

**CITY OF TULLAHOMA
PLANNING COMMISSION
MEETING AGENDA**

Tullahoma City Hall, 201 West Grundy Street, Board Room

Monday, June 15, 2020 - 4:30 PM

Page #

- 1. Call to order by Chairman Chad Grimes.**
- 2. Determination of a quorum.**
- 3. Pledge of Allegiance to the Flag.**
- 4. Read and approve the minutes of the meeting on May 18, 2020.** 1
- 5. Reports of Officers and Staff.**
None
- 6. Old Business.**
None
- 7. New Business.**
 - A. Subdivision Plats (Public Hearings):**
 - 1 Womack-Turkey Creek II Minor Subdivision Final Plat-** A plat to create three residential lots from two existing parcels. The proposed 2.75-acre subdivision is located at 863 Turkey Creek Drive and 12795 Old Tullahoma Road in the Urban Growth Boundary. **Applicant: Mr. Andy Best (Surveyor)** 3
 - 2 Dietz-New Manchester Hwy Minor Subdivision Final Plat-** A plat to create a one acre residential lot from an existing +/- 54-acre parent tract northeast of the intersection of New Manchester Hwy and Bob Dietz Lane in the Urban Growth Boundary. **Applicant: Ms. Susan Dietz and Ms. Rebecca Dietz (Owners)** 9
 - 3 Pinnacle Point Major Subdivision Preliminary Plat-** A plat to create twenty-two residential lots from an existing 9.43-acre parcel on Ovoca Road. **Applicant: Mr. Allan Howard (Owner)** 16
 - 4 Settlers Trace Phase II Major Subdivision Final Plat-**A plat to create nine residential lots from an existing 4.98-acre parcel on Settlers Trace. **Applicant: Mr. Jeff Bowen (Owner)** 23
 - B. Zoning Map Amendments (Public Hearings)**
 - 1 Zoning Map Amendment # 236-** A request to rezone a 28.42-acre parcel at 1800 E. Lincoln Street from Medium Density Residential (R-2) to High-Density Residential (R-3) to accommodate a townhouse development. **Applicant: Mr. Frank Throneberry (Developer)** 29
- 8. Other New Business.**
None
- 9. Next Meeting: Monday, July 20, 2020**
- 10. Adjourn.**

Public Notice

Tulahoma Planning Commission will conduct a study session from 3 pm to 4:30 pm in the Municipal Building (201 W. Grundy St) on Monday, June 15, 2020, to study street standards, traffic calming, and the stormwater regulations. Following the study session will be the regularly scheduled monthly meeting for June of 2020. The meeting will begin at 4:30 pm. A public hearing will be conducted for the following:

1. **Womack-Turkey Creek II Minor Subdivision Final Plat-** A plat to create three residential lots from two existing parcels. The proposed 2.75-acre subdivision is located at 863 Turkey Creek Drive and 12795 Old Tullahoma Road in the Urban Growth Boundary. Applicant: Mr. Andy Best (Surveyor)
2. **Dietz-New Manchester Hwy Minor Subdivision Final Plat-** A plat to create a one-acre residential lot from an existing +/- 54-acre parent tract northeast of the intersection of New Manchester Hwy and Bob Dietz Lane in the Urban Growth Boundary. Applicant: Ms. Susan Dietz and Ms. Rebecca Dietz (Owners)
3. **Pinnacle Point Major Subdivision Preliminary Plat-** A plat to create twenty-two residential lots from an existing 9.43-acre parcel on Ovoca Road. Applicant: Mr. Allen Howard (Owner)
4. **Settlers Trace Phase III, Major Subdivision Final Plat-** A plat, to create nine residential lots from an existing 4.98-acre parcel on Settlers Trace. Applicant: Mr. Jeff Bowen (Owner)
5. **Zoning Map Amendment 236-** A request to rezone a 28.42-acre parcel at 1800 E. Lincoln Street from Medium Density Residential (R-2) to High-Density Residential (R-3) to accommodate a townhouse development. Applicant: Mr. Frank Throneberry (Developer)

PLANNING & CODES DEPARTMENT 931-455-2282

The Tullahoma News
Wednesday, June 3, 2020

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

May 18, 2020

The Tullahoma Municipal Regional Planning Commission met in a Virtual Session Monday, May 18, 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 and No. 34, which remains in effect until 11:59 p.m. on June 30, 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, Mr. Larry Crabtree, Ms. Shelley Smith and Ms. Rupa Blackwell were present. Seven (7) members were present. Other City and Staff Representatives present: Planning and Codes Director Mr. Lee Lawson, City Engineer Mr. Scot St. John, City Attorney Mr. Steve Worsham, and Angela Morales Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Ms. Rupa Blackwell, seconded by Mr. Ray Knowis, the minutes of the April 20, 2020 meeting were approved as presented. Motion passed 7-0.
5. **Reports of Officers and Staff** - None
6. **Old Business:** None
7. **New Business:**

A. Subdivision Plats (Public Hearing)

1. **Thomison-Weaver Street Minor Subdivision**– *Northeast corner of Thomas Street and Weaver Street.*

The applicant is requesting approval of a minor subdivision final plat for property located at the northeast corner of Thomas Street and Weaver St (Coffee Co. Tax Map: 127F, Group H, Parcel # 025.00). The purpose for the rezoning is to create two residential lots from an existing 0.35-acre lot.

(Applicant(s): Mr. James Thomison).

STAFF COMMENTS: Staff recommends approval of this final plat.

PUBLIC COMMENTS: There were no public comments.

A motion to approve this final plat was made by Ms. Rupa Blackwell seconded by Mr. Ray Knowis. Motion passed 7-0.

2. **Dunnigan-Cedar Lane Minor Subdivision Final Plat**– *213 Cedar Lane*

The applicant is requesting approval of a minor subdivision final plat for property located at 213 Cedar Lane (Coffee Co. tax map: 124O, Group K, Parcel(s): 006.00). The applicant has indicated that the proposed subdivision is to create two residential lots from an existing 0.63-acre lot.

(Applicant(s): Ms. Laura Dunnigan).

STAFF COMMENTS: Staff recommends approval of this final plat.

PUBLIC COMMENTS: There were no public comments.

A motion to approve the final plat was made by Mr. Larry Crabtree seconded by Ms. Rupa Blackwell. Motion passed unanimously 7-0.

3. **Flint Rock Phase II Minor Subdivision Final Plat**– *Ovoca Road*

The applicant is requesting approval of a minor subdivision final plat to divide an existing 1.82-acre lot into two parcels and shifting the northern sideline of Lot 8 further south on Ovoca Rd. (Coffee Co. Tax Map: 109, Parcels 053.13 and 053.04). The detention area in the front yard of lot 8 prevents a direct driveway entrance onto Ovoca Rd. The proposed plat will create an ingress / egress easement on Lot 9 to allow access for Lot 8 to the public road.

Applicant(s): Mr. Joe Denby

STAFF COMMENTS: Staff recommends approval of this final plat.

PUBLIC COMMENTS: Surveyor, Mr. Andy Best was present for discussion.

A motion to approve the final plat was made by Mr. Larry Crabtree seconded by Mr. Bill Comer. Motion passed 5-2 with Mr. Paul Schwer and Mr. Ray Knowis opposing.

4. The Woodlands Phase II Major Subdivision Construction Plans: - Riley Creek Road and Ovoca Road

The applicant is requesting the approval of constructions plans for a major subdivision with 44 lots on 22.69-acres at Riley Creek Road and Ovoca Road (Coffee Co. Tax Map: 109, Parcel: 053.03). Proposed construction plans include streets, sidewalks, drainage, water and sewer.

Applicant(s): Mr. Greg Curl

STAFF COMMENTS: Staff recommends approval of the construction plans.

PUBLIC COMMENTS: Surveyor, Mr. Kenny Sadler was present for discussion.

A motion to approve the construction plans was made by Mr. Ray Knowis seconded by Mr. Bill Comer. Motion passed 5-2 with Mr. Paul Schwer and Ms. Shelley Smith opposing.

8. Other New Business: None

9. Next Meeting: Monday, June 15, 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: Womack-Turkey Creek II Minor Subdivision Final Plat

Staff: Jennifer Moody
City Administrator

Applicant: Mr. Alan Womack, 12795 Old Tullahoma Road, Tullahoma, TN

Request: For the Planning Commission to approve a minor subdivision final plat for recording. The purpose of the plat is to create three residential lots from two existing parcels.

Zoning: R-2 (Franklin County General Residential)

Property Size: 2.75 acres

Location: 863 Turkey Creek Drive and 12795 Old Tullahoma Road

Tax Map and Parcel Numbers: Franklin County: 008, Parcels: 006.07 and 006.11

Background Summary:

The applicant's surveyor has indicated that the proposed subdivision is to create three residential lots from two existing lots. This property is located inside the Tullahoma Urban Growth Boundary (UGB).

