:

1. Vote to approve the final plat.
2. Vote to deny the final plat.
3. Vote to postpone action until the next Planning Commission meeting on Monday, June 15, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

1. Both lots in the proposed subdivision meet all the lot standards required by the Zoning Ordinance: minimum lot size, minimum lot width, and the minimum setbacks.
2. The subdivision meets all the requirements of the Subdivision Regulations. The lots will have frontage along a public road and have 10-foot public utility and drainage easements along each property line.

Attachments:

1. Subdivision Application
2. Proposed plat
3. Aerial Map
4. Zoning Map



TULLAHOMA REGIONAL PLANNING COMMISSION

321 North Collins Street, Tullahoma, Tennessee, 37388

OFFICE: 931.455.2282 FAX: 931.454.1765

SUBDIVISION PLAT APPLICATION

Name of Subdivision: *Dunnigan / Cedar Lane* ^{Minor} *Final* Section Number (if applicable) Date of application: *29 APR 2020*

Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer: *Bud George for Laura Dunnigan*

Mailing Address: *213 Cedar Ln* City: *Tullahoma* State: *TN* Zip: *37388*

Phone Number: *615-513-1173* Fax Number Email

Project Engineer/Surveyor: *Andy Best TN RLS 2444*

Mailing Address: *273 Haynes Hollow Rd* City: *Winchester* State: *TN* Zip: *37398*

Phone Number: *931-808-4715* Fax Number Email: *jabest.surveyor@gmail.com*

NOTE: The applicant is responsible for notifying the Planning & Codes Department of any changes to contact information.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Tax Map <i>1240</i>	Group <i>K</i>	Parcel <i>006.00</i>	Deed Book <i>378</i>	Page Number <i>115</i>
1. Civil District <i>9th</i>	County <i>Coffee</i>		Number of Proposed Lots <i>2</i>	

Was a concept meeting held with staff? YES NO
If yes, on what date did this meeting occur:

ADDITIONAL REQUIRED INFORMATION:

2. A copy of the owner's deed *emailed*
Note: NPDES is required by the state if more than 1 acre of land is to be disturbed.

NOTES: The applicant is responsible for submitting final plats to the Coffee County or Franklin County Register of Deeds Office for recording. Please contact the County Register of Deed Office for recording fees. Recorded plats become a part of the permanent files of the Planning and Codes Department.

A Land Disturbance Permit and associated fees will be required to be paid before commencing any grading activities.

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: *[Signature]* Applicant's Name (Printed): *John A Best* Date: *29 APR 2020*

STAFF USE ONLY

Submittal Type	Fees	Total
1. Preliminary Plat/ Construction Plans(Major)	\$15.00 per lot/ \$400 per construction plans	
Final Plat	\$10.00 per lot	<i>\$20</i>

Received by: Date: Receipt Number:

MINOR SUBDIVISION FINAL PLAT DUNNIGAN / CEDAR LANE

FOR: BUD GEORGE
OWNER: LAURA DUNNIGAN
ADDRESS: 213 CEDAR LANE
DISTRICT: 9TH
CITY: TULLAHOMA
COUNTY: COFFEE
STATE: TENNESSEE
ZONED: R-1

OWNER:
LAURA DUNNIGAN
213 CEDAR LANE
TULLAHOMA, TN 37388

0.63 ACRES
BEING SUBDIVIDED

BEING PROPERTY DESCRIBED IN:
 DB. 378, P. 115
 REGISTRAR'S OFFICE
 COFFEE COUNTY

JOB NUMBER:
 200401

FILE NAME:
 GEORGE.DWG

DATE:
 28 APRIL 2020

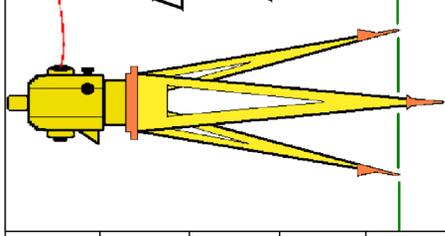
TAX MAP:
 1240

GROUP:
 K

PARCEL:
 006.00

SCALE:
 1" = 50'

SHEET:
 1 OF 1



BEST LAND SURVEYING

ANDY BEST
 TN LICENSE #2444

931-808-4715
 jabest.surveyor@gmail.com
 www.bestlandsurveying.com

273 HAYNES HOLLOW RD
 WINCHESTER, TN 37398

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN DEED BOOK NUMBER _____, PAGE _____, IN THE COFFEE COUNTY REGISTRAR'S OFFICE. I (WE), AS OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC ROADS, UTILITIES, RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC FACILITIES AS SHOWN TO THE CITY OF TULLAHOMA.

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE AND UTILITIES DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF TULLAHOMA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

TULLAHOMA PUBLIC WORKS DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED _____ ARE CONSISTENT WITH TUA RECORDS AND ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE.

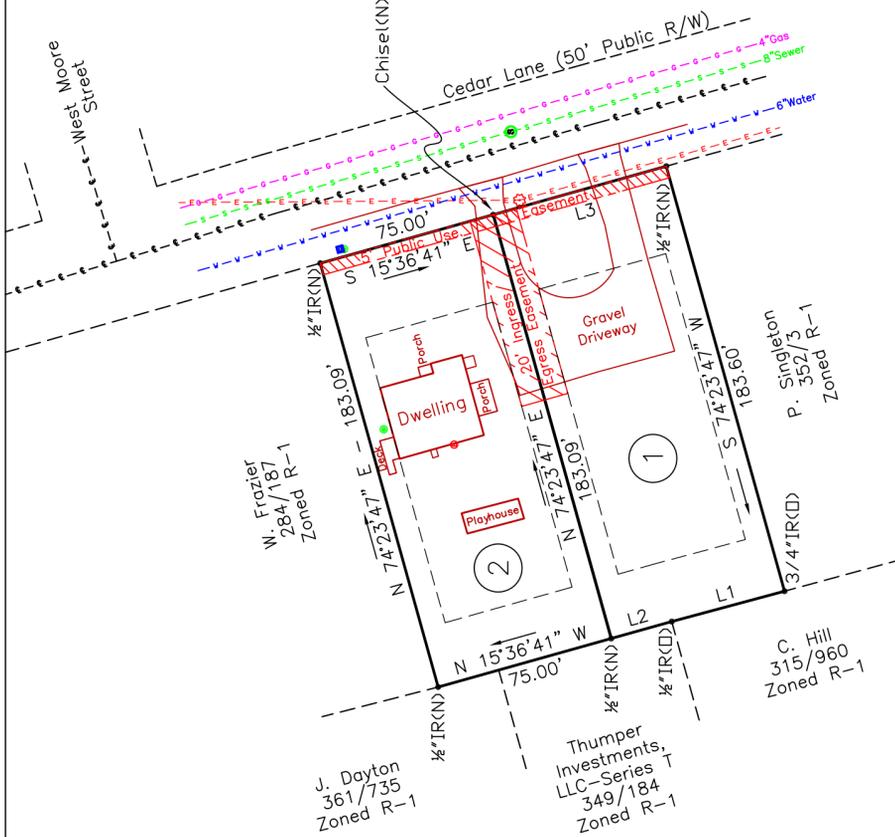
DATE _____ TULLAHOMA UTILITIES AUTHORITY, PRESIDENT _____

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 TULLAHOMA PLANNING COMMISSION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION _____ DATE _____

LOT #	ACRES	SQUARE FEET
1	0.32±	13,744±
2	0.32±	13,732±



MINIMUM BUILDING SETBACK REQUIREMENTS:

- FRONT = 35'
- SIDE = 10'
- REAR = 25'

