

**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. 51, which remains in effect until 11:59 p.m. on August 29, 2020.

**Monday, July 20, 2020 - 4:30 PM**

**Page #**

**1. Call to order by Chairman Chad Grimes.**

"It has been determined that meeting electronically is necessary to protect the public health, safety, and welfare in light of the coronavirus. A recording of this meeting will be made available to the public online."

**2. Determination of a quorum.**

**3. Pledge of Allegiance to the Flag.**

**4. Read and approve the minutes of the meeting on June 15, 2020.**

3

**5. Reports of Officers and Staff.**

None

**6. Old Business.**

**A. Zoning Amendment (Public Hearing)**

- 1) Zoning Map Amendment 236 - A request to rezone a 28.4 acre parcel at 1800 E. Lincoln Street from Low-Density Residential District (R-1) to High-Density Residential District (R-3).** Applicants: Flavil Hatcher, Cindy Shepard, and Charna Laughmiller (Heirs/Owners)

5

**7. New Business.**

**A. Zoning Text Amendment (Public Hearing)**

- 1) FCZTA 6 - A proposed text amendment to the Franklin County Zoning Resolution Article IV, Section 10.1 Signs Permitted in All Districts to add "10.1(14) On site signs not exceeding thirty-two (32) square feet are allowed for all Fire Departments in all zoned districts." (Applicant: Steve Macon, President of Broadview Volunteer Fire Department)**

18

**8. Other New Business.**

**A. Bonds**

- 1) Approve a Performance Bond Amount for The Woodlands Phase I** in the amount of \$38,000 for improvements, including sidewalks, erosion and sediment controls, and construction of ingress/egress for phase 1, including 4 lots, along Riley Creek Road

22

**9. Next Meeting: Monday, August 17, 2020**

**10. Adjourn.**

**105 ANNOUNCEMENTS**

All residential real estate advertised herein is subject to the Federal Fair Housing Act and applicable state and local laws. The Fair Housing Act makes it illegal to advertise any preference, limitation, discrimination, or exclusion on the basis of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination.

We will not knowingly accept any advertising for real estate that is a violation of the federal, state and local law.

**130 PUBLIC NOTICES**

**IN THE CHANCERY COURT FOR RUTHERFORD COUNTY, TENNESSEE AT MURFREESBORO**

IN RE: LILY GRACE MAHAR, a minor child Born on July 9, 2007.

**CLASSIFIED ERROR RESPONSIBILITY**

We take great care to avoid typographical errors. However, in the event of an error, we are responsible only for the first incorrect insertion of an ad. We do not assume any responsibility for any reason, for an error in an ad beyond the cost of the ad itself. Management reserves the right to reject, revise & properly classify all advertisements. Ad position has no bearing on the results you receive and cannot be guaranteed.

KAYLA POTTS and husband, JACKIE LEE POTTS, Petitioners, Case No. 20CV-531

WESLEY PAUL SCOTT, Respondent.

ORDER OF PUBLICATION

**130 PUBLIC NOTICES**

Pursuant to T.C.A. § 21-1-204, appearing from allegations of the Complainant in this cause, being duly sworn to or from affidavit, that the Respondent cannot be served with the ordinary process of law for the following reason:

1. The whereabouts of the Respondent, WESLEY PAUL SCOTT, are unknown, and therefore, he cannot be personally served with process;
2. That after diligent inquiry into the whereabouts of the Respondent, his whereabouts cannot be ascertained;
3. Therefore, I, the undersigned, Ordered, that said Respondent enter an appearance thirty (30) days after the last publication and file an answer to the complaint, or judgment by default may be taken against you for the relief demanded in the complaint. A copy of this order is to be published for four (4) consecutive weeks in The Tullahoma News. The last known address for the Respondent is unknown. APPROVED FOR ENTRY:

**130 PUBLIC NOTICES**

/S/ BENJAMIN LEWIS 035227 BENJAMIN LEWIS, BPR# 035227 Attorney for Petitioners 318 West Main Street Murfreesboro, Tennessee 37130 (615) 893-9255

**220 HOUSES FOR RENT**

2 BR, 1 BA Mobile Home Tullahoma, stove, w/d, carpet, nice yard \$650 month, \$460 deposit. References/check required. Call (931) 571-0117

**490 GARAGE & RUNNAGE SALES**

**BIG SUMMER BLOWOUT MULTI-FAMILY DOWNSIZE SALE**  
219 BRIDGE DR TULLAHOMA TN 37389 SATURDAY JULY 11TH RAIN OR SHINE 7AM-1PM JUNIOR AND ADULT BRAND NAME CLOTHING, WASHER & DRYER SET, CHANGING TABLE, PRINTER, MINI FRIDGE, COMPUTER DESK, OTHER DORM LIFE ITEMS & MUCH MORE! COME TAKE A LOOK!

**GARAGE SALE**

FRIDAY & SATURDAY JULY 10TH & 11TH 7AM TO 6PM 107 BLUE CREEK LANDING TULLAHOMA TN FISHING TACKLE, TOOLS, BOOKS, CLOTHING, CRAFT SUPPLIES, HOUSEWARES, LINENS, AND MORE!

**490 GARAGE & RUNNAGE SALES**

**HISTORIC DOWNTOWN LYNBURG ESTATE**  
SALE OF RB HUFFMAN LOCATED AT 288 MAIN ST LYNBURG TN 37358 THURSDAY JULY 9TH FROM 4PM-7PM, FRIDAY AND SATURDAY, JULY 10TH AND 11TH FROM 9AM-2PM. WICKER FURNITURE, SPINNING WHEEL, ANTIQUE TRUNKS, ANTIQUE BEDROOM FURNITURE, CLAY ROOF OAK TABLE AND 6 CHAIRS, OLD COUNTRY ROSES CHINA, PRIMITIVE ITEMS, QUILTS, ALSO LOTS OF SEWING ITEMS, AND LOTS MORE! YOU DON'T WANT TO MISS THIS SALE!

**MULTI-NEIGHBOR YARD SALE**

SAT JULY 11TH 123 HAM ST OFF OF EAST LINCOLN ST 8AM-4PM HOUSE DOODS, CLOTHES, PURSES, & MORE! LOTS OF ITEMS TO CHOOSE FROM!