Current property Information	
Land Use:	Single- and Two- family residential
Site Features:	Lots 1 and 2 each have existing single dwellings and Lot 3 is an undeveloped lot
Flood Areas	The property is <u>not</u> located in a special flood hazard area
Vehicle Access	Turkey Creek Drive (Major Collector Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	County General Residential (R-2)	Single- and Two-family residential
South:	County General Residential (R-2)	Single- and Two-family residential
East:	County General Residential (R-2)	Single- and Two-family residential
West:	County General Residential (R-2)	Single- and Two-family residential

Zoning District Summary	
Zoning District Intent:	The R-2, Medium-Density Residential District is established to provide for low-density single- and two-family residential development
Permissible Uses:	Single- and two-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 is available by Center Grove–Winchester Springs Utility District and sewer service is not available, but septic has been approved.
Lot and/ or Density Requirements:	Minimum Lot Area for single-family/two- family: 10,000/20,000 square feet Minimum Lot Width for single-family/two-family: 75/125 feet
Setback Requirements:	Front Yard Setback: Turkey Creek Road (Major Collector Street): 35 feet from the right-of-way for both single- and two-family dwellings Rear Yard Setback: 25 feet from the rear lot line for both single- and two-family dwellings Side Yard Setback: 5 feet from side lot lines for single-family and 10 feet from side lot lines for two-family dwellings

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
Franklin County Planning/Zoning:	No comments

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 2.75-acres. The sizes of the proposed lots are the following: Lot 1) 12,985 square feet (0.50-acres), Lot2) 29,251 square feet (0.67-

acres), and Lot 3) 68,379 square feet (1.57-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. A private subsurface septic system will serve the lot. Water is available from the Center Grove-Winchester Springs Utility District.
3. The proposed new lot created fronts on Turkey Creek Road, which is classified as a Major Collector Street in the City's Major Thoroughfare Plan.

Planning Commission Alternatives:

1. Approve the final plat.
2. Deny the final plat.
3. Postpone action until the next Planning Commission meeting on Monday, July 20, 2020.

Preliminary Staff Recommendation:

Staff recommends approval of the final plat for the following:

1. The proposed subdivision meets all of the development standards required by Franklin County Zoning Resolution, including minimum lot size, minimum lot width, and the minimum setbacks.
2. The subdivision meets all the requirements of the Tullahoma Subdivision Regulations. The lots will have frontage along a public road.

Attachments:

1. Subdivision Application
2. Proposed plat
3. Property 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 Womack/Turkey Creek 2	Section Number (if applicable)	Date of application 18 MAY 2020
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Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer
Alan Womack

Mailing Address 12795 Old Tullahoma Road	City Tullahoma	State TN	Zip 37388
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Phone Number 931-222-9354	Fax Number	Email
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Project Engineer/Surveyor
Andy Best TN RLS 2444

Mailing Address 273 Haynes Hollow Rd	City Winchester	State TN	Zip 37398
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Phone Number 931-808-4715	Fax Number	Email andy@bestlandsurveying.com
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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:

Tax Map 008	Group n/a	Parcel 6.07 + 6.11	Deed Book / PG 203/680	Page Number DB/PG 386/530
1. Civil District 7th	County Franklin		Number of Proposed Lots 3	

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.

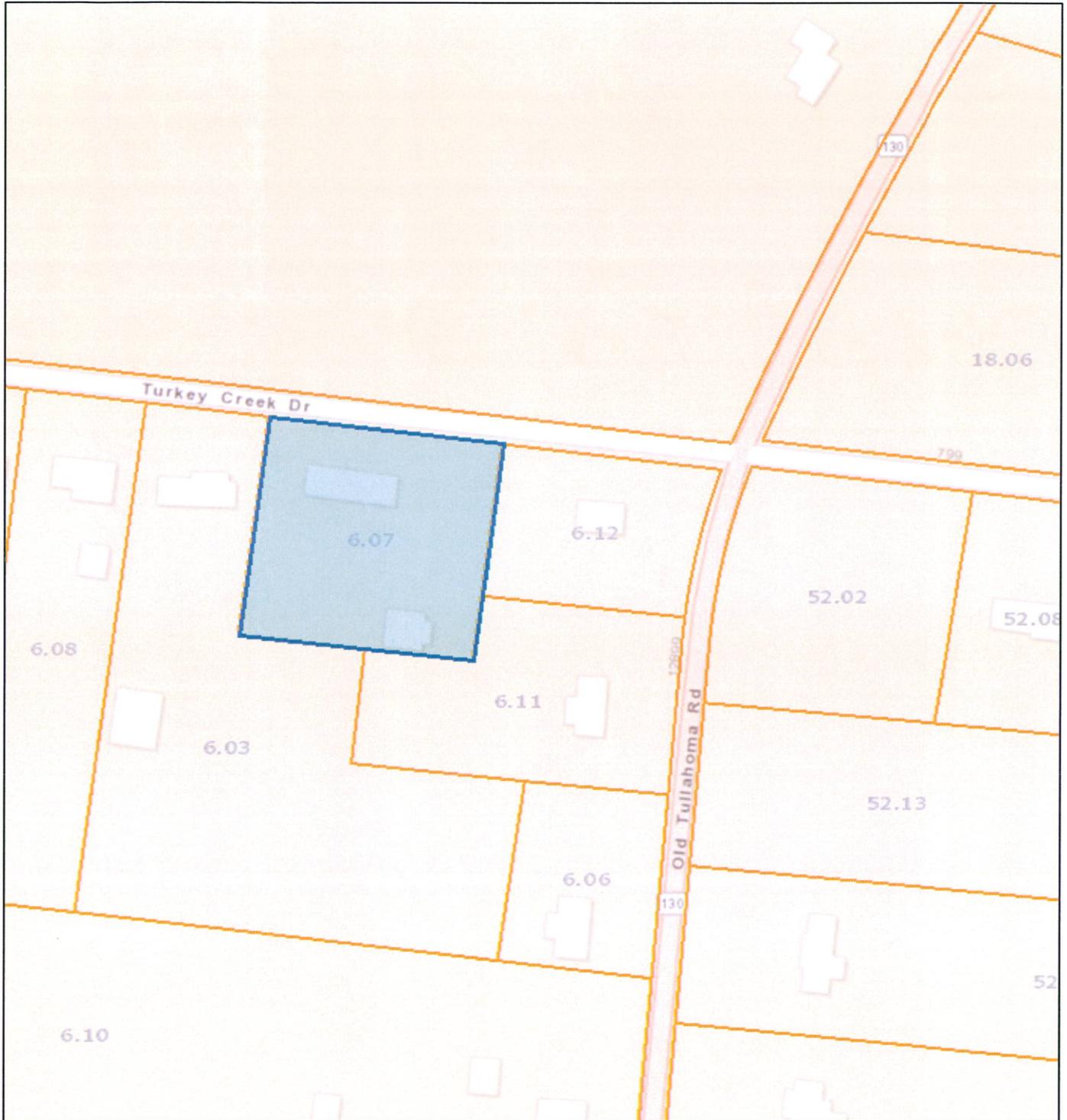
Applicant's Signature: 	Applicant's Name (Printed): John A Best	Date: 18 MAY 2020
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STAFF USE ONLY

Submittal Type	Fees	Total
1. Preliminary Plat/ Construction Plans(Major)	\$15.00 per lot/ \$400 per construction plans	
Final Plat	\$10.00 per lot	3 lots \$30.00

Received by:	Date:	Receipt Number:
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Franklin County - Parcel: 008 006.07



Date: June 11, 2020
County: Franklin
Owner: WOMACK JAMES M
Address: TURKEY CRK DR 863
Parcel Number: 008 006.07
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2018

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Staff Report

Agenda No.: 7.A.2

Project Title: Dietz-New Manchester Highway Minor Subdivision Final Plat

Staff: Jennifer Moody
City Administrator

Applicant: Ms. Susan Dietz and Ms. Rebecca Dietz, 212 Bob Dietz Lane, Manchester, TN

Request: For the Planning Commission to approve a minor subdivision final plat for recording. The purpose of the plat is to divide one residential lot from an existing tract.

Zoning: RS-1 (Coffee County Low-Density Residential)

Property Size: 55.58 acres

Location: At an area northeast of the intersection of New Manchester Highway and Bob Dietz Lane in the Urban Growth Boundary (UGB)

Tax Map and Parcel Numbers: Coffee County: Map 104, Parcel 058.00

Background Summary:

The applicants have indicated that the proposed subdivision is to create a one-acre residential tract from a +/- 55-acre parent tract northeast of the intersection of New Manchester Highway and Bob Dietz Lane in the Urban Growth Boundary.