UTILITY & DRAINAGE EASEMENTS

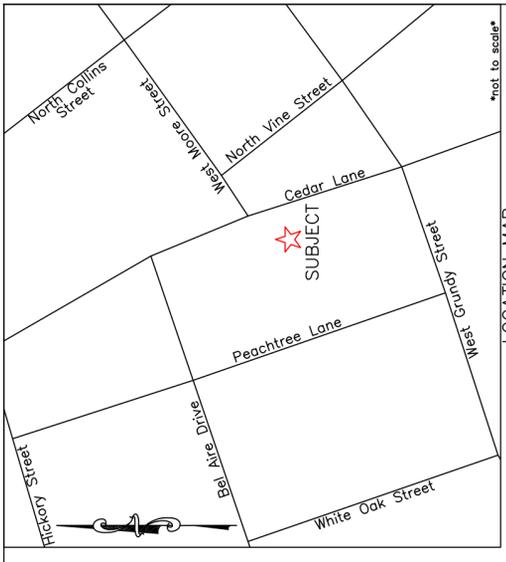
- FRONT (OF EACH LOT) = 10'
- SIDE (OF EACH LOT) = 10'
- REAR (OF EACH LOT) = 10'

LEGEND

These standard symbols will be found in the drawing.

- Utility Pole
- Electric Meter
- Sewer Manhole
- Sewer Cleanout
- Water Meter

LINE	BEARING	DISTANCE
L1	N 15°01'08" W	48.77'
L2	N 15°36'41" W	26.23'
L3	S 15°36'41" E	75.00'



LOCATION MAP

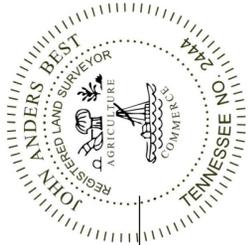


~NOTES~

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- THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
- THE OVERHEAD POWERLINES SHOWN HEREON HAVE A 40' UTILITY EASEMENT. 20' EITHER SIDE OF THE EXISTING POWERLINE. ANY UNDERGROUND POWERLINE, EVEN THOSE NOT SHOWN ON THIS PLAT, HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UNDERGROUND POWERLINE.
- THE UNDERGROUND UTILITY LINES (WATER, SEWER & GAS) SHOWN HEREON HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UNDERGROUND UTILITY LINE.
- PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA PANEL #47031C0301C, EFFECTIVE DATE OF 4 AUGUST, 2008.
- LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON ABOVE-GROUND EVIDENCE OR BY INFORMATION SUPPLIED BY TUA & ERPUD.
- NO RESIDENTIAL DRIVEWAY OR PARKING AREA SHALL BE ARRANGED SUCH THAT VEHICLES BE REQUIRED TO BACK DIRECTLY INTO THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 10' WIDE BY 15' DEEP TURNAROUND BAY SHALL BE PROVIDED WITHIN THE DRIVEWAY AND OUTSIDE OF THE RIGHT-OF-WAY.
- WATER SOURCE IS PUBLIC AND IS SUPPLIED BY TULLAHOMA UTILITIES AUTHORITY
- PROPOSED LOT USE: RESIDENTIAL DEVELOPMENT
- THIS SUBDIVISION HAS BEEN (WILL BE) DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
- FROM THE SOUTHEASTERLY CORNER OF LOT 1, THE NEAREST FIRE HYDRANT IS SOUTHEASTERLY 186.9'.

CERTIFICATE OF ACCURACY

I HEREBY DECLARE THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TULLAHOMA SUBDIVISION REGULATIONS AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TULLAHOMA SUBDIVISION REGULATIONS.



ENGINEER OR SURVEYOR SIGNATURE & LIC.# _____

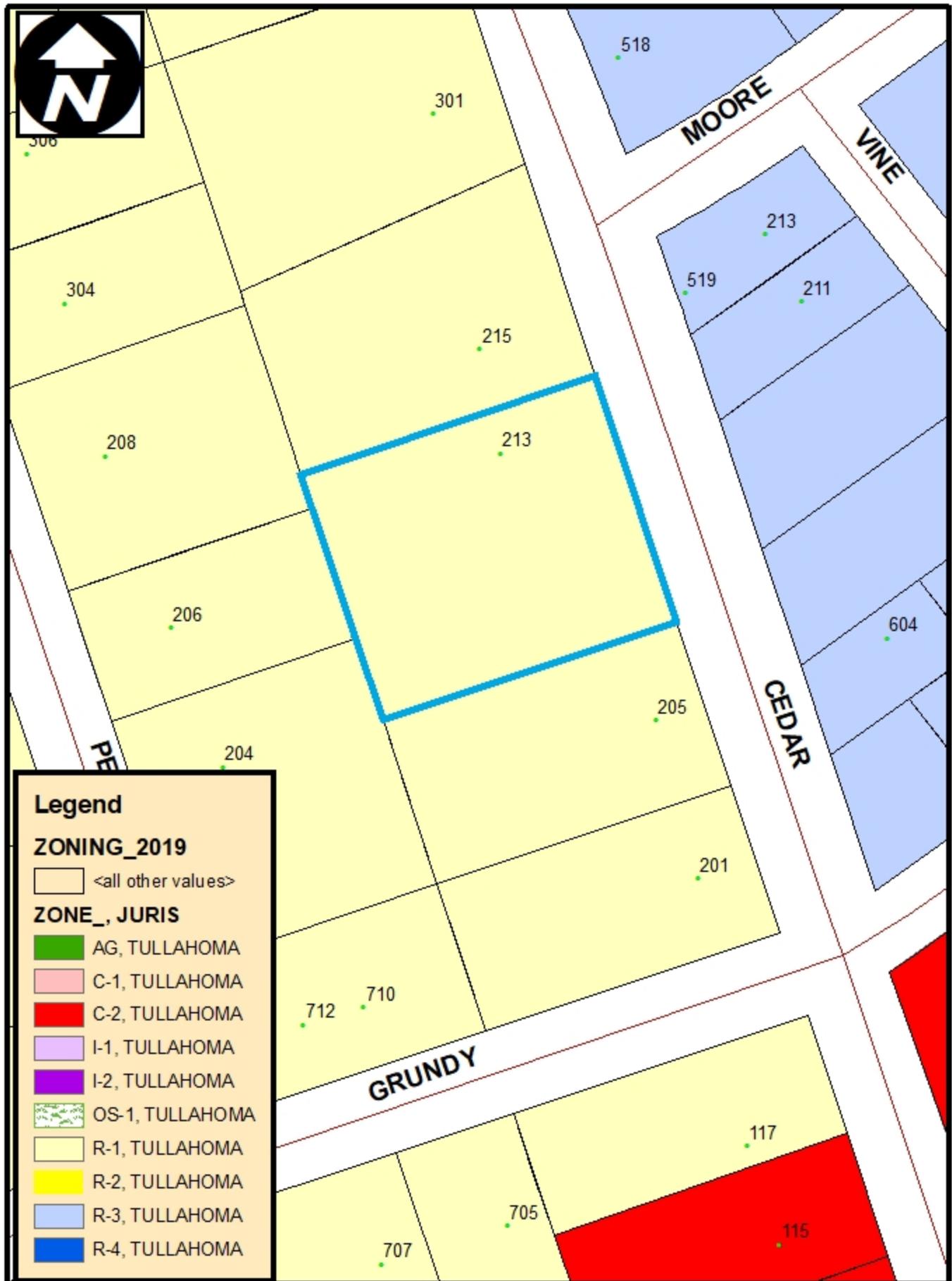
DATE _____

Registrar's Stamp

Dunnigan-Cedar Lane Plat-Aerial Map



Dunnigan-Cedar Lane Plat-Zoning Map



Staff Report

Agenda No.: 7.A.3

Project Title: Flint Rock Phase II Minor Subdivision Final Plat

Staff: Lee Lawson, AICP
Planning & Codes Director

Applicant: Mr. Joe Denby, 3523 Awalt Road, Tullahoma, TN

Request: For the Planning Commission to approve a minor subdivision final plat for recording. The purpose of the plat is to divide an existing lot into two parcels and shift a side lot line of a current lot.