**490 GARAGE & RUNNAGE SALES**

**MULTIPLE FAMILY GARPORT & YARD SALE**  
JULY 10TH & 11TH 415 PEACHTREE ST TULLAHOMA, TN 37386 IN FRONT OF HIGHLAND BAPTIST CHURCH 7:30AM-7:30AM? KITCHEN WARE, FURNITURE, CLOTHING, & TOO MUCH TO MENTION!

**MULTIPLE FAMILY YARD SALE - INDOOR (RAIN OR SHINE)**  
CAPITAL HILL COMMUNITY CENTER AEDD RD WINCHESTER THURSDAY JULY 9TH & FRIDAY, JULY 10TH, 7AM-UNTL. LARGE AND SMALL ITEMS, TOO MUCH TO MENTION!

**SMITH ESTATE SALE**

2573 ROCK CREEK RD ESTILL SPRINGS TN, 37390 JULY 17TH & 18TH 8AM-4PM FURNITURE, GLASSWARE, JEWELRY, LAMPS, WOMEN'S CLOTHING, FLOWER ARRANGEMENTS, HOME DECOR, BEDDING, TOO MUCH TO MENTION!

**490 GARAGE & RUNNAGE SALES**

**YARD SALE THURSDAY'S FRIDAY**  
JULY 9TH & 10TH 8AM-UNTL. 904 RICKENBACKER DR TULLAHOMA TN HOUSEHOLD ITEMS, JEWELRY, CLOTHES, TOOLS, VIDEO GAMES, MUSIC, & TOO MUCH TO MENTION! CANCEL IF RAIN!

**600 EMPLOYMENT**

Silver Bell 22785 SR 100 Coatsport TN is hiring full time for Construction/Labor positions. Please call 931-692-8001 for more information.

**900 STATISTICS**

Auctions GET THE WORD OUT about your next auction! Save Time & \$\$\$! One Call For All. Your ad can appear in this newspaper + 95 other TN newspapers. For more info, contact this newspaper's classified dept. or call 931-404-8216. (TN809)

**Public Notice**  
Tullahoma Planning Commission meets @ 4:30 pm in the Municipal Building (201 W Grundy St) on Monday, July 20, 2020. A public hearing will be conducted for the following:

1. **Zoning Map Amendment 236-A** - A request to rezone a 28.4 acre parcel along E. Lincoln Street from Low-density Residential District (R-1) to High-density Residential District (R-3). Applicant: Frank Throneberry
2. **Variance Case 210** - To allow a structure to be placed in the front setback for an enclosed loading dock at 1806 N. Jackson Street. Applicant: Lyn Davies (Big Lots)

PLANNING DEPARTMENT  
931-455-2282

**YORUZU**  
Immediate New Openings  
1st and 3rd  
Starts at \$12.85/hour plus  
\$0.50 shift premium  
Benefit plans available  
Applications accepted in person  
Mon-Fri 8am to 3pm  
395 Mt. View Industrial Dr.  
Morrison T.N. 37357  
931-668-7543

**Public Notice Release of Liens**  
Let it be known that the Elk River Public Utility District will make final payment to Mark Rowe Construction on the 2019 Natural Gas System Expansion, Phase I. Any party that has not received payment for materials and/or services from Mark Rowe Construction should notify the Elk River Public Utility District in writing prior to July 17, 2020. After this date, the contractor will be paid in full and in compliance with the written contract. All outstanding issues should be sent to:  
Mr. Matt Hulvey  
Operations Manager  
ELK RIVER PUBLIC UTILITY DISTRICT  
217 South Jackson Street  
Tullahoma, TN 37389-0570

**NOW HIRING**  
Full Time Housekeeper.  
Must be able to work holidays and weekends.  
Apply at:  
Woodbury Health and Rehab  
119 West High Street  
Woodbury, TN 37190

**Public Notice**  
The July meeting for the Board of Commissioners of Elk River Public Utility District will be held at 9:00 a.m. on Monday, July 27, 2020 at our Winchester office located at 635 Dinah Shore Blvd Winchester, TN.

**NOW HIRING**  
LPN or RN Part time 7-3  
LPN or RN Part time 11-7  
LPN or RN Full time 11-7  
CNA Part time 3-11  
CNA Full time 7-3  
Must be able to work weekends and holidays. \$500 sign on bonus for full time LPN/RN/CNA positions.  
Apply at:  
Woodbury Health and Rehab  
119 West High Street  
Woodbury, TN 37190

**\*\*\* EARLY VOTING NOTICE \*\*\***  
State of Tennessee Republican and Democratic Primaries, Coffee County General, and City of Manchester and City of Tullahoma Municipal Elections  
Thursday, August 6, 2020

**Public Notice**  
Regular Meeting to be held Electronically; Physical Access Restricted  
The Planning Commission of the City of Tullahoma, Tennessee will meet as scheduled on Monday, July 20, 2020 at 4:30 pm to consider the following:

1. **Zoning Map Amendment 236-A** request to rezone a 28.4 acre parcel along E. Lincoln Street from Low-density Residential District (R-1) to High-density Residential District (R-3). Applicant: Frank Throneberry
2. **Variance Case 210** - To allow a structure to be placed in the front setback for an enclosed loading dock at 1806 N. Jackson Street. Applicant: Lyn Davies (Big Lots)

Notice is hereby given that in the interest of public health, safety and welfare of the public, this meeting will be held electronically pursuant to Governor's Executive Order No. 51. Physical presence of the public will be limited to members of the media, but the public may access the meeting live via cable broadcast on Charter Ch. 193 and Lighttube Ch. 6. This meeting will be videotaped and will be made available online following the meeting on the City's Facebook page and at [www.tullahomatin.gov](http://www.tullahomatin.gov).

Members of the public may contact Planning at 931-455-2282 for instructions for participation in the live meeting via Zoom. Alternatively, members of the public may submit comments via phone, mail, or email to [jmood@tullahomatin.gov](mailto:jmood@tullahomatin.gov) and those received prior to 3:30 p.m. on Monday, July 20, 2020 will be read aloud into the record during the "Public Comments" portion of the meeting.

The meeting agenda will be available online at [www.tullahomatin.gov](http://www.tullahomatin.gov) on the Friday prior to the meeting; or contact the Planning & Codes Office to request a copy.