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	New Manchester Highway (TN-55) (Urban Principal Arterial)

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

Zoning District Summary	
Zoning District Intent:	The Low-Density Residential District (RS-1) - These districts are designed to provide suitable areas for residential development consisting of single-family dwellings and other structures that are accessory to that within areas that are suburban in nature.
Permissible Uses:	Single-family dwellings, Parks, Schools, Utility Infrastructure, Private Recreational Facilities, and Plant Nurseries
Water and Sewer Service:	TUA water and sewer service are not available. TDEC has approved a septic permit for this lot.
Lot and/ or Density Requirements:	Minimum Lot Area with public water: 30,000 SF Minimum Lot Area with public water & fire flow: 20,000 SF Minimum Lot Width without sewer: 125 feet
Setback Requirements:	Front Yard Setback: New Manchester Highway (Arterial): 50 feet from the right-of- way Rear Yard Setback: 25 feet from the rear lot line Side Yard Setbacks: 25 feet from side lot lines

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

Planning Consideration(s):

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

1. The parent tract is currently 55.58 acres in size. The size of the proposed lot is one-acre with a lot width over 150 feet.

Planning Commission Alternatives:

1. Approve the final plat.
2. Deny the final plat.
3. Postpone action until the next Planning Commission meeting on Monday, July 20, 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. Property Map
4. Zoning Map



TULLAHOMA REGIONAL PLANNING COMMISSION
 321 North Collins Street, Tullahoma, Tennessee, 37388
 OFFICE: 931.455.2282 FAX: 931.454.1765

Deitz
New Manchester Hwy

SUBDIVISION PLAT APPLICATION

Name of Subdivision	Section Number (if applicable)	Date of application <i>6/11/2020</i>
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Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer
Jack + Fran Peacock

Mailing Address <i>6014 New Manchester Hwy</i>	City <i>Manchester</i>	State <i>TN</i>	Zip <i>37355</i>
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Phone Number <i>931-521-2788</i>	Fax Number	Email <i>Fran.peacock4@gmail.com</i>
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Project Engineer/Surveyor
Northcutt + Associates

Mailing Address <i>409 Woodbury Hwy</i>	City <i>Manchester</i>	State <i>TN</i>	Zip <i>37355</i>
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Phone Number <i>931-728-9500</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:

Tax Map <i>104</i>	Group	Parcel <i>058.00</i>	Deed Book <i>363</i>	Page Number <i>518</i>
1. Civil District <i>5th</i>	County <i>Coffee Co.</i>	Number of Proposed Lots <i>1</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
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.

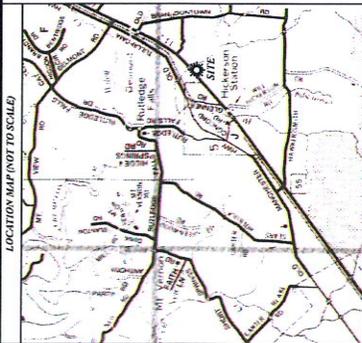
I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: <i>Fran Peacock</i>	Applicant's Name (Printed): <i>Fran Peacock</i>	Date: <i>6-11-2020</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	<i>*10.00</i>

Received by: <i>Angela Spradler</i>	Date: <i>6/11/20</i>	Receipt Number: <i>897962</i>
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- NOTES:**
- (1) THE SUBJECT PROPERTY IS ZONED RS-1.
 - (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT = 50', SIDE = 25', REAR = 25'.
 - (3) THE SUBJECT PROPERTY LIES IN WHITE ZONE X OF FLOOD INSURANCE RATE MAP PANEL #7010201C, DATED 08-04-2006, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
 - (4) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MIGHT REVEAL.
 - (5) THERE IS TO BE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL PROPERTY LINES SHOWN HEREON.
 - (6) THE SOURCE OF WATER FOR THE SUBJECT PROPERTY IS MANCHESTER WATER AND SEWER DEPARTMENT.
 - (7) THIS LOT WILL BE DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MANCHESTER, TENNESSEE, AND THE DESIGNER IS RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
 - (8) SURFACE SEWAGE DISPOSAL SYSTEM (SEPTIC) DISCLAIMER: IN GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SURFACE SEWAGE DISPOSAL SYSTEM.

CERTIFICATE OF DEDICATION

I (WE), AS OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY RESTRICTIONS, COVENANTS, AND EASEMENTS, AND DEDICATE ALL PUBLIC ROADS, UTILITIES, RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC FACILITIES AS SHOWN TO THE CITY OF TULLAHOMA.

DATE _____ SIGNATURE (OWNER) _____
 DATE _____ SIGNATURE (OWNER) _____

CERTIFICATION OF OWNERSHIP

I (WE), HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON, AS SHOWN IN DEED BOOK NUMBER 863, PAGE 518 IN THE COFFEY COUNTY REGISTER'S OFFICE.

DATE _____ SIGNATURE (OWNER) _____
 DATE _____ SIGNATURE (OWNER) _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION REGISTRATION (FAS) HAVE BEEN INSTALLED PRIOR TO THIS SUBDIVISION.

DATE _____ TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

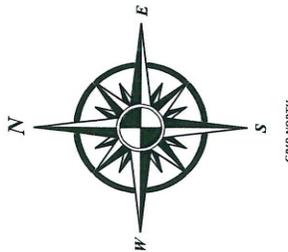
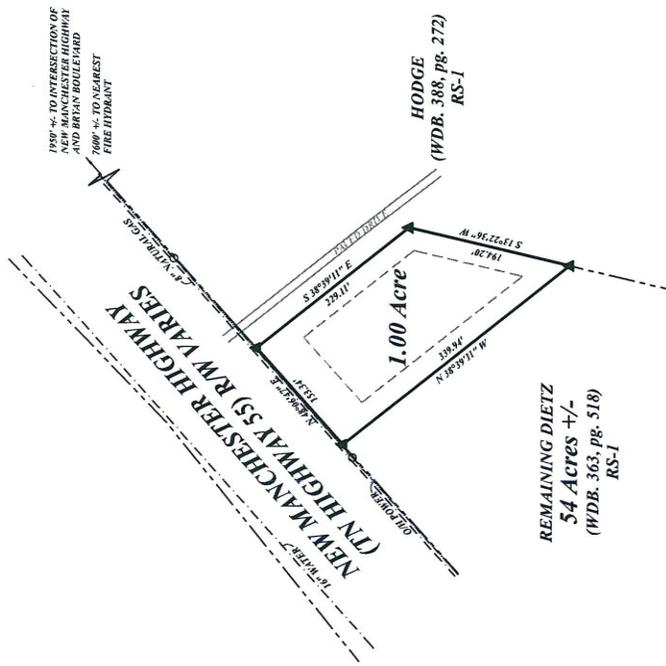
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TULLAHOMA PLANNING COMMISSION, WITH THE EXCEPTION OF THE EXCEPTIONS LISTED HEREON, AND THAT THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ SECRETARY _____
 PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC STREETS OR ROAD POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC STREETS ON THIS FINAL SUBDIVISION PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE TULLAHOMA PLANNING COMMISSION'S SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE TULLAHOMA PLANNING COMMISSION, AND THAT THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ COFFEY COUNTY ROAD SUPERINTENDENT _____



- ▲ 12" CHIPPED REPAIR SET
- ⊕ UTILITY POLE
- OVERHEAD POWER LINE
- WATER LINE
- NATURAL GAS LINE

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND ACCURATE SURVEY (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY II (RENOVE) SURVEY. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY. HORIZONTAL DATUM IS NAD 83, WHICH WAS DERIVED USING GPS NETWORK RTA OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON GRS-1 SYSTEM. THE DATA PUBLISHED RELATIVE POSITIONAL ACCURACY OF THE SURVEY IS WITHIN THE TOLERANCES OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.