Zoning: R-1 (Low-Density Residential)

Property Size: 1.82 acres

Location: Ovoca Road

Tax Map and

Parcel Numbers: Coffee County: 109, Parcels: 053.13 and 053.04

Background Summary:

The applicant's surveyor has indicated that the proposed subdivision is to create two residential lots from an existing lot and to shift the northern side lot line of Lot 8 further south. The Planning Commission approved the first phase of the Flint Rock subdivision on May 21, 2018.

Key Issues:

The detention area in the front yard of Lot 8 prevents a direct driveway entrance onto Ovoca Road. The proposed plat will create an ingress/ egress easement on Lot 9 to allow access for Lot 8 to the public road.

Current property Information	
Land Use:	Single-family residential
Site Features:	A single dwelling on Lot 8 with a detention area and the lot to be divided into Lots 9 and 10 is vacant.
Flood Areas	The property is <u>not</u> located in a special flood hazard area
Vehicle Access	Ovoca Road (Collector Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Low-Density Residential (R-1)	Single-family residential
South:	Low-Density Residential (R-1)	Single-family residential
East:	Low-Density Residential (R-1)	Single-family residential
West:	Low-Density Residential (R-1)	Single-family residential

Zoning District Summary	
Zoning District Intent:	The R-1, Low-Density Residential District is established to provide for low-density single-family residential development
Permissible Uses:	Single-family dwellings, buildings accessory to single-family dwelling uses (including private garages and accessory living quarters), and temporary buildings.
Water and Sewer Service:	Public water and sewer service are available.
Lot and/ or Density Requirements:	Minimum Lot Area with sewer: 12,000 square feet Minimum Lot Width with sewer: 75 feet
Setback Requirements:	Front Yard Setback: Ovoca Road (Collect Street): 35 feet from the right-of-way Rear Yard Setback: 25 feet from the rear lot line Side Yard Setback: 10 feet from side lot lines

Development Advisory Committee Review:	
Public Works:	No comments
City Engineer:	No comments
Economic Development	No comments
Parks and Recreation:	No comments
Fire Department:	No comments
Administration:	No comments
Building Official:	No comments
ERPUD:	No comments
TUA Water & Sewer:	No comments
TUA Electric:	No comments

Comprehensive Development Plan Consideration(s):

The land use map indicates future use of this property as Residential Low Density/ Single Family. This area for the City is designated as the “Rural Area” in Section 6.1 of the Comprehensive Development Plan.

The Rural Area includes the undeveloped portions of Tullahoma, which have moderate development limitations along with developable land well-suited for agriculture. The land with less capacity for both development and farming may be suited to rural development (low-density development). Some of the land with greater capability is included in the Rural Area rather than the Urban Area as a means of reserving it for future urban development beyond the 20-year time-frame.

The Rural Area will remain largely undeveloped, being used mostly for agriculture and low-density residential use. Such development should be in keeping with the level of public services and be compatible with surrounding development. Urban development will correspond to the facility and utility service expansion policy of the City and utility boards.

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, multi-family, 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 #16:** Provide a variety of residential patterns to meet housing needs.
- **Transportation Goal: Land Use Objective #6:** Develop a system of bicycle and pedestrian linkages between activity centers.

Planning Consideration(s):

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

1. The total area of the subdivision site is 1.82-acres. The sizes of the proposed lots are the following: Lot 8) 22,819 square feet (0.52-acres), Lot 9) 72,141 square feet (0.62-acres), and Lot 10) 29,348 square feet (0.67-acres). The lot width of each lot exceeds the required minimum of 75 feet. The proposed lots meet all lot standards of the Zoning Ordinance, including minimum size, minimum width, and minimum setbacks.
2. The City’s Major Thoroughfare Plan classifies the Ovoca Road as a Collector Street.
3. The developer along Ovoca Road will install a section of sidewalk (5 feet wide).
4. The proposed plat will create an ingress/ egress easement on Lot 9 to allow access for Lot 8 to the public

Planning Commission Alternatives:

1. Vote to approve the final plat.
2. Vote to deny the final plat.
3. Vote to postpone action until the next Planning Commission meeting on Monday, June 15, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

1. All lots in the proposed subdivision meet all the lot standards required by the Zoning Ordinance: minimum lot size, minimum lot width, and the minimum setbacks.
2. The subdivision meets all the requirements of the Subdivision Regulations. The lots will have frontage along a public road and have 10-foot public utility and drainage easements along each property line.

Attachments:

1. Subdivision Application
2. Proposed plat
3. Recondred plat of the first phase of Flint Rock
4. Aerial Map
5. Zoning Map



TULLAHOMA REGIONAL PLANNING COMMISSION

321 North Collins Street, Tullahoma, Tennessee, 37388
 OFFICE: 931.455.2282 FAX: 931.454.1765

SUBDIVISION PLAT APPLICATION

Name of Subdivision: Flint Rock Phase 2 Section Number (if applicable): _____ Date of application: 29 APR 2020

Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer: Soe Denby

Mailing Address: PO Box 245 City: Tullahoma State: TN Zip: 37398

Phone Number: 931-205-7473 Fax Number: _____ Email: _____

Project Engineer/Surveyor: Andy Best TN RLS 2444

Mailing Address: 273 Haynes Hollow Rd City: Winchester State: TN Zip: 37398

Phone Number: 931-808-4715 Fax Number: _____ Email: jabest.surveyor@gmail.com

NOTE: The applicant is responsible for notifying the Planning & Codes Department of any changes to contact information.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

1.	Tax Map <u>109</u>	Group	Parcel <u>053.13</u> <u>\$ 053.04</u>	Deed Book <u>386</u>	Page Number <u>199</u>
	Civil District <u>5th</u>		County <u>Coffee</u>		Number of Proposed Lots <u>3</u>

Was a concept meeting held with staff? YES NO
 If yes, on what date did this meeting occur: _____

ADDITIONAL REQUIRED INFORMATION:

2. A copy of the owner's deed email
 Note: NPDES is required by the state if more than 1 acre of land is to be disturbed.

NOTES: The applicant is responsible for submitting final plats to the Coffee County or Franklin County Register of Deeds Office for recording. Please contact the County Register of Deed Office for recording fees. Recorded plats become a part of the permanent files of the Planning and Codes Department.

A Land Disturbance Permit and associated fees will be required to be paid before commencing any grading activities.