MUNICIPAL AND REGIONAL PLANNING COMMISSION  
CITY OF TULLAHOMA

Pursuant to T.C.A. Section 2-4-103, the Coffee County Election Commission is hereby publishing notice of the early voting period for the Thursday, August 6, 2020, State of Tennessee Republican and Democratic Primaries, Coffee County General, and City of Manchester and City of Tullahoma Municipal Elections to be opened and held in all voting precincts within Coffee County.

Offices for Republican and Democratic Primaries:  
United States Senate and House of Representatives (6<sup>th</sup> Congressional District), Tennessee State Senate (16<sup>th</sup> Senatorial District), House of Representatives (4<sup>th</sup> House District)

Offices for Coffee County General:  
County Commissioner District 8 (Unexpired Term), Assessor of Property, General Sessions Judge-Part (Unexpired Term), Road Commissioner-Dist 4, Districts 11 and 12 (Unexpired Term), Road Commissioner-Dist 5, Districts 13 and 14 (Unexpired Term), School Board Seat 1, Districts 1,2,4, Seat 5-Districts 11,12,13, Seat 7, Districts 17,19,20, Court of Appeals Judicial Retention Question.

Manchester City:  
Mayor, Three (3) Alderman Seats, Two (2) School Board Seats  
Tullahoma City:  
Mayor, Two (2) Alderman Seats, Three (3) School Board Seats, One (1) Unexpired School Board Seat

Any registered voter may early vote by personal appearance. Voters must present a valid Federal or Tennessee State Government issued photo I.D. when voting early or at the polls on election day. Voters who do not bring photo IDs to the polls may vote with provisional ballots that may be counted once they show IDs at their local election commission office by two business days after the election. Persons who registered on by-mail forms must vote in person during early voting or at the polls for the first election after registering to vote. If a voter has not updated their registration to their current address, you may have to vote by safe affidavit and may experience a delay in voting or being transferred to another voting location on election day. The last day to update your voter registration in the Coffee County Election Commission office is Saturday, August 1, 2020. Lines below are the early voting times and times.

**EARLY VOTING DATES**  
REGINS: Friday, July 17, 2020 ENDS: Saturday, August 1, 2020

**EARLY VOTING LOCATIONS AND TIMES**

<b>ELECTION COMMISSION OFFICE</b> 1329 McArthur Street, Suite 6 Coffee County Administrative Plaza, Manchester	<b>C.B. STAMPS RECREATION CENTER</b> 819 South Jackson Street Tullahoma, Tennessee
Monday - Friday 8:00-4:30 PM Saturday 8:30-12:00 PM	Monday - Friday 9:00-4:30 PM Saturday 9:00-12:00 PM

ANY ELIGIBLE VOTER DESIRING TO VOTE BEFORE ELECTION DAY MAY VOTE BY PERSONAL APPEARANCE DURING THIS TIME. NO REASON IS NECESSARY.

The last day for eligible voters to request a by-mail absentee ballot is Friday, July 30, 2020.

FOR FURTHER INFORMATION concerning EARLY VOTING BY PERSONAL APPEARANCE, BY-MAIL OR EMERGENCY VOTING PROCEDURES, please contact the Election Commission office, Coffee County Administrative Plaza, 1329 McArthur St, Suite 6, Manchester, TN, or visit our website at [coffeecountyelectioncommission.com](http://coffeecountyelectioncommission.com). Office hours are 8-4:30 Monday - Friday. Phone (931)723-5183. Fax (931)723-8279.

**COFFEE COUNTY ELECTION COMMISSION**  
Sandra Soebe, Chairman, Barbara Arp, Secretary  
Carol Burday, Member, William Bates, Member, Emily Thomas, Member  
Alicia Andy Farrah, Administrator of Elections

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**June 15, 2020**

The Tullahoma Municipal Regional Planning Commission met in a Regular Session Monday, June 15, 2020 at 4:30 pm in the Board Room of the Tullahoma Municipal Building at 201 W. Grundy Street.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Ms. Shelley Smith and Ms. Rupa Blackwell were present. Six (6) members were present and one (1) member, Mr. Larry Crabtree, was present by electronic webinar. Other City and Staff Representatives present: City Administrator Ms. Jennifer Moody, 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. Shelley Smith, seconded by Mr. Paul Schwer, the minutes of the May 18, 2020 meeting were approved as presented. Motion passed 7-0.
5. **Reports of Officers and Staff** – Mr. Ray Knowis made a statement regarding his vote to oppose the Flint Rock Phase II subdivision plat application at the May 18<sup>th</sup> Planning Commission meeting. He previously did not approve of the driveway location, but stated he had a chance to look at the proposed driveway since then, and now finds it to be appropriate where located.
6. **Old Business:** - None
7. **New Business:**

**A. Subdivision Plats (Public Hearing)**

**1. Womack-Turkey Creek II Minor Subdivision Final Plat**—*863 Turkey Creek Drive and 12795 Old Tullahoma Road.*

The applicant is requesting approval of a minor subdivision final plat for property located at 863 Turkey Creek Drive and 12795 Old Tullahoma Road (Franklin County: 008, Parcels: 006.07 and 006.11). The proposed subdivision is to create three residential lots from two (2) lots, totaling 2.75 acres, inside the Tullahoma Urban Growth Boundary.

*(Applicant(s): Mr. Alan Womack).*

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

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

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

**2. Dietz-New Manchester Hwy Minor Subdivision Final Plat**—*Northeast of the intersection of New Manchester Highway and Bob Dietz Lane.*

The applicant is requesting approval of a minor subdivision final plat for property located at the northeast corner of the intersection of New Manchester Highway and Bob Dietz Lane (Coffee Co. Map:104, Parcel 058.00). The applicant has indicated that the proposed subdivision is to create a one-acre residential tract from a 55.58-acre parent tract northeast of the intersection of New Manchester Highway and Bob Dietz Lane in the Urban Growth Boundary.

*(Applicant(s): Ms. Susan Dietz and Ms. Rebecca Dietz.*

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

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

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

**3. Pinnacle Point Major Subdivision Preliminary Plat**– *West side of Ovoca Road, south of the intersection of Ovoca Road and Country Club Drive.*

The applicant is requesting approval of a subdivision preliminary plat for recording. (Coffee Co. Tax Map: 109, Parcel 053.01). The proposed subdivision will create twenty-two (22) lots for single family dwellings from an existing 9.43-acre parcel.