REGISTERED LAND SURVEYOR _____ DATE _____

NORTH CUTT & ASSOCIATES
LAND SURVEYING, INC.
 400 WOODBURY HIGHWAY
 MANCHESTER, TN 37353
 PHONE # (931) 728-9390
 northcuttandassociates@gmail.com

DIETZ, NEW MANCHESTER HWY
FINAL PLAT

PREPARED FOR:	FRAN PEACOCK	CIVIL DISTRICT / COUNTY:	5th COFFEY CO.	EXAM # / PARCEL #:	MAP - 104 PARCEL - 158.00
OWNER / DEVELOPER:	DIETZ SUSAN L & REBECCA A DIETZ MANCHESTER, TN 37353	DEED REFERENCES:	WDB 363, PG. 518, RS-1 WDB 388, PG. 272, RS-1	JOB # / DATE:	20C-107 05-21-2020

Coffee County - Parcel: 104 058.00



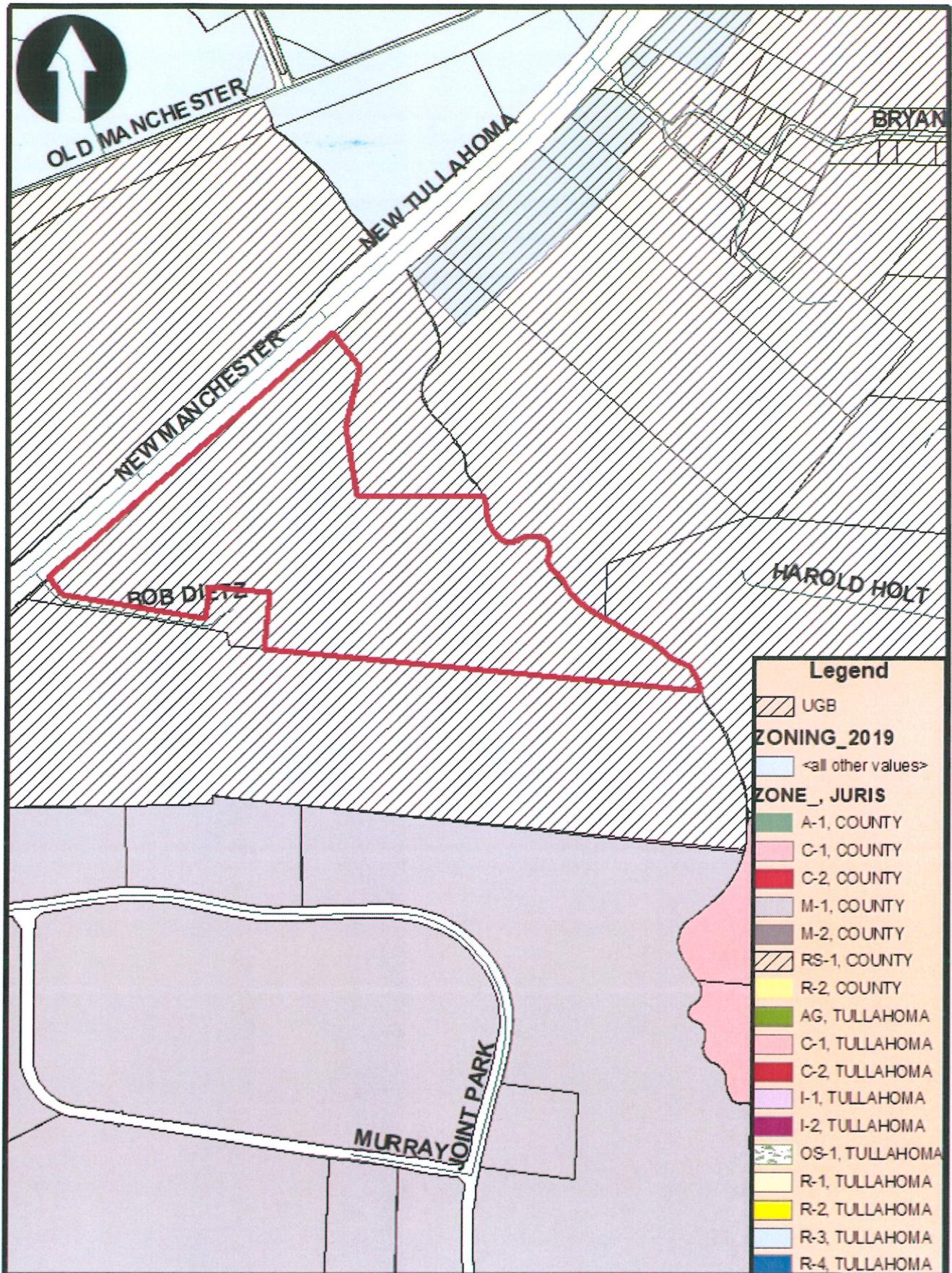
Date: May 27, 2020
County: Coffee
Owner: DIETZ SUSAN L & REBECCA A
Address: NEW MANCHESTER HWY
Parcel Number: 104 058.00
Deeded Acreage: 0
Calculated Acreage: 55.58
Date of Imagery: 2018

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Dietz Plat-Zoning Map



Staff Report

Agenda No.: 7.A.3

Project Title: Pinnacle Point Major Subdivision Preliminary Plat

Staff: Jennifer Moody
City Administrator

Applicant: Mr. Allan Howard, 4698 New Bushy Branch Road, Manchester, TN

Request: For the Planning Commission to approve a subdivision preliminary plat for recording. The purpose of the preliminary plat is to divide 9.43 acres into twenty-two (22) proposed lots.

Zoning: R-1 (Low-Density Residential)

Property Size: 9.43 acres

Location: On the west side of Ovoca Road, south of the intersection of Ovoca Road and Country Club Drive and immediately south of the proposed The Woodlands Subdivision

Tax Map and

Parcel Numbers: Coffee County: Map 109, Parcel 053.01

Background Summary:

The applicant has indicated that the proposed subdivision will create twenty-two (22) residential lots for single-family dwellings. The sizes of the lots will generally range from 0.28 acres to 0.36 acres (or 12,275 to 15,000 square feet). The property is in the Low-Density Residential (R-1) zoning district and the minimum lot area with sewer service for R-1 is 12,000 square feet. The surrounding areas are zoned R-1 with the development character of the area being low-density residential with single-family dwellings.

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	Ovoca Road (Collector)

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 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	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:	"Common Area" owned by the Homeowners Association
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 Plan: The Plan calls for low-density residential single family development in the area of the subdivision.

Comprehensive Transportation Plan: Ovoca Road’s functional classification in the transportation plan is an Urban Collector. Urban Collectors are streets which provide both land access service and traffic circulations within residential, commercial, and industrial areas. The system also collects traffic from local streets in the residential neighborhoods and channels it into the arterial system.

Traffic: The latest annual average daily traffic count for Ovoca Road was 968. 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 209.44 trips a day.

1. **Source:** TDOT Count Station 169 on Ovoca Road and 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 Ovoca Road as an “A.” Ovoca Road is classified as a rural collector street on the Major Thoroughfare Plan. The projected increase in traffic (209.44 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. 31 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 9.43 acres and fronts along Ovoca Road, which is classified as a Collector Street on the City’s Major Thoroughfare Plan.
2. Sidewalks will be installed along Ovoca Road from the south property line to the northern property line and sidewalks will be installed on one side of the interior road, Pinnacle Point Lane.
3. A detention and drainage area will be in the common area along the northern end of the site.
4. Each road on the plan meets the City’s minimum right-of-way and pavement

widths.

5. Construction plans will need to be reviewed and approved.

Planning Commission Alternatives:

1. Approve the preliminary plat subject to all staff comments.
2. Deny the preliminary plat.
3. Postpone action until the next Planning Commission meeting on Monday, July 20, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

1. 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.

Attachments:

1. Subdivision Application
2. Proposed plat
3. Property 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 Pinnacle Point	Major Preliminary	Section Number (if applicable)	Date of application 28 MAY 2020
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Type: Preliminary Final (Major) Final (Minor - Includes Resubs) Partition Construction Plans

Applicant/ Developer
Allan Howard

Mailing Address 4698 New Bushy Branch Rd	City Manchester	State TN	Zip 37355
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Phone Number 931-242-6972	Fax Number	Email
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Project Engineer/Surveyor
Andy Best TN RLS 2444

Mailing Address 273 Haynes Hollow Rd	City Winchester	State TN	Zip 37398
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Phone Number 931-808-4715	Fax Number	Email andy@bestlandssurveying.com
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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:

Tax Map 109	Group n/a	Parcel 053.01	Deed Book 394	Page Number 871
1. Civil District 5th	County Coffee	Number of Proposed Lots 22		

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: 	Applicant's Name (Printed): John A Best	Date: 28 MAY 2020
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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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MAJOR SUBDIVISION PRELIMINARY PLAT

PINNACLE POINT

FOR/OWNER: ALLAN HOWARD
ADDRESS: ___ OVACA ROAD
CIVIL DISTRICT: 5TH
CITY: TULLAHOMA
COUNTY: COFFEE
STATE: TENNESSEE
ZONING: R-1

ALLAN HOWARD
 4698 NEW BUSHY BRANCH RD
 MANCHESTER, TN 37355

BEING PROPERTY DESCRIBED IN:
REGISTRAR'S OFFICE
COFFEE COUNTY
DB. 394, P. 871

JOB NUMBER:
 200311

FILE NAME:
 HOWARD.DWG

DATE:
 26 JULY 2019

TAX MAP:
 109

GROUP:
 N/A

PARCEL:
 053.01

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



LEGEND

- These standard symbols will be found in the drawing.
- Utility Pole
 - Electric Handhole
 - Guy Anchor
 - Fire Hydrant
 - Sewer Manhole (existing)
 - Sewer Manhole (proposed)