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: [Signature] Applicant's Name (Printed): John A Best Date: 29 APR 2020

STAFF USE ONLY

	Submittal Type	Fees	Total
1.	Preliminary Plat/ Construction Plans(Major)	\$15.00 per lot/ \$400 per construction plans	
	Final Plat	\$10.00 per lot	<u>\$ 30</u>

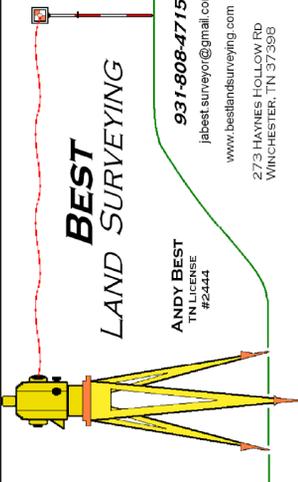
Received by: _____ Date: _____ Receipt Number: _____

MINOR SUBDIVISION FINAL PLAT FLINT ROCK PHASE 2

FOR/OWNER: JOE DENBY
ADDRESS: OVOCA ROAD
CIVIL DISTRICT: 5TH
CITY: TULLAHOMA
COUNTY: COFFEE
STATE: TENNESSEE
ZONING: R-1

1.82 ACRES
BEING SUBDIVIDED

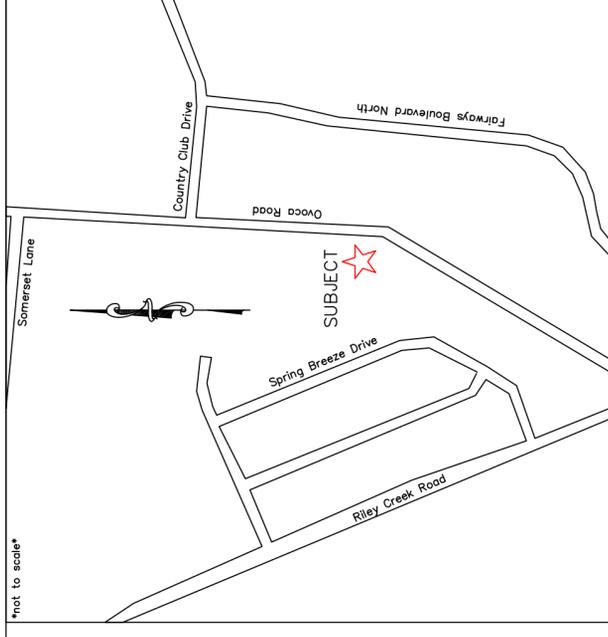
OWNER ADDRESS:
 JOE DENBY
 P.O. BOX 245
 TULLAHOMA, TN 37388



BEST LAND SURVEYING
 ANDY BEST
 TN LICENSE #2444
 931-808-4715
 jabetbestsurveyor@gmail.com
 www.bestlandsurveying.com
 273 HAYNES HOLLOW RD
 WINCHESTER, TN 37398

BEING PROPERTY DESCRIBED IN: REGISTRAR'S OFFICE COFFEE COUNTY DB. 386, P. 199	TAX MAP: 109
JOB NUMBER: 200108	GROUP: N/A
FILE NAME: DENBY.DWG	PARCEL: 053.13 & 053.04
DATE: 9 APRIL 2020	SCALE: 1" = 50'
	SHEET: 1 OF 1

Registrar's Stamp



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 - SUBJECT PROPERTY CONTAINS A RESTRICTION THAT REQUIRES A MINIMUM OF 1,400 SQFT DWELLINGS.
 - TUA WILL ALLOW GRINDER PUMPS. THE GRINDER PUMP ON LOT 9 WILL EMPTY INTO THE PRESSURE SEWER ON THE WESTERLY SIDE OF SPRING DRIVE.
 - EMPTY INTO THE GRAVITY SEWER ON THE WESTERLY SIDE OF SPRING DRIVE.
 - THE PROPOSED 5' CONCRETE SIDEWALK LIES IN THE RIGHT-OF-WAY OF OVOCA ROAD.

CERTIFICATE OF OWNERSHIP & DEDICATION

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TULLAHOMA PUBLIC WORKS DIRECTOR _____ DATE _____

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DATE _____ TULLAHOMA UTILITIES AUTHORITY, PRESIDENT _____

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ENGINEER OR SURVEYOR
 SIGNATURE & LIC.# _____

DATE _____



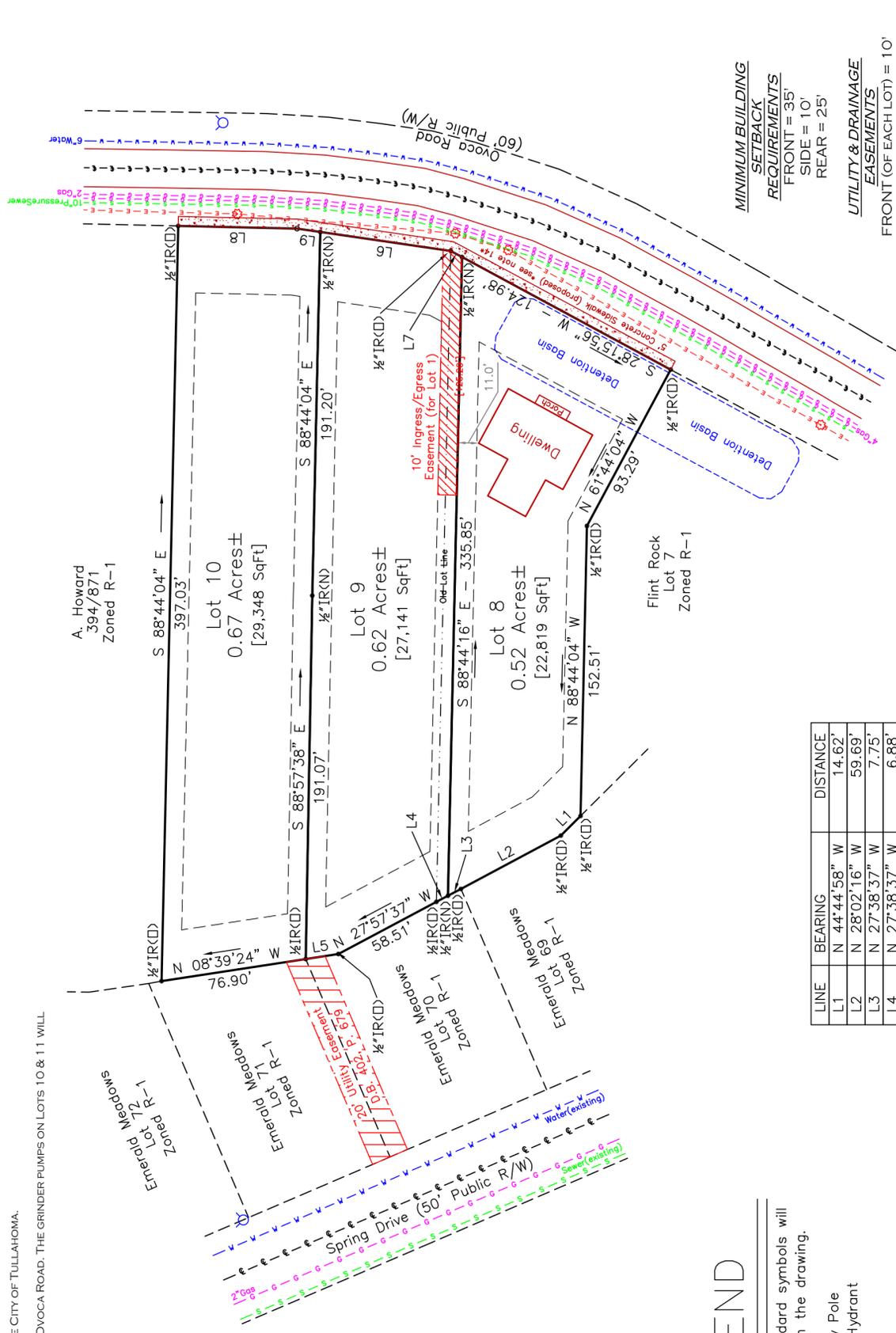
LEGEND

These standard symbols will be found in the drawing.