*Applicant(s): Mr. Allan Howard*

**STAFF COMMENTS:** Staff recommends approving the preliminary plat subject to all staff comments.

**PUBLIC COMMENTS:** Applicant, Mr. Allan Howard was present for discussion and stated this subdivision is not designated for moderate or low-income family dwellings.

A motion to approve the final plat, subject to all staff comments, was made by Mr. Bill Comer seconded by Ms. Rupa Blackwell. Motion passed unanimously, 7-0.

**4. Settlers Trace Phase II Subdivision Final Plat:** - *East side of Riley Creek Road*

The applicant is requesting the approval of a major subdivision final plat to divide nine lots from an existing 4.98-acre parcel (Coffee Co. Tax Map: 109P, Group B, Parcel: 042.00). The subdivision would create nine residential lots for single-family dwellings.

*Applicant(s): Mr. Jeff Bowen*

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

**PUBLIC COMMENTS:** Surveyor, Mr. Andy Best was present for discussion. There were no public comments.

A motion to approve the final plat was made by Ms. Rupa Blackwell seconded by Ms. Shelley Smith. Motion passed unanimously, 7-0.

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

**1. Zoning Map Amendment #236 – 1800 E Lincoln Street**

The applicant is requesting approval to rezone 28.42-acres located at 1800 E Lincoln Street (Coffee County Tax Map: 124K, Group E, Parcel: 006.00) from Medium-density (R-2) to high-density (R-3) to accommodate a proposed multifamily development of forty-eight (48) townhomes.

*Applicant(s): Mr. Frank Throneberry*

**STAFF COMMENTS:** Staff recommends postponing the zoning map amendment vote until the next meeting on Monday, July 20, 2020.

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

A motion to postpone was made by Mr. Larry Crabtree seconded by Ms. Rupa Blackwell. Motion passed unanimously, 7-0.

**8. Other New Business:** None

**9. Next Meeting:** Monday, July 20<sup>th</sup>, 2020

**10. Adjourn**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Angela Morales, Recording Secretary

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Jennifer Moody, Interim Planning Commission Secretary

## Staff Report

**Agenda No.:** 6.A.1

**Project Title:** Zoning Map Amendment #236

**Staff:** Jennifer Moody  
City Administrator

**Applicants:** Flavil Hatcher, Cindy Shepard and Charna Laughmiller  
(Owners/Heirs of Carl B. Ragan)

**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: 123H, Group B, Parcel Numbers: 002.00

**Background Summary:**

The subject property is located at 1800 E. Lincoln Street, on the south side of the E. Lincoln Street between Silver Street and Ham Street. The property is approximately 28 acres and is currently undeveloped, vacant land. The property is presently zoned R-2 (Medium-Density Residential), which allows for single-family and two-family residential dwellings. The applicant wishes to rezone the property to R-3 (High-Density Residential) to accommodate their intent to sell the property for future development. 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	
<b>Land Use:</b>	Agricultural
<b>Site Features:</b>	Vacant
<b>Water &amp; Sewer</b>	Public water and sewer is available and required for R-3
<b>Flood Areas</b>	The site <u>is</u> located in a special flood hazard area; see attached flood zone map
<b>Vehicle Access</b>	E. Lincoln Street (Urban Collector Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
<b>North:</b>	Low-density Residential (R-1)	Single-family dwellings
<b>South:</b>	Restricted Manufacturing and Warehousing (I-1)	railroad property

<b>East:</b>	Medium-density Residential (R-2)	Single- and Two-family dwellings
<b>West:</b>	High-density Residential (R-3)	Multi-family development

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

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

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

The land use map indicates the preferable use of this property as Residential 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 land that includes a significant portion of property lying in the flood plain.
2. The applicant proposes to build a townhome development on the subject property. The maximum density of units in the R-3 District is 1 unit per 3,000 square feet. At the requested density, up to 412 units could be allowable on a lot of this acreage. However, the flood zone area eliminates a significant portion of the buildable area; potentially reducing the buildable area to approximately 19 acres or 825,000 square feet; which would reduce the maximum density to 275.
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, August 17, 2020.

**Preliminary Staff Recommendation:**

Staff recommends alternative #2 for the following:

1. The proposed high-density zoning district is inconsistent with the adopted land use plan, which designates the area for medium-density residential.

**Attachments:**

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

STAFF USE ONLY

Accepted by

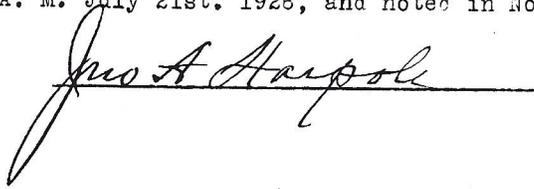
Application Number

expressed. Witness my hand, at Office, this 14, day of July, 1926.

My Com. ex. 4/1/1927.

G. C. Harris., Notary Public. ( seal )

Received for registration at 11:30 A. M. July 21st. 1926, and noted in Note Book H. page 315.

 Register.

For and in consideration of the sum of \$1000.00, cash in hand paid by C. B. Ragan, the receipt whereof is hereby acknowledged, We, Ida J. Mitchell and her husband, J.A. Mitchell, have this day bargained and sold, and by these presents do hereby transfer and convey unto the said C. E. Ragan, his heirs and assigns, the following described tract or parcel of land, situate in the Civil District of Coffee County, Tennessee,

to-wit:- Beginning at a stone corner 50 feet south of the Sparta Branch of the N.C. & St. L. Ry., running thence south 20 east, 131 poles to a red oak corner; thence north 74 east 32 poles to a black jack corner; thence north 162 poles to a stake; thence west 10 poles to a stake 50 feet from said rail-road center; thence south 54 west parallel with said rail-road 76  $\frac{2}{3}$  poles to the beginning, containing 55 acres, more or less, and is the same property conveyed to Ida Mitchell, by R. H. King et-ux, Dec. 15th. 1919, see Book 30 page 77 R. O. C. C.

To have and to hold said property, with the appurtenances, estate, title, and interest thereto belonging, to the said C. B. Ragan, his heirs and assigns, forever.

We covenant with the said C. B. Ragan, that we are lawfully seized and possessed of said property, in Fee-Simple, have a good right to convey the same, and that it is unincumbered. We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property to the said C. B. Ragan, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 10th day of July, 1926.

Ida J. Mitchell.