- NOTES--
1. CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCELS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
 2. BEST LAND SURVEYING IS THE AUTHOR 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 EXPRESS 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. PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA PANEL # 47031C0189C, EFFECTIVE DATE OF 4 AUGUST, 2008.
 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. LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON ABOVE-GROUND EVIDENCE OR BY INFORMATION SUPPLIED BY TUA & EHP/UD.
 7. 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.
 8. WATER SOURCE IS PUBLIC AND IS SUPPLIED BY TULLAHOMA UTILITIES AUTHORITY PROPOSED LOT USE: SINGLE FAMILY DWELLING.
 10. TOPOGRAPHY WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED 26 JULY 2019 CONDUCTED BY JOHN A. BEST TN PLS #444. ELEVATIONS WERE DETERMINED FROM A TIE TO MEAN SEA LEVEL USING A TOPCON HIRER II GNSS RECEIVER IN RTK MODE CONNECTED TO THE TDO7 CORES NETWORK.
 11. NO STRUCTURES ARE ALLOWED IN THE UTILITY, SEWER OR DRAINAGE EASEMENTS.
 12. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING ALL PROPOSED WATER LINES, SEWER LINES AND INTERNAL/EXTERNAL SEWERLINES.
 13. THE DEVELOPER IS RESPONSIBLE FOR ALL TRENCHING AND CONDUIT ASSOCIATED WITH THE UNDERGROUND POWER LINES.
 14. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
 15. THE CITY OF TULLAHOMA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
 16. THIS PROPOSED SIDEWALK LIES INSIDE THE RIGHT-OF-WAY.
 17. RIGHT-OF-WAY DEDICATION: 1.68 ACRES (71,508 SqFt)
 18. 1,098.3 FEET OF PROPOSED ROADWAY
 19. DRIVEWAY ACCESS FOR LOTS 1, 12, 18 & 23 SHALL BE FROM PINNACLE POINT LANE.
 20. A SOIL COMPACTION TEST WILL BE REQUIRED FOR ALL LOTS AT THE TIME THE APPLICANT APPLIES FOR BUILDING PERMITS.
 21. THE UNDERGROUND SEWER AND WATER LINES SHOWN HEREON (EXISTING AND PROPOSED) HAVE A 20' UTILITY EASEMENT, 10' EITHER SIDE OF THE EXISTING UTILITY LINE.

APPROVED BY THE TULLAHOMA REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON [DATE].

THIS PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL OF THIS SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

PLANNING COMMISSION SECRETARY

MINIMUM BUILDING SETBACK REQUIREMENTS

FRONT = 35'
 FRONT (LOCAL ROAD) = 25'
 SIDE = 10'
 REAR = 25'

UTILITY & DRAINAGE EASEMENTS

FRONT (OF EACH LOT) = 10'
 SIDE (OF EACH LOT) = 10'
 REAR (OF EACH LOT) = 10'
 (UNLESS OTHERWISE SPECIFIED)

Lot #	Acres±	SqFt
Lot 1	0.28	12021
Lot 2	0.28	12284
Lot 3	0.34	14872
Lot 4	0.39	16868
Lot 5	0.28	12190
Lot 6	0.28	12100
Lot 7	0.28	12100
Lot 8	0.28	12105
Lot 9	0.35	15355
Lot 10	0.91	39692
Lot 11	0.28	12215
Lot 12	0.36	15551
Lot 13	0.33	14393
Lot 14	0.33	14588
Lot 15	0.33	14586
Lot 16	0.33	14428
Lot 17	0.31	13359
Lot 18	0.33	14586
Lot 19	0.33	14586
Lot 20	0.31	13379
Buffer & R/W	2.51	109230



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.



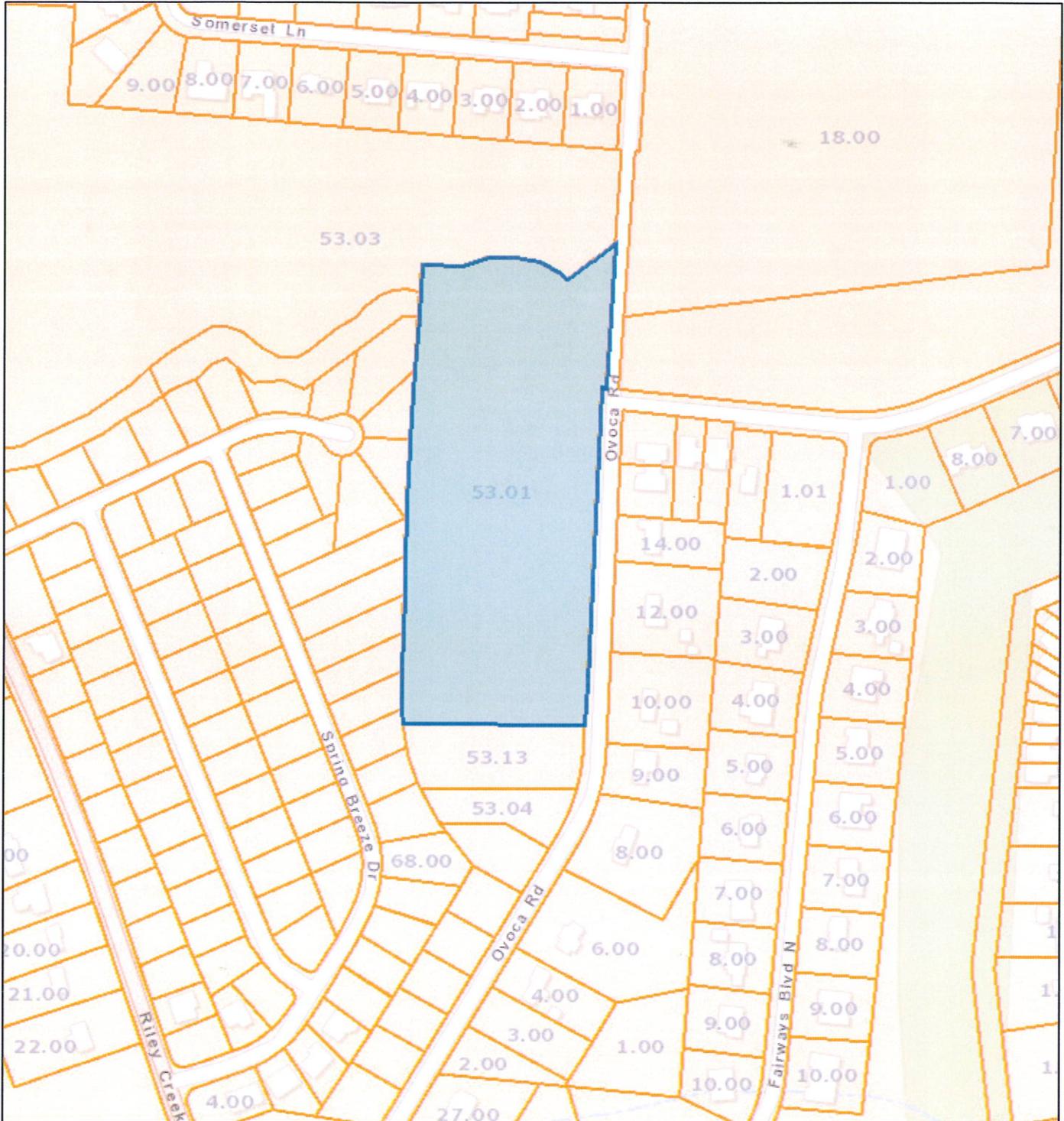
ENGINEER OR SURVEYOR SIGNATURE & LIC. #

DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	47.10	42.41	S 42°11'00" E	89°57'22"
C2	125.00	52.73	52.34	S 75°04'36" E	24°10'11"
C3	125.00	43.32	43.10	S 53°03'51" E	19°51'20"
C4	125.00	68.93	68.06	S 27°20'22" E	31°35'38"
C5	125.00	30.61	30.53	S 04°31'41" E	14°01'43"
C6	125.00	13.33	13.32	S 05°59'58" W	07°01'37"
C7	125.00	69.75	68.85	S 25°29'56" W	31°58'19"
C8	125.00	66.36	65.58	S 56°41'34" W	30°24'55"
C9	125.00	44.91	44.63	S 82°11'36" W	23°35'09"
C10	30.00	48.53	42.00	S 48°03'20" W	88°51'41"
C11	75.00	117.81	108.07	N 47°29'10" E	90°00'00"
C12	75.00	117.35	105.74	N 42°20'18" W	89°38'52"
C13	30.00	47.17	42.45	S 47°47'41" W	90°05'15"
C14	30.00	47.26	42.52	S 42°22'53" E	90°15'53"

Coffee County - Parcel: 109 053.01



Date: June 11, 2020
County: Coffee
Owner: HOWARD I A ETUX
Address: OVOCA RD
Parcel Number: 109 053.01
Deeded Acreage: 9.42
Calculated Acreage: 0
Date of Imagery: 2018

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

Staff Report

Agenda No.: 7.A.4

Project Title: Settlers Trace Phase II Subdivision Final Plat

Staff: Jennifer Moody
City Administrator

Applicant: Mr. Jeff Bowen, 1278 Riddle Rd, Shelbyville, TN

Request: For the Planning Commission to approve a major subdivision final plat for recording. The purpose of the plat is to divide nine lots from an existing 4.98 - acre parcel creating Phase II of Settlers Trace Subdivision.