-  Utility Pole
-  Fire Hydrant

LINE	BEARING	DISTANCE
L1	N 44°44'58" W	14.62'
L2	N 28°02'16" W	59.69'
L3	N 27°38'37" W	7.75'
L4	N 27°38'37" W	6.88'
L5	N 08°43'27" W	17.45'
L6	S 08°14'56" W	69.52'
L7	S 28°15'56" W	6.73'
L8	S 01°15'56" W	62.69'
L9	S 08°14'56" W	12.40'

LOCATION MAP



MINIMUM BUILDING SETBACK REQUIREMENTS
 FRONT = 35'
 SIDE = 10'
 REAR = 25'

UTILITY & DRAINAGE EASEMENTS
 FRONT (OF EACH LOT) = 10'
 SIDE (OF EACH LOT) = 10'
 REAR (OF EACH LOT) = 10'

MAJOR SUBDIVISION FINAL PLAT FLINT ROCK SUBDIVISION

FOR/OWNER: JOE DENBY
ADDRESS: OVOCA ROAD
CIVIL DISTRICT: 5TH
CITY: TULLAHOMA
COUNTY: COFFEE
STATE: TENNESSEE
ZONING: R-1

BEING PROPERTY DESCRIBED IN:
 REGISTRAR'S OFFICE
 COFFEE COUNTY
 D.B. 386, P. 199

TAX MAP:
 109

GROUP:
 N/A

PARCEL:
 53.01

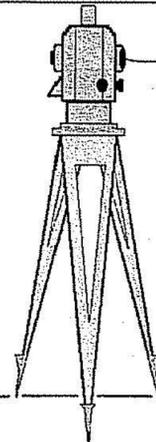
SCALE:
 1" = 50'

SHEET:
 1 OF 1

JOB NUMBER:
 180038

FILE NAME:
 DENBY.DWG

DATE:
 27 MARCH 2018



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ANDY BEST
 TN LICENSE #2444

931-808-4715

jabest.surveyor@gmail.com

www.bestlandsurveying.com

273 HAYNES HOLLOW RD
 WINCHESTER, TN 37398

2.65 ACRES BEING SUBDIVIDED

JOE DENBY
 3523 AWALT ROAD
 TULLAHOMA, TN 37388

MINIMUM BUILDING SETBACK REQUIREMENTS

FRONT = 35'
 SIDE = 10'
 REAR = 25'

UTILITY & DRAINAGE EASEMENTS

FRONT (OF EACH LOT) = 10'
 SIDE (OF EACH LOT) = 10'
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ENGINEER OR SURVEYOR
 SIGNATURE & LIC. #

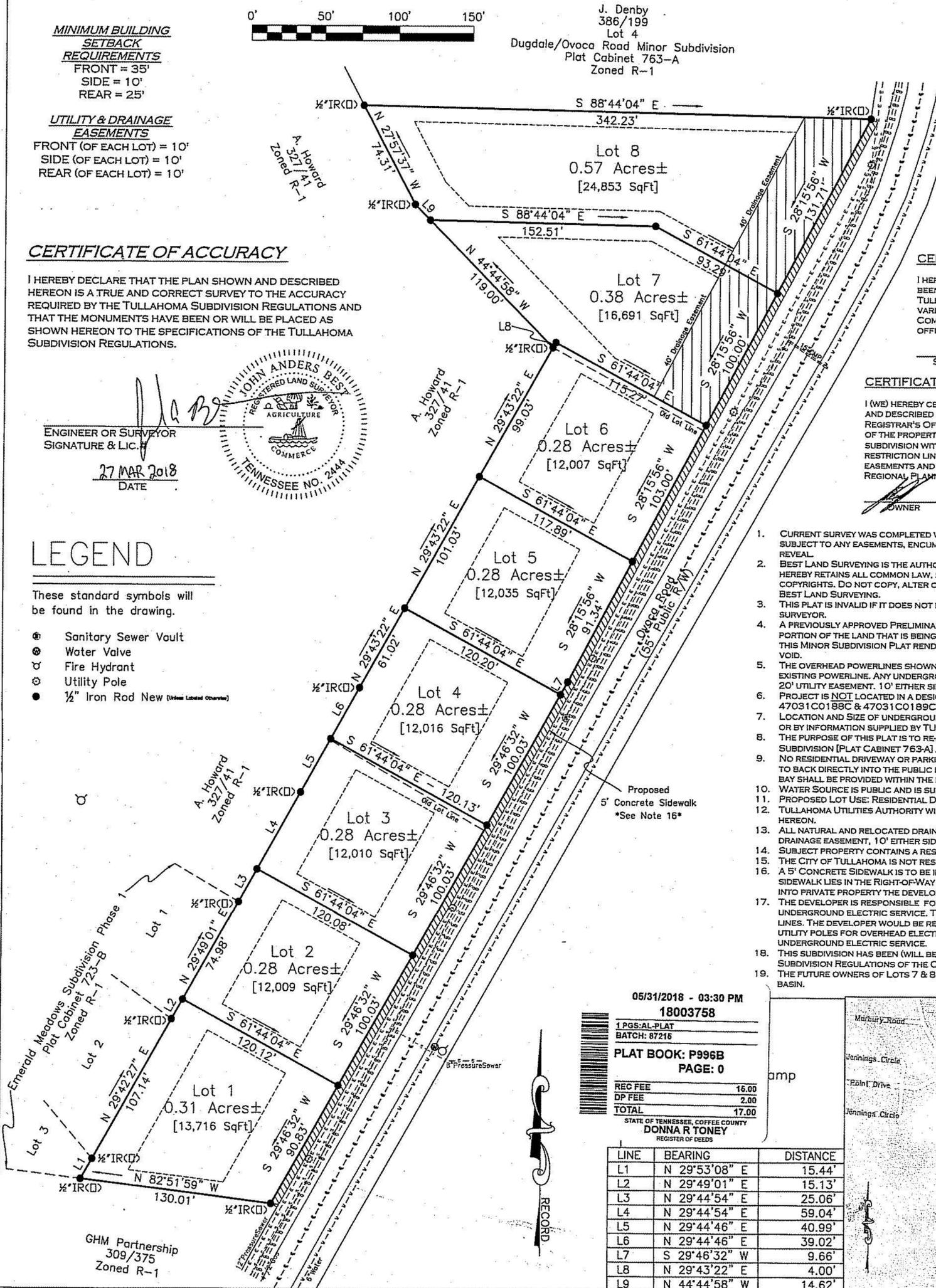
27 MAR 2018
 DATE



LEGEND

These standard symbols will be found in the drawing.

- ⊕ Sanitary Sewer Vault
- ⊙ Water Valve
- ⊕ Fire Hydrant
- ⊙ Utility Pole
- 1/2" Iron Rod New (When Labeled Otherwise)



CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED " " ARE CONSISTENT WITH TUA RECORDS AND ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE.

5/30/2018 R. B. Smith
 DATE TULLAHOMA UTILITIES AUTHORITY, PRESIDENT

CERTIFICATE OF APPROVAL OF ROADS

I HEREBY CERTIFY THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS REFERENCED BY THE SUBDIVISION REGULATIONS OF THE TULLAHOMA PLANNING REGION.

5/30/18
 DIRECTOR OF PUBLIC WORKS DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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5-30-2018
 SECRETARY, PLANNING COMMISSION DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN DEED BOOK _____ PAGE _____ REGISTRAR'S OFFICE, COFFEE COUNTY, TENNESSEE AND THAT I (WE), AS OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC ROADS, UTILITIES, RIGHT-OF-WAYS, EASEMENTS AND OTHER PUBLIC FACILITIES AS SHOWN TO THE TULLAHOMA REGIONAL PLANNING COMMISSION.