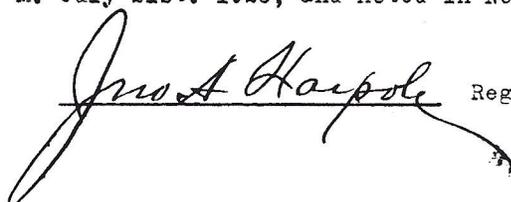
J. A. Mitchell.

State of Tennessee,  
County of Coffee. )

Personally appeared before me, A. L. Davidson, a Notary Public in and for said County and State, the within named Mrs. Ida J. Mitchell and husband, J. A. Mitchell, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And Mrs. Ida J. Mitchell, wife of the said J. A. Mitchell, having personally appeared before me, privately and apart from her husband, the said Mrs. Ida J. Mitchell, acknowledged the execution of said instrument to have been done by her Freely, Voluntarily, and Understandingly, without compulsion or restraint from her said husband, and for the purposes therein expressed. Witness my hand and official seal, at Tullahoma, Tenn., this 10th day of July, 1926.

A. L. Davidson., Notary Public. ( seal )

Received for Registration at 2 O'Clock P. M. July 21st. 1926, and noted in Note Book # H # page 315.

 Register.

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,

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

---

Flavil Hatcher

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

---

Cindy Shepard

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

---

Becky Laughmiller

Rezoning - 1800 E. Lincoln St,

From: rwheeler@realtracs.com <rwheeler@realtracs.com>

Sent: Thu, Jul 9, 2020 at 4:32 pm

To: jmoody@tullahomatn.gov



Images not displayed.

**SHOW IMAGES**

| **ALWAYS SHOW IMAGES FROM THIS SENDER**

Jennifer,

It was good to talk with you today about the rezoning of 1800 E. Lincoln St.

I spoke with the owners and they want to continue with the rezoning process.

They would like to be invited to the zoom meeting on July 20th.

As we discussed, I would also like to be invited.

[rwheeler@realtracs.com](mailto:rwheeler@realtracs.com)

Here are their email addresses:

Rebecca Fly

[theflyhome@aol.com](mailto:theflyhome@aol.com)

Cindy Shepard

[rickshepard2@aol.com](mailto:rickshepard2@aol.com)

Thanks,

**Ron H. Wheeler**

Coffee County Realty & Auction

2104 N. Jackson St.

Tullahoma, TN 37388

telephone icon (931) 247-5880 (*mobile*)

telephone icon (931) 455-3000 (*Office*)

telephone icon (931) 455-7517 (*fax*)

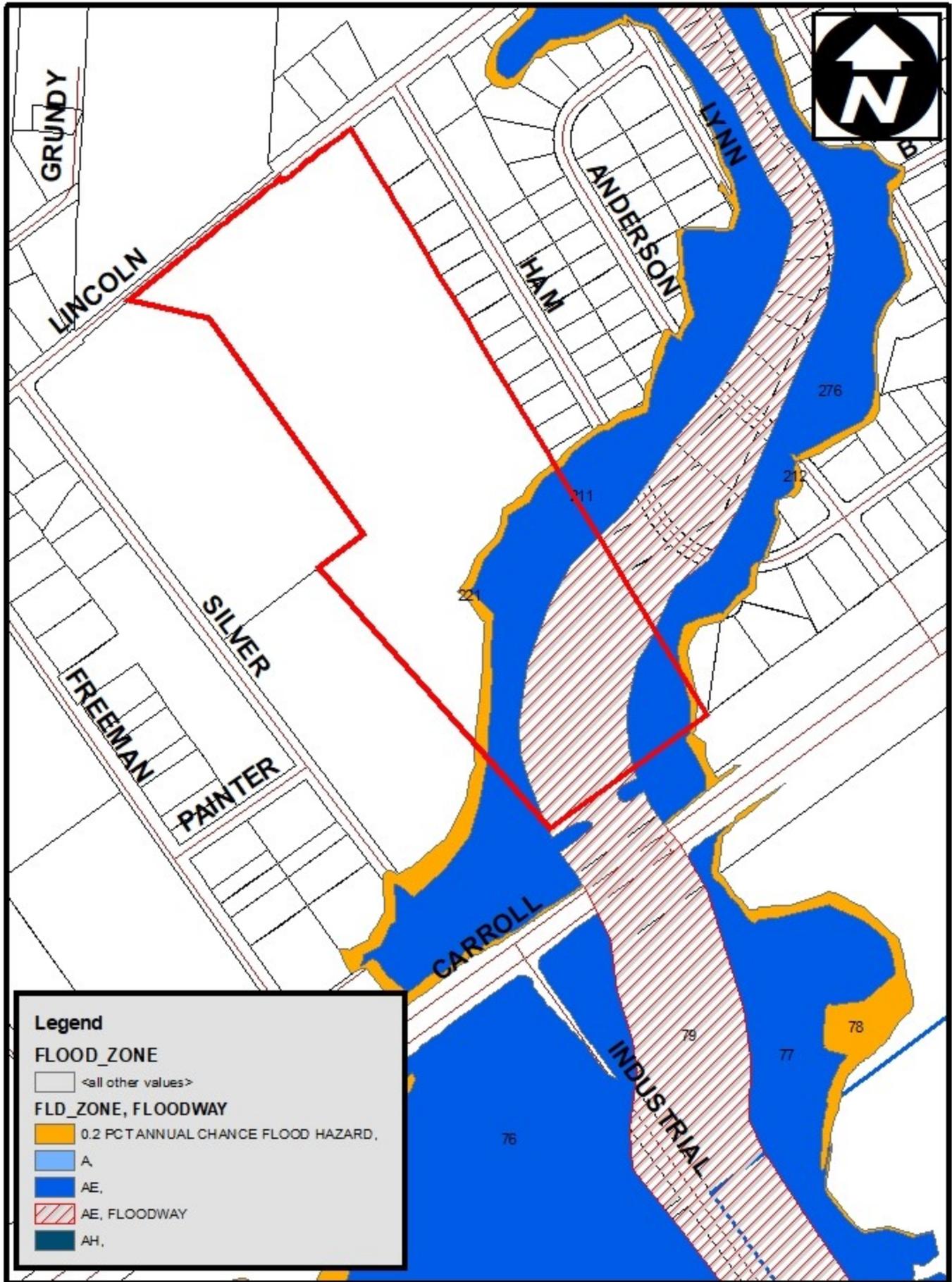
Email Icon [RWHEELER@realtracs.com](mailto:RWHEELER@realtracs.com)