Zoning: R-1 (Low-Density Residential)

Property Size: 4.98 acres

Location: On the east side of Riley Creek Road between Settlers Trace to the south and Ovoca Lake Rd to the north; new lots will extend around a cul-de-sac created from extending the existing street stub at the end of Settlers Trace

Tax Map and

Parcel Numbers: Coffee County: 109P, Group B, Parcel # 042.00

Background Summary:

The applicant has indicated that the proposed phase II of the subdivision would create nine residential lots for single-family dwellings. The sizes of the lots will generally range from 0.48 – 0.52 acres (or 21,000 – 22,583 square feet). The property is in the Low-Density Residential (R-1) and Coffee County Low-Density Residential (RS-1) zoning districts and the minimum lot area with sewer service for R-1 is 12,000 square feet. The development character of the surrounding area will be low-density residential with single-family dwellings.

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	Settlers Trace (Minor/Interior Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	County Low-Density Residential (RS-1)	Single-family residential
South:	Low-Density Residential (R-1)	Single-family residential
East:	Low-Density Residential (R-1) and County Low-Density Residential (RS-1)	Single-family residential
West:	County Low-Density Residential (RS-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 dwellings (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: 12,0000 square feet Minimum Lot Width: 75 feet Maximum Lot Coverage: 30%
Setback Requirements:	Front Yard Setback: Settlers Trace (local road): 25 feet from interior street right-of- ways Rear Yard Setback: 25 feet from the rear lot line Side Yard Setbacks: 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 Plan calls for Low-Density Residential/ Single-family. This area of the city is designated as the "Rural Area" in Section 6.2 of the Comprehensive Development Plan.

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 4.98 acres and fronts and internal street, Settlers Trace, which is classified as a minor local street in the City's Major Thoroughfare Plan.
2. The developer received approval from the Board of Mayor and Aldermen, on June 8, 2020, to a three-year extension of the 15-year vesting period allowed by T.C.A. § 13-4-310(d)(3), to allow for construction of a new phase of Settlers Trace Subdivision. The new expiration date is June 4, 2022.
3. Lot 15 has been filled to mitigate and prevent future drainage concerns.
4. The new segment of roadway on the plan meets the City's minimum right-of-way and pavement widths.
5. Construction Plans will need to be submitted for review and approval.

Planning Commission Alternatives:

1. Approve the final plat.
2. Deny the final plat.
3. Postpone action until the next Planning Commission meeting on Monday, July 20, 2020.

Preliminary Staff Recommendation:

Staff recommends Alternative number 1 for the following:

1. Lots in the proposed subdivision meet all of 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.

Attachments:

Subdivision Application
Proposed Plat
Property 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: Settlers Trace S/D Phase 2 Major Final
Section Number (if applicable):
Date of application: 18 MAY 2020

Type: [] Preliminary [X] Final (Major) [] Final (Minor - includes Resubs) [] Partition [] Construction Plans

Applicant/ Developer: Jeff Bowen Development, LLC Jeff Bowen, Chief Manager

Mailing Address: 1278 Riddle Rd
City: Shelbyville State: TN Zip: 37160

Phone Number: 931-212-5861 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: andy@bestlandsurveying.com

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

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Table with 5 columns: Tax Map (109P), Group (B), Parcel (002.00), Deed Book (308), Page Number (578). Row 1: Civil District (5th), County (Coffee), Number of Proposed Lots (9).

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

ADDITIONAL REQUIRED INFORMATION:

2. [X] 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.

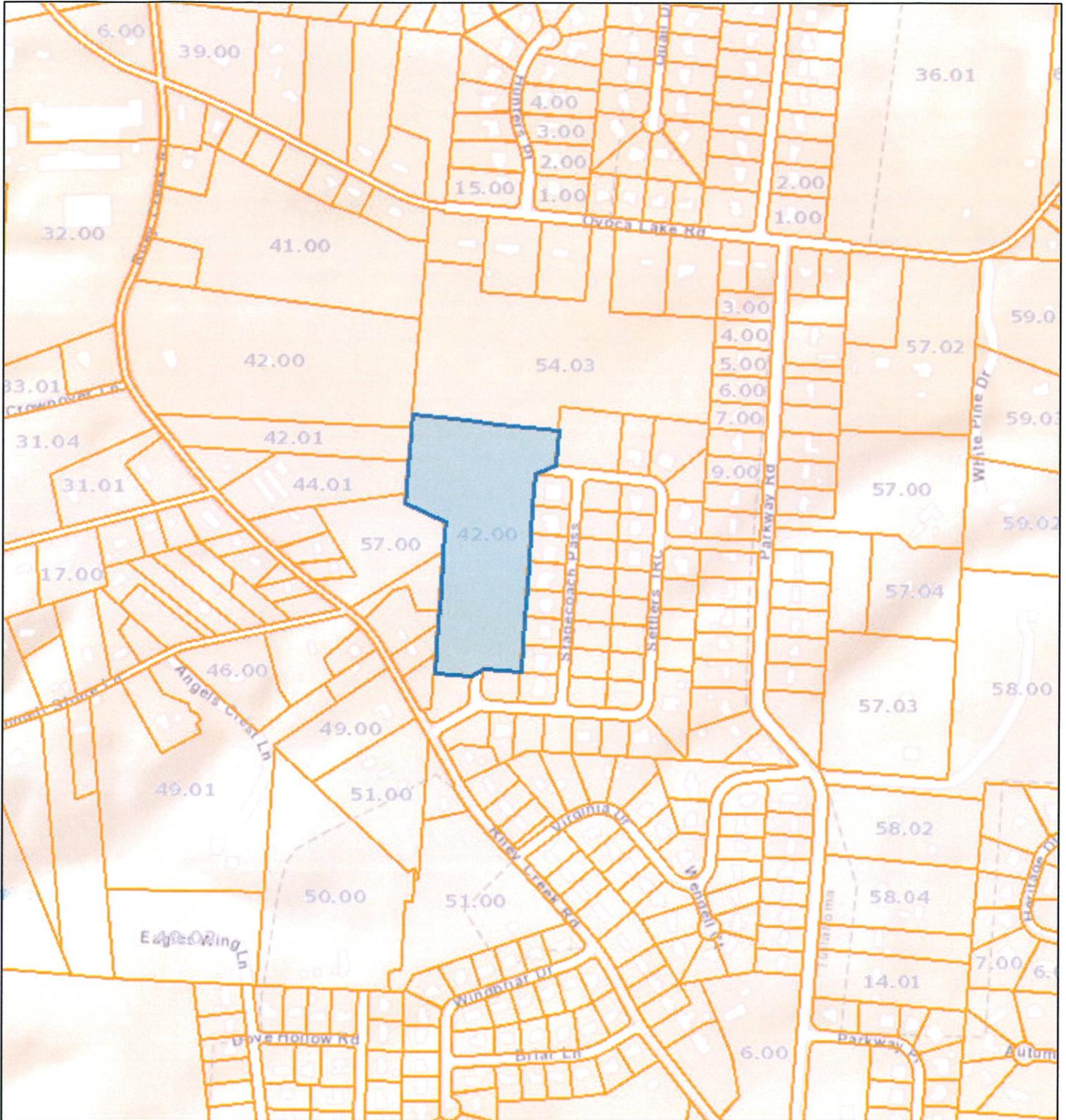
Applicant's Signature: [Signature] Applicant's Name (Printed): John A Best Date: 18 MAY 2020

STAFF USE ONLY

Table with 3 columns: Submittal Type, Fees, Total. Row 1: Preliminary Plat/ Construction Plans(Major) \$15.00 per lot/ \$400 per construction plans. Row 2: Final Plat \$10.00 per lot 9 lots \$90.00

Received by: Date: Receipt Number:

Coffee County - Parcel: 106P B 042.00



Date: June 12, 2020
County: Coffee
Owner: BOWEN DEVELOPMENT LLC
Address: SETTLERS TRACE
Parcel Number: 106P B 042.00
Deeded Acreage: 11.49
Calculated Acreage: 0
Date of Imagery: 2018

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

Staff Report

Agenda No.: 7.B.1

Project Title: Zoning Map Amendment #236

Staff: Jennifer Moody
City Administrator

Applicants: Mr. Frank Throneberry, Murfreesboro, TN 37129

Property Size: +/- 28.42 acres

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

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

Location: 1800 E. Lincoln 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 of forty-eight (48) townhomes, with more townhomes to be proposed for the future on the remaining property. The City's Future Land Use Plan indicates Residential Medium-Density Multi-family development. The surrounding areas vary from single-family residences to the north and east and multi-family or apartment developments to the west.