5/30/18
 OWNER DATE

NOTES

1. CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
2. BEST LAND SURVEYING IS THE AUTHORS AND OWNER OF THE ATTACHED PLAT AND DRAWINGS, AND HEREBY RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. DO NOT COPY, ALTER OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEST LAND SURVEYING.
3. THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
4. A PREVIOUSLY APPROVED PRELIMINARY PLAT NAMED PINNACLE POINT SUBDIVISION INCLUDES A PORTION OF THE LAND THAT IS BEING SUBDIVIDED BY THIS PLAT. THE APPROVAL AND RECORDING OF THIS MINOR SUBDIVISION PLAT RENDERS THE PREVIOUSLY APPROVED PRELIMINARY PLAT NULL AND VOID.
5. THE OVERHEAD POWERLINES SHOWN HEREON HAVE A 40' UTILITY EASEMENT. 20' EITHER SIDE OF THE EXISTING POWERLINE. ANY UNDERGROUND POWERLINE, EVEN THOSE NOT SHOWN ON THIS PLAT, HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UNDERGROUND POWERLINE.
6. PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA PANEL # 47031C0188C & 47031C0189C, EFFECTIVE DATE OF 4 AUGUST, 2008.
7. LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON ABOVE-GROUND EVIDENCE OR BY INFORMATION SUPPLIED BY TUA & ERPUD.
8. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1 THROUGH 3 OF DUGDALE/OVOCA ROAD MINOR SUBDIVISION [PLAT CABINET 763-A] AND CREATE EIGHT (8) NEW BUILDABLE RESIDENTIAL LOTS.
9. NO RESIDENTIAL DRIVEWAY OR PARKING AREA SHALL BE ARRANGED SUCH THAT VEHICLES BE REQUIRED TO BACK DIRECTLY INTO THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 10' WIDE BY 15' DEEP TURNAROUND BAY SHALL BE PROVIDED WITHIN THE DRIVEWAY AND OUTSIDE OF THE RIGHT-OF-WAY.
10. WATER SOURCE IS PUBLIC AND IS SUPPLIED BY TULLAHOMA UTILITIES AUTHORITY
11. PROPOSED LOT USE: RESIDENTIAL DEVELOPMENT
12. TULLAHOMA UTILITIES AUTHORITY WILL ALLOW GRINDER PUMPS ON THE EIGHT (8) LOTS SHOWN HEREON.
13. ALL NATURAL AND RELOCATED DRAINS/DITCHES ON OR ACROSS THE LOTS SHOWN HEREON HAVE A 20' DRAINAGE EASEMENT, 10' EITHER SIDE OF THE CENTER OF THE DRAIN/DITCH.
14. SUBJECT PROPERTY CONTAINS A RESTRICTION THAT REQUIRES A MINIMUM OF 1400 SQFT DWELLINGS.
15. THE CITY OF TULLAHOMA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
16. A 5' CONCRETE SIDEWALK IS TO BE INSTALLED AT THE DEVELOPER'S EXPENSE. THE PROPOSED SIDEWALK LIES IN THE RIGHT-OF-WAY OF OVOCA ROAD. IF THE SIDEWALK, ONCE INSTALLED, CROSSES INTO PRIVATE PROPERTY THE DEVELOPER MUST CONVEY A 5' PUBLIC USE EASEMENT.
17. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROVIDING OVERHEAD OR UNDERGROUND ELECTRIC SERVICE. THE EXISTING UTILITY POLES DO NOT LINE UP WITH THE NEW LOT LINES. THE DEVELOPER WOULD BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RELOCATING THE UTILITY POLES FOR OVERHEAD ELECTRIC SERVICE AND MUST PROVIDE TRENCHING AND CONDUIT FOR UNDERGROUND ELECTRIC SERVICE.
18. THIS SUBDIVISION HAS BEEN (WILL BE) DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
19. THE FUTURE OWNERS OF LOTS 7 & 8 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN.

05/31/2018 - 03:30 PM
 18003758

1 PGS:AL-PLAT
 BATCH: 87216

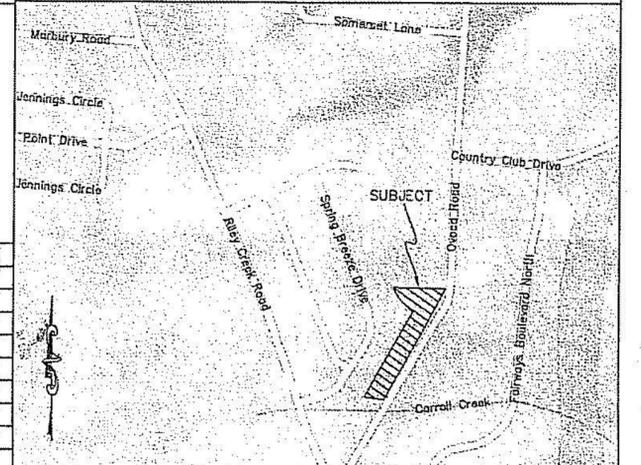
PLAT BOOK: P996B
 PAGE: 0

REC FEE 16.00
 DP FEE 2.00
 TOTAL 17.00

STATE OF TENNESSEE, COFFEE COUNTY
 DONNA R TONEY
 REGISTER OF DEEDS

LINE	BEARING	DISTANCE
L1	N 29°53'08" E	15.44'
L2	N 29°49'01" E	15.13'
L3	N 29°44'54" E	25.06'
L4	N 29°44'54" E	59.04'
L5	N 29°44'46" E	40.99'
L6	N 29°44'46" E	39.02'
L7	S 29°46'32" W	9.66'
L8	N 29°43'22" E	4.00'
L9	N 44°44'58" W	14.62'