License # 28658

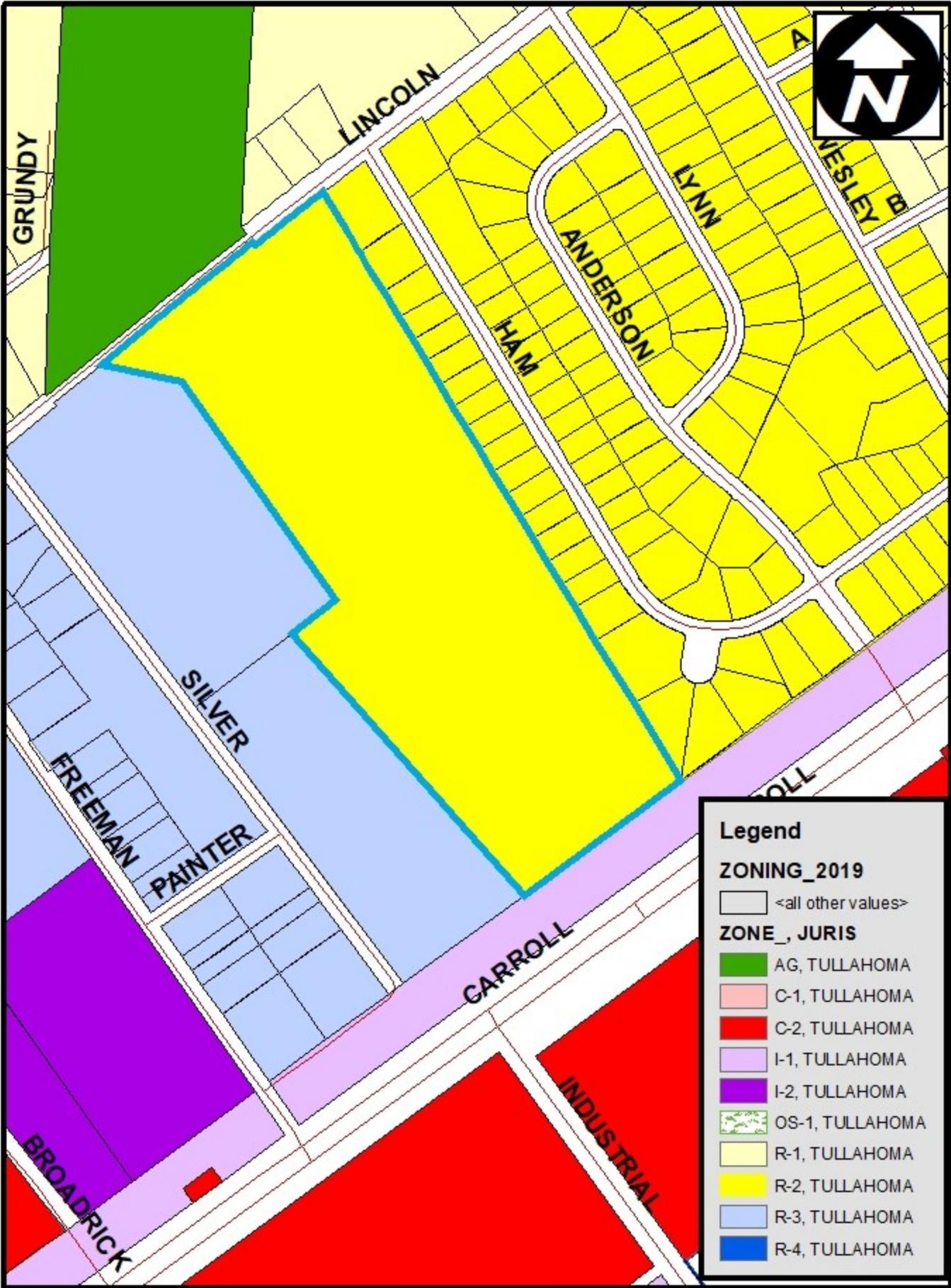
Zoning Map Amendment # 236  
1800 E. Lincoln Street  
Aerial Map