Current property Information	
Land Use:	Agricultural
Site Features:	Vacant
Water & Sewer	Public water and sewer is available and required for R-3
Flood Areas	The site <u>is</u> located in a special flood hazard area; see attached flood zone map
Vehicle Access	E. Lincoln Street (Urban Collector Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Low-density Residential (R-1)	Single-family dwellings
South:	Restricted Manufacturing and Warehousing (I-1)	railroad property
East:	Medium-density Residential (R-2)	Single- and Two-family dwellings
West:	High-density Residential (R-3)	Multi-family development

Zoning District Summary (Existing/ Proposed):		
	Existing Zoning: Medium-Density Residential (R-2)	Proposed Zoning: High-Density Residential (R-3)
Zoning District Intent:	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.
Permissible Uses:	<ol style="list-style-type: none"> 1. Single-family dwellings 2. Two-family dwellings 3. Accessory buildings 4. Temporary buildings 	<ol style="list-style-type: none"> 1. Single-family dwellings 2. Two-family dwellings 3. Multifamily dwellings 4. Townhouses 5. Boarding Houses 6. Condominiums 7. Congregate residences 8. Accessory buildings 9. Temporary buildings
Uses permitted upon review	<ol style="list-style-type: none"> 1. Churches 2. K-12 Schools, and colleges, public and private 3. Parks, playgrounds & ball fields. 4. Country Clubs/ Golf Courses 5. Police & Fire Stations 6. Public& Governmental Services 7. Public Libraries 8. Public Parking Lots 9. Temporary Uses 	<ol style="list-style-type: none"> 1. Churches 2. K-12 Schools, and colleges, public and private 3. Parks, playgrounds & ball fields. 4. Country Clubs/ Golf Courses 5. Police & Fire Stations 6. Public& Governmental Services 7. Public Libraries 8. Public Parking Lots 9. Temporary Uses
Water and Sewer Service:	Public water & sewer are not required.	Public water and sewer are required.

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

Planning Consideration(s):

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

1. The entire lot is proposed to be rezoned and is approximately 1,237,975 square feet (28.42 acres) and is currently undeveloped, agricultural.
2. The applicant proposes to build a townhome development on the subject property. The maximum density of units in the R-3 District is one unit per 3,000 square feet. Four hundred and twelve (412) units are the most that the applicant could build on a lot of this acreage. However, the flood zone area eliminates a significant portion of the buildable area; reducing the buildable area to approximately 19 acres or 825,000 square feet. Two hundred and seventy five (275) units are the most that could be built upon approximately 19 acres. The applicant has shared an intent to build forty-eight (48) townhomes, with an intent to build more in the future.
3. The lot has approximately 750 feet of frontage along East Lincoln 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 railroad property.
5. The parcel meets all lot (minimum size and width) standards for a multifamily development in the R-3 District.

Planning Commission Alternatives:

1. Send a favorable recommendation to the Board of Mayor & Aldermen.
2. Send an unfavorable recommendation to the Board of Mayor & Aldermen.
3. Postpone the vote until the next meeting on Monday, July 20, 2020.

Preliminary Staff Recommendation:

Staff recommends alternative #3 for the following:

1. Staff needs additional time to complete the public notice required for the rezoning request, including posting a real estate type sign on the property.

Attachments:

- Application
- Concept Plan
- Property Map
- Aerial Map
- Flood Zone Map
- Zoning Map
- 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

Frank Throneberry

Applicant's Mailing Address

PO Box 12542

City

Murfreesboro

State

TN

Zip

37129

Phone Number

615-405-8178

Fax Number

Email

throneberryconstruction@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)

Flavil Hatcher, Cindy Shepard and Becky Laughmiller

Property Address

1800 E Lincoln St

City

Tullahoma

State

Tennessee

Zip

37388

Tax Map

128A

Group

B

Parcel

002.00

Size of Parcel

28.42 Acres

Deed Book

Page

Present Zoning of Property

R2

Zoning Designation Requested

R3

Present Use of Property

AG.

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 Plan is to build 48 townhomes on the front of 1800 E Lincoln St.

Long term plan is to continue building townhomes on the remaining property.

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

Frank Throneberry

Applicant's Name (Printed)

FRANK THRONEBERRY

Date

5-26-2020

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 FBT

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 FBT

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 FBT

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 FBT

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. 6/1/2020

STAFF USE ONLY

Accepted by

Application Number

To: Lee Lawson
Tullahoma Planning

We (Flavil Hatcher, Cindy Shepard & Charna Laughmiller) heirs of Carl B. Ragan acknowledge that Frank Throneberry has our permission to request rezoning of our property (28 acres) Parcel ID/Tax ID 123H B 002.00 located at 1800 E. Lincoln St. Tullahoma, TN 37388 from R-2 to R-3.

Thank you,

Authentisign
Rebecca Thy, POA for Flavil Hatcher
6/5/2020 7:26:01 AM CDT

Flavil Hatcher

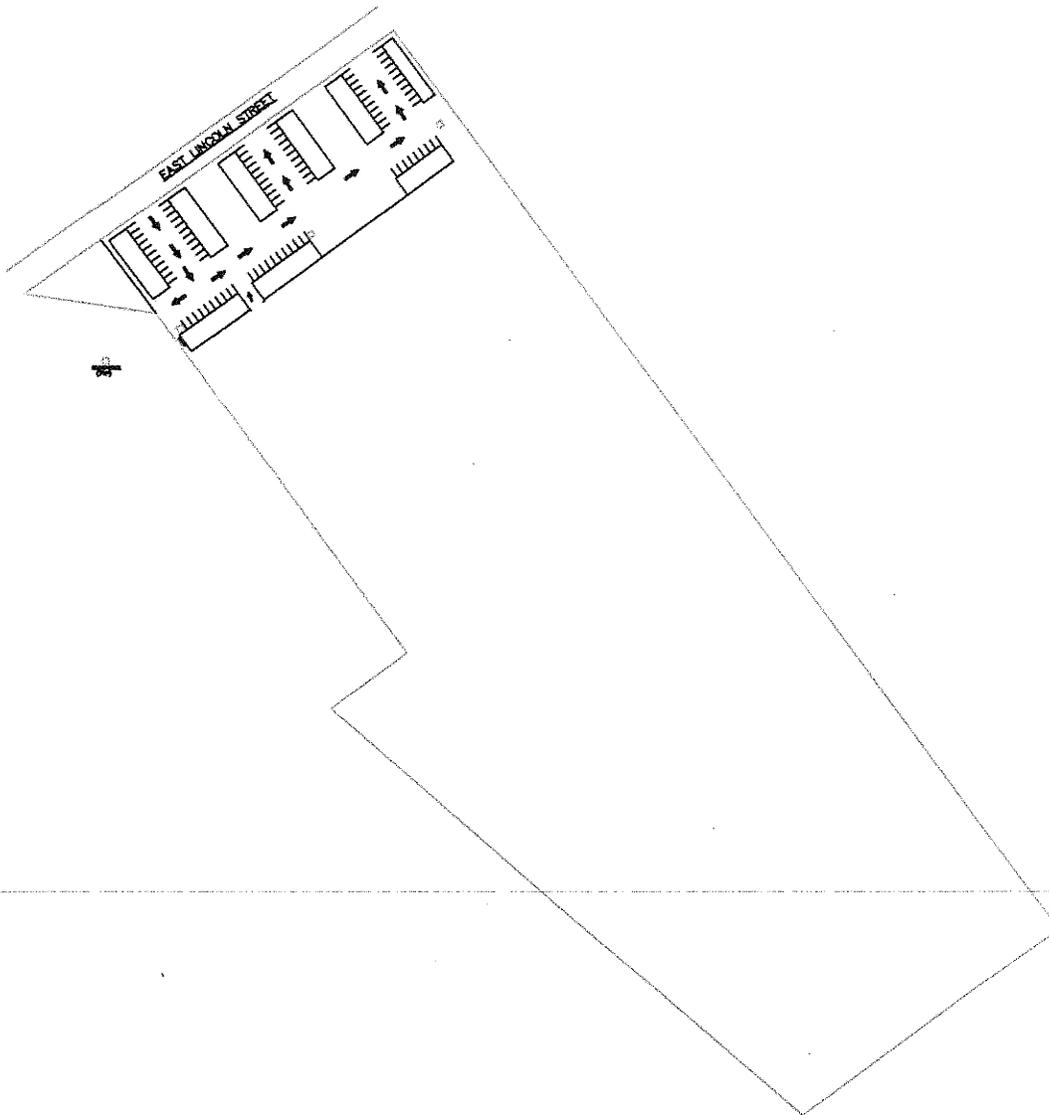
Authentisign
Flavil Hatcher P.O.A.
6/4/2020 3:50:12 PM CDT