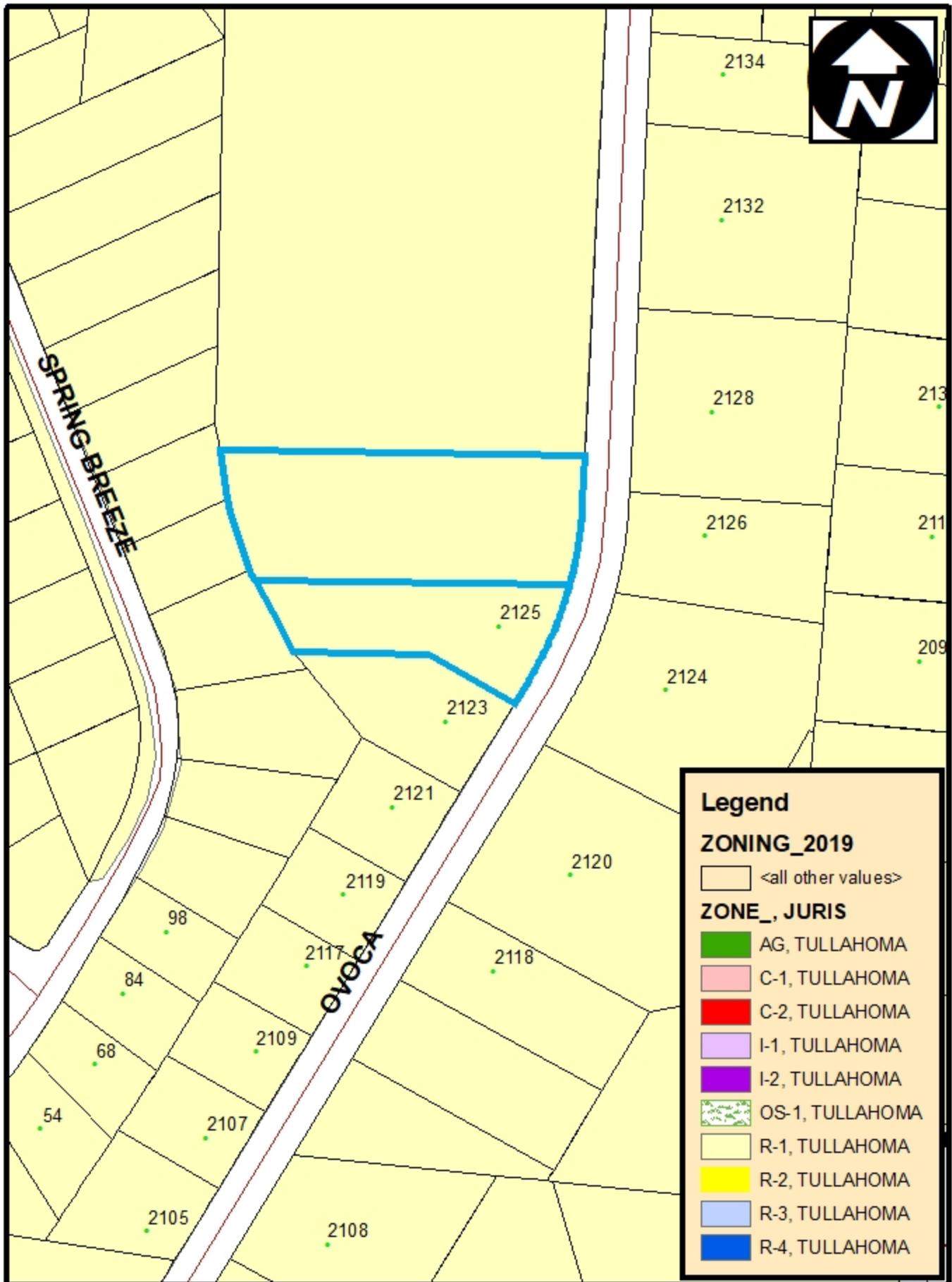
LOCATION MAP



Flint Rock Phase 2-Aerial Map



Flint Rock Section 2 Plat-Zoning Map



Staff Report

Agenda No.: 7.A.4

Project Title: The Woodlands Phase II Construction Plans

Staff: Lee Lawson, AICP
Planning & Codes Director

Applicant: Mr. Greg Curl, 505 Blackman Blvd, Wartrace, TN

Request: For the Planning Commission to approve construction plans for a major subdivision with 44 lots.

Zoning: Low-Density Residential District (R-1)

Property Size: 22.69 acres

Location: Riley Creek Road and Ovoca Road

Tax Map and

Parcel Numbers: Coffee County: 109, Parcel: 053.03

Background Summary:

The proposed construction plans are for the streets, sidewalks, drainage, water, and sewer to be installed in the Woodlands Phase II Major Subdivision.

Current property Information	
Land Use:	Undeveloped
Site Features:	Wooded area
Flood Areas	The property is <u>not</u> located in a special flood hazard area
Vehicle Access	Riley Creek Road (Collector Street) & Ovoca Road (Collector Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Low-Density Residential (R-1)	Single-family dwelling
South:	Low-Density Residential (R-1)	Single-family dwellings
East:	Low-Density Residential (R-1)	Agricultural
West:	Low-Density Residential (R-1)	Single-family dwellings

Zoning District Summary	
Zoning District Intent:	The R-1, Low-Density Residential District is established to provide for low-density single-family residential development
Permissible Uses:	Single-family dwellings, buildings accessory to single-family dwellings (including private garages and accessory living quarters), and temporary buildings.
Water and Sewer Service:	Public water and sewer services are available.
Lot and/ or Density Requirements:	Minimum Lot Area: 12,000 square feet Minimum Lot Width: 75 feet Maximum Lot Coverage: 30%
Maximum Building Height:	35 feet
Setback Requirements:	Front Yard Setback: 25 feet from interior street right-of-ways 35 feet from exterior street right-of-ways Rear Yard Setback: 25 feet from the rear lot line Side Yard Setback: 10 feet from side lot lines

Development Advisory Committee Review:	
Public Works:	No comments
City Engineer:	No comments
Economic Development	No comments
Parks and Recreation:	No comments
Fire Department:	No comments
Administration:	Suggested sidewalks on both sides of the interior streets
Building Official:	No comments
ERPUD:	No comments
TUA Water & Sewer:	No comments
TUA Electric:	No comments

Comprehensive Development Plan Consideration(s):

The land use map indicates the future use of this property as Residential Low Density/ Single Family. This area for the City is designated as the “Rural Area” in Section 6.1 of the Comprehensive Development Plan.

The Rural Area includes the undeveloped portions of Tullahoma, which have moderate development limitations along with developable land well-suited for agriculture. The land with less capacity for both development and farming may be suited to rural development (low-density development). Some of the land with greater capability is included in the Rural Area rather than the Urban Area as a means of reserving it for future urban development beyond the 20-year time-frame.

The Rural Area will remain mostly undeveloped, being used mainly for agriculture and low-density residential use. Such development should be in keeping with the level of public services and be compatible with surrounding development. Urban development will correspond to the facility and utility service expansion policy of the City and utility boards.

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

- **Conservation Goal # 1:** Develop an Open Space Network which will serve conservation, recreation, and buffering purposes.
- **Conservation Land Use Objective # 2:** Conserve unique and sensitive natural topographic characteristics, such as steep slopes, drainage corridors, unique profiles, and elevations in keeping with conservation purposes.
- **Transportation Goal # 1:** Provide for the movement of people and goods throughout the City with safety, efficiency, and reasonable access.
- **Transportation Goal # 2:** Provide transportation services and facilities which conserve the environmental resources of the community, and enhance the economic and social development of the community.
- **Transportation Goal # 3:** Provide a variety of modes of travel to meet the different needs of people and commerce.
- **Transportation Land Use Objective # 4:** Provide an adequate collector street system to accommodate traffic between areas of less concentrated travel activity.
- **Transportation Land Use Objective # 5:** Provide an adequate system of local streets to provide access to parcels of properties appropriate to the adjacent land uses.
- **Transportation Land Use Objective #9:** Limit the number of access points for development along major streets, to reduce conflict points, and provide for the safety of motorists, bicyclists, and pedestrians.

Traffic: The latest annual average daily traffic¹ count for Riley Creek Road was 2,458 and 968 for Ovoca Road. The rate of the average vehicle trip (AVT) per a detached single-family house is 9.52 per the ITE² Trip Generation Manual (9th Edition). Applying the ITE² rate to the proposed subdivision; it will generate an additional 418.88 trips a day. These trips will be split between Ovoca Road and Riley Creek Road.

1. **Source:** *TDOT Count Station 169 on Ovoca Road and station 199 on Riley Creek Road. The traffic counts were done in 2018*
2. **ITE:** *Institute of Transportation Engineers*

Transportation Plan: The Comprehensive Transportation Plan has the level of service (LOS) measured for both Riley Creek Road and Ovoca Road as an “A.” Each road is classified as a rural collector street on the Major Thoroughfare Plan. The projected increase in traffic (418.88 trips) that will be produced by the subdivision will not decrease the level of service for Riley Creek Road and Ovoca Road according to the Daily Volumes (ADT) Related to Level of Service Table of the Transportation Plan on page 20. The threshold to reduce the level of service is 9,400 average daily trips on each road.

Ovoca Road at Riley Creek Road Traffic Study: The study stated the subject intersection does not meet any of the MUTCD’s¹ volume warrants for traffic signal installation or all-way stop sign control. The level of service (LOS) for traffic operations are B or better. The actual to the critical crash ratio (A/C) is 1.15 compared to statewide figures for similar locations. Eighty-eight (88) percent of the reported crashes resulted in injury. Sixty-three (63) percent were lane departure crashes. Traffic is projected to double by the design year of 2044 approximately. Despite the projected growth in traffic, the intersection is still not expected to meet signal or all-way stop warrants by the design year.