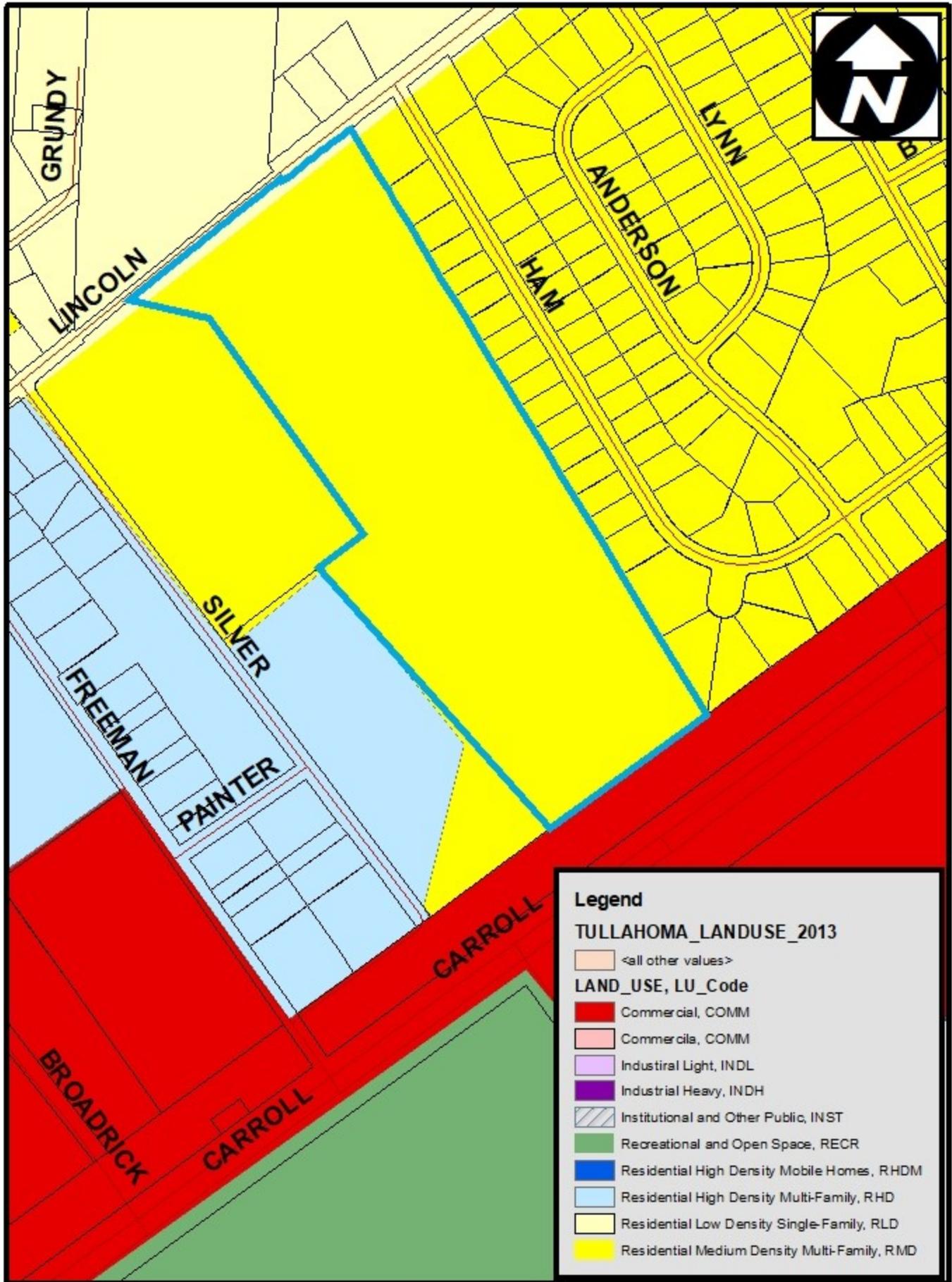
# ZMA 236-Flood Zone Map



# ZMA 236-Zoning Map



# ZMA 236-Land Use Map



# CITY OF TULLAHOMA

## Department of Planning & Codes

P.O. Box 807  
Tullahoma, TN 37388

Phone 931-455-2282  
Fax 931-454-1765



**DATE:** July 20, 2020

**AGENDA No:** 7.A.1

**FROM:** Jennifer Moody, Interim Director of Planning & Codes

**RE:** **Text Amendment to the Franklin County Zoning Resolution:  
Article IV, General Provisions-Section 10.1, Signs Permitted in All  
Districts**

### **BACKGROUND:**

The Franklin County Planning Commission is proposing a text amendment to the Franklin County Zoning Resolution Article IV, General Provisions, Section 10.1. The amendment proposes to add the following subsection:

*10.1(14) On site signs not exceeding thirty-two (32) square feet are allowed for all Fire Departments in all zoned districts.*

### **T.C.A. §13-7-105A:**

**13-7-105. Amendments of zoning ordinance provisions/ Procedure (County Zoning).**

- (a) The county legislative body may, from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts or any other provision of any zoning ordinance; but any such amendment shall not be made or become effective unless the same be first submitted for approval, disapproval or suggestions to the regional planning commission of the region in which the territory covered by the ordinance is located, and, if such regional planning commission disapproves within thirty (30) days after such submission, such amendment shall require the favorable vote of a majority of the entire membership of the county legislative body.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend to deny the request

**RECOMMENDATIONS:**

The Commission is recommended to approve the request.

**ATTACHMENTS:**

1. Letter from Janich Petrunich, Director of the Franklin County Planning & Zoning Department
2. Proposed Text Amendment

# Franklin County Planning and Zoning Department

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July 1, 2020

Tullahoma Municipal/Regional Planning Commission  
P.O. Box 807  
Tullahoma, TN 37388

RE: Amendment to the Franklin County Zoning Resolution

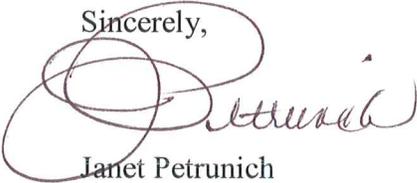
Pursuant to TCA 13-7-102 and 13-7-105, the Franklin County Planning and Zoning Department is submitting the attached amendment for review and approval by the Municipal/Regional Planning Commission at the next meeting. The Franklin County Regional Planning Commission has reviewed the amendment and is recommending approval.

Please forward a letter documenting the action of the Municipal/Regional Planning Commission to:

Franklin County Planning and Zoning  
Attn: Janet Petrunich  
1 South Jefferson Street, Room 109  
Winchester, TN 37398

Thank you for your cooperative efforts. If further is required, please contact me at the address or phone number below.

Sincerely,



Janet Petrunich  
Director/Building Commissioner

Attachment: Amendment

# Franklin County Planning & Zoning Department

## Memo

May 26, 2020

**To:** Franklin County Regional Planning Commission

**From:** Janet Petrunich, Director/Building Commissioner

**Re:** Proposed Amendment to the Franklin County Zoning Resolution

### **Item one (1):**

Steve Macon, President of the Broadview Volunteer Fire Department is requesting the following amendment.

Article IV – General Provisions:

Article IV, Section 10. Signs.

Under Section 10.1 Signs Permitted in All Districts.

Add the following (Page 28):

10.1(14) On site signs not exceeding thirty-two (32) square feet are allowed for all Fire Departments in all zoned districts.

# CITY OF TULLAHOMA

## Department of Planning & Codes

P.O. Box 807  
Tullahoma, TN 37388

Phone 931-455-2282  
Fax 931-454-1765



**DATE:** July 20, 2020

**AGENDA No:** 8.A.1

**FROM:** Jennifer Moody, Interim Director of Planning & Codes

**RE:** **Establish a performance bond amount for The Woodlands Subdivision Phase 1 (Map: 109, Parcel: 053.3)**

### **BACKGROUND:**

The Planning Commission approved the Final Plat for The Woodlands Phase I – Minor Subdivision on July 16, 2018. The proposed subdivision would create 4 new residential lots from approximately 2.83 acres along Riley Creek Road. The proposed sidewalks will tie into the existing sidewalk network along Riley Creek Road at the Emerald Meadows Subdivision and the constructed entrance will serve as ingress/egress the future Phase II.

Tullahoma Public Works recommends a total bond amount of \$38,000.00 be established for The Woodlands Phase I for sidewalks, erosion and sediment controls, and construction of ingress/egress. All improvements must either be constructed or bonded prior to a final plat for Phase 1 being recorded.

### **RECOMMENDATIONS:**

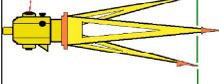
The Commission is recommended to approve and establish the bond amount.