Cindy Shepard

Authentisign
Becky Laughmiller
6/4/2020 3:49:08 PM CDT

Becky Laughmiller

FRANK'S
CONCEPT PLAN



Coffee County - Parcel: 123H B 002.00

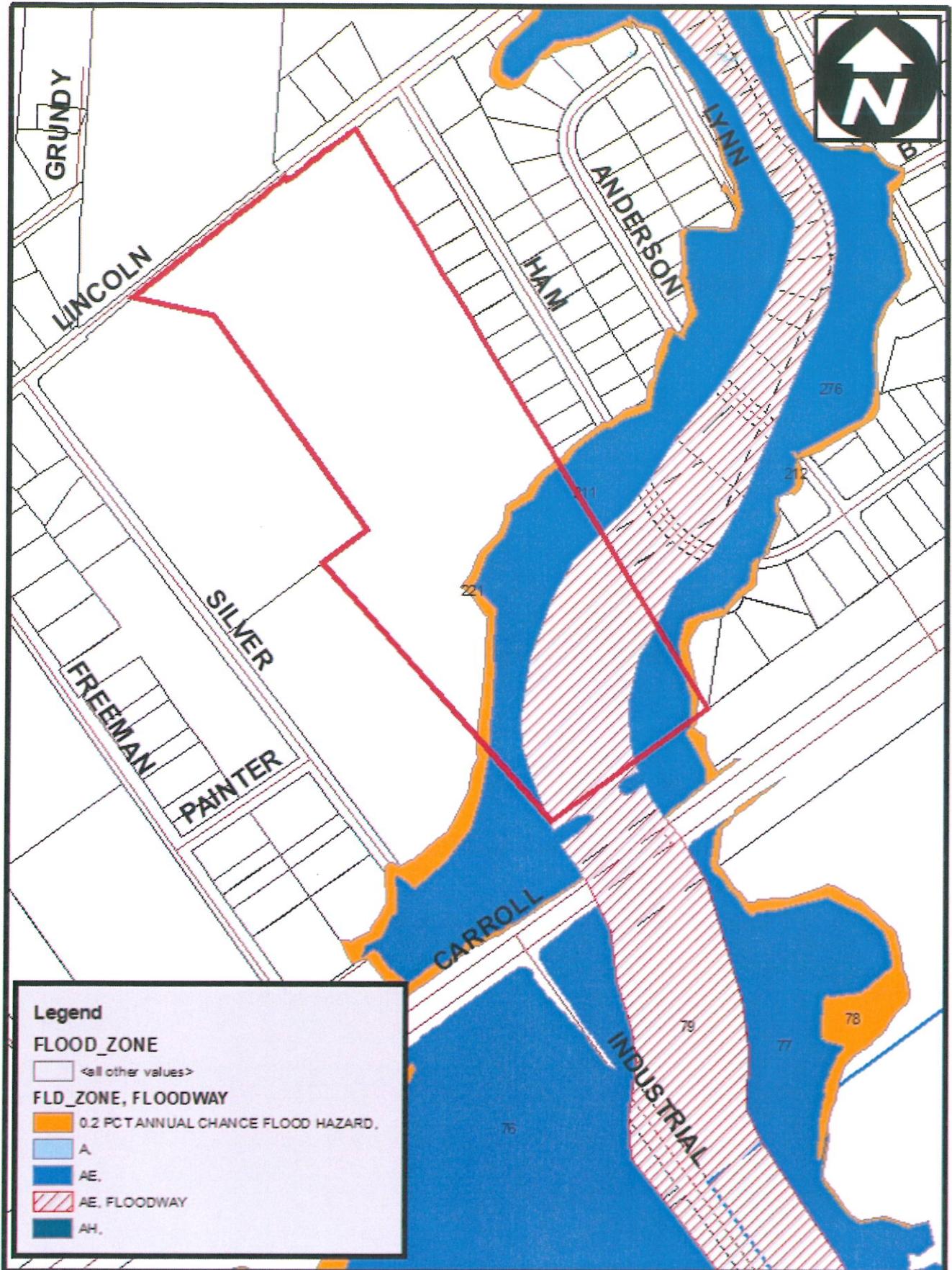


Date: June 12, 2020
County: Coffee
Owner: RAGAN CARL B
Address: E LINCOLN ST 1800
Parcel Number: 123H B 002.00
Deeded Acreage: 0
Calculated Acreage: 28.42
Date of Imagery: 2018

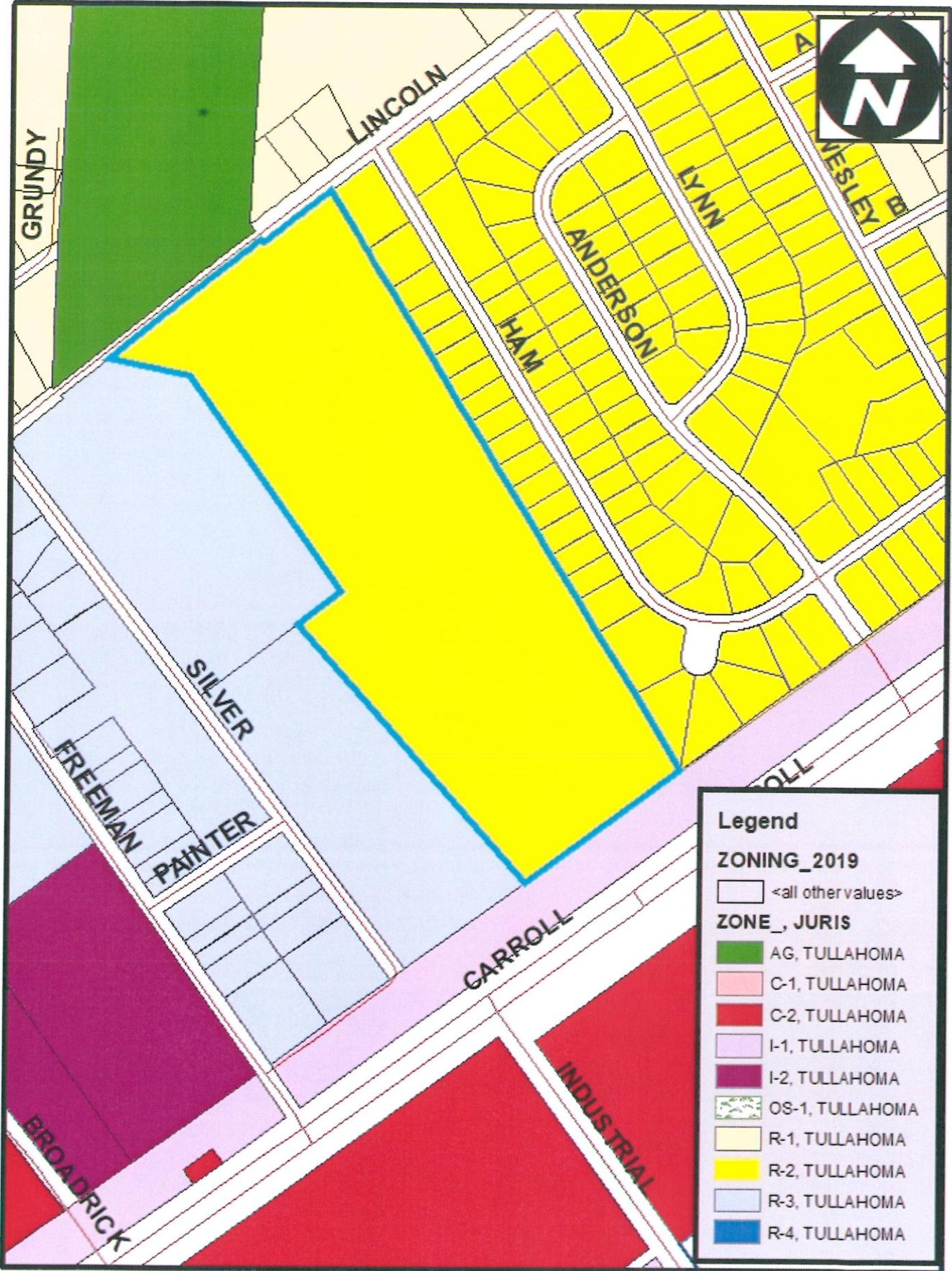
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government



ZMA 236-Flood Zone Map



ZMA 236-Zoning Map



ZMA 236-Land Use Map