The intersection is projected to operate at a level of service of B with stop sign control through the design year of 2044. Alternatives were sought to improve the safety of the intersection; particularly lane departure crashes that result in injuries. Three alternatives are presented in this study: near term, long-term, and a roundabout alternative. The costs range from \$124,000 to \$600,000.

1. *The Manual on Uniform Traffic Control Devices for Streets and Highways*

Planning Consideration(s):

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

1. The property to be developed has an area of approximately 22.69 acres.
2. The proposed development fronts along two roads, Riley Creek Road, runs along the west side of the site and Ovoca Road along the east side. Both Riley Creek Road and Ovoca Road are classified as Collector Streets on the Major Thoroughfare Plan Map.
3. On the plans are three proposed street segments with two cul de sacs
4. Sidewalks will be installed along one side of each interior road segment, and there will be sidewalks along exterior streets (Riley Creek Road and Ovoca Road).
5. A detention pond will be in a common area along the southern border of the site.
6. Each road section and cul-de-sac on the plan meet the City's minimum right-of-way and pavement widths.
7. The construction plans have been reviewed and approved by the City's engineering consultant.

Planning Commission Alternatives:

1. Vote to approve the construction plans.
2. Vote to deny the construction plans.
3. Vote to postpone the vote until the next Planning Commission meeting on Monday, June 15, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

The construction plans meet all the requirements in the Subdivision Regulations, the City's Street, Curb, and Sidewalk Design Standards and the Tullahoma Stormwater Management Ordinance.

Attachments:

1. Application
2. Preliminary Plat
3. Aerial Map
4. Zoning Map
5. Construction Plans (due to the size the plans will be in a separate file)



TULLAHOMA REGIONAL PLANNING COMMISSION

321 North Collins Street, Tullahoma, Tennessee, 37388

OFFICE: 931.455.2282 FAX: 931.454.1765

SUBDIVISION PLAT APPLICATION

Name of Subdivision	Section Number (if applicable)	Date of application 2/26/20
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Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer **GREG CURL**

Mailing Address 505 BLACKMUN BLVD W	City WIRTRICE	State TN	Zip 37183
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Phone Number 931-389-6996	Fax Number	Email
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Project Engineer/Surveyor **KENNY SADLER**

Mailing Address 4866 WOODSBURY HWY	City MANCHESTER	State TN	Zip 37355
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Phone Number 931.459.5090	Fax Number	Email
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NOTE: The applicant is responsible for notifying the Planning & Codes Department of any changes to contact information.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

1.	Tax Map 109	Group	Parcel 053.03	Deed Book 336	Page Number 673
	Civil District	County COFFEE	Number of Proposed Lots 44		

Was a concept meeting held with staff? YES NO
If yes, on what date did this meeting occur:

ADDITIONAL REQUIRED INFORMATION:

2. A copy of the owner's deed
Note: NPDES is required by the state if more than 1 acre of land is to be disturbed.

NOTES: The applicant is responsible for submitting final plats to the Coffee County or Franklin County Register of Deeds Office for recording. Please contact the County Register of Deed Office for recording fees. Recorded plats become a part of the permanent files of the Planning and Codes Department.

A Land Disturbance Permit and associated fees will be required to be paid before commencing any grading activities.

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

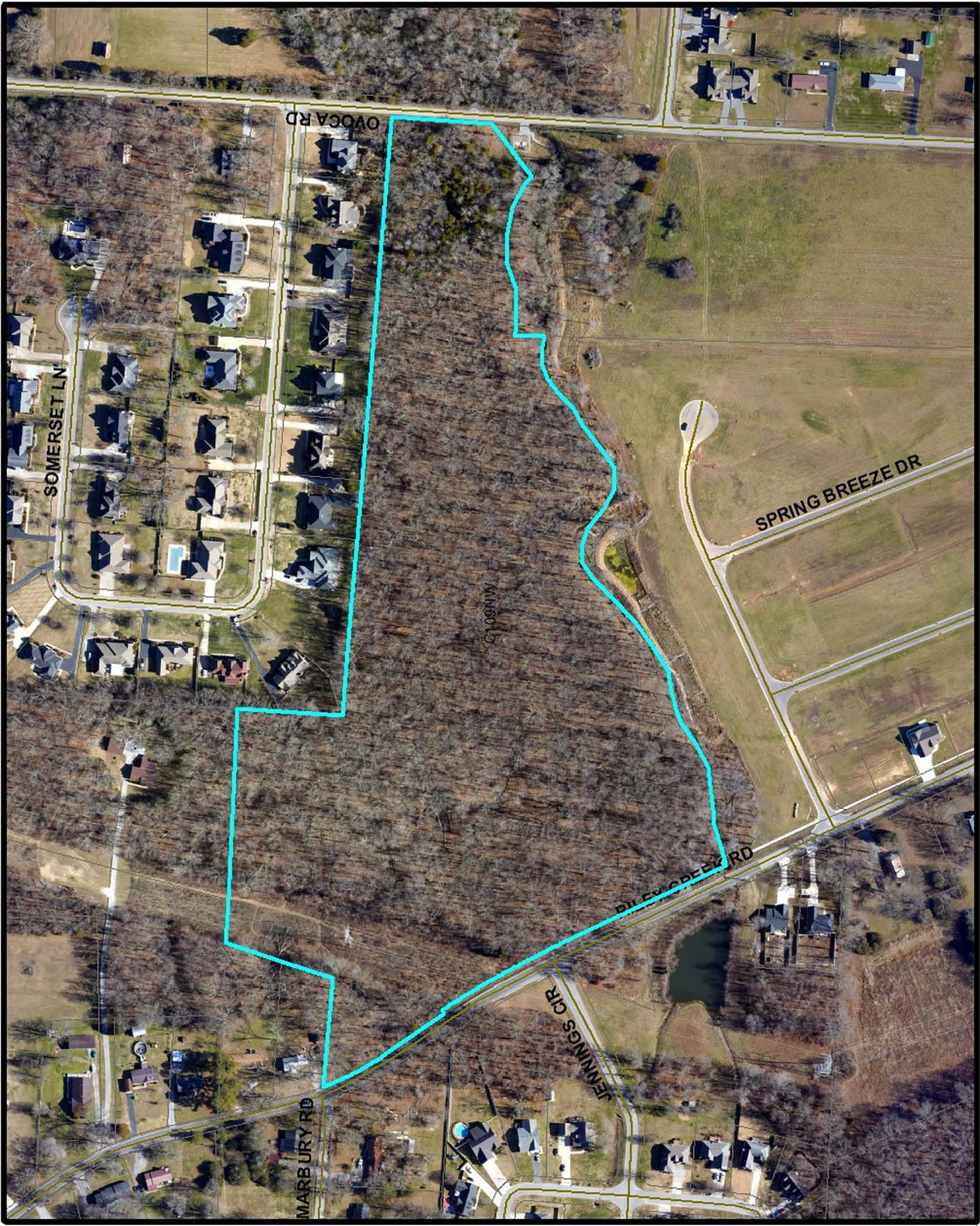
Applicant's Signature: 	Applicant's Name (Printed): KENNY L. SADLER	Date: 2/26/20
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STAFF USE ONLY

	Submittal Type	Fees	Total
1.	Preliminary Plat/ Construction Plans(Major)	\$15.00 per lot/ \$400 per construction plans	
	Final Plat	\$10.00 per lot	

Received by: 	Date: 2/26/2020	Receipt Number: 897948
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Parcel ID 109 053.03



Parcel ID 109 053.03