### **ATTACHMENTS:**

1. The Woodlands Phase II – Preliminary Plat (includes Phase I lots, sidewalks and ingress/egress on Riley Creek Road)

# MAJOR SUBDIVISION PRELIMINARY PLAT

## THE WOODLANDS



**BEST**  
LAND SURVEYING

ANDY BEST  
TULLAHENSE  
#2444

931.608.4715  
jbest@bestsurveying.com  
www.bestlandsurveying.com

**FOR: GREG CURL**  
**OWNER: RONNIE RANDALL**  
**PROPERTY: OVOCA ROAD**  
**CIVIL DISTRICT: 5TH**  
**CITY: TULLAHOMA**  
**COUNTY: COFFE**  
**STATE: TENNESSEE**  
**ZONING: R-1**

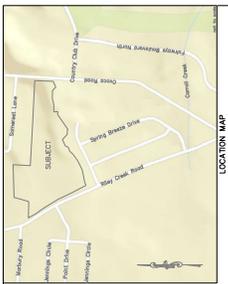
**TAX MAP: 109**  
**GROUP: N/A**  
**PARCEL: 055.03**  
**JOB NUMBER: 180122**  
**SCALE: 1" = 50'**  
**FILE NAME: WOODLANDS.DWG**  
**DATE: 1 OCTOBER 2018**

**21.21 ACRES BEING SUBDIVIDED**

RONNIE RANDALL  
395 CAMBRIDGE LANE  
MANCHESTER, TN 37355

**MINIMUM BUILDING SETBACKS**  
FRONT: 30 FT  
SIDE: 10 FT  
REAR: 10 FT

**UTILITY & DRAINAGE EASEMENTS**  
SEE SUPPLEMENTAL PLAT



**NOTES:**

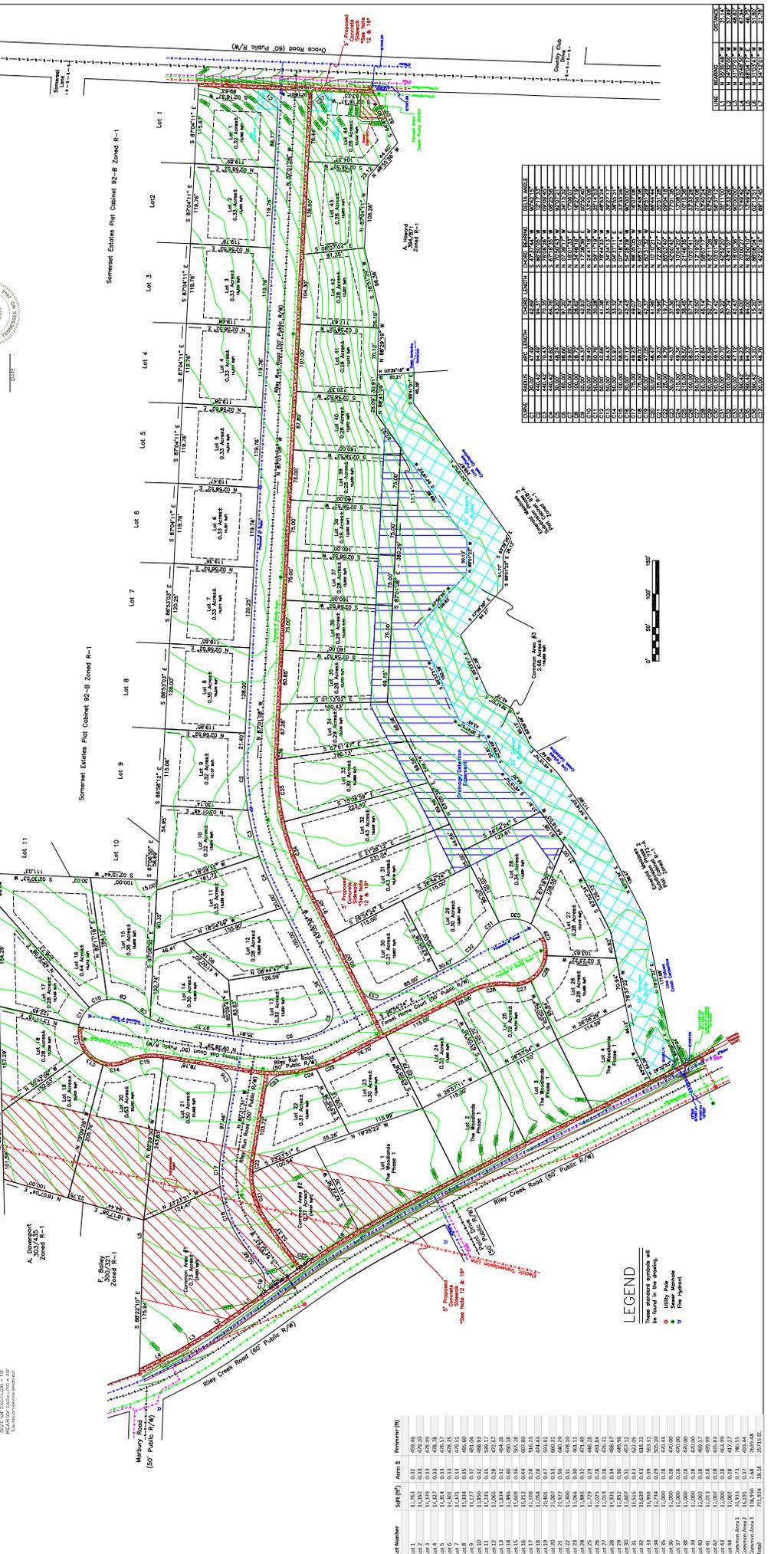
1. CLIENT'S BASIS: THIS PRELIMINARY PLAT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED.
2. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BEST LAND SURVEYING.
3. THE EXISTING EASEMENTS AND UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORD PLATS AND SURVEY DATA AVAILABLE TO THE SURVEYOR.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR UTILITIES.
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20. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR UTILITIES.

**CERTIFICATE OF ACCURACY**

I, ANDY BEST, a duly Licensed Professional Surveyor in the State of Tennessee, do hereby certify that I have personally supervised and conducted the survey shown on this plat and that the same is true and correct to the best of my knowledge and belief.

DATE: 10/1/18

EXHIBIT OR SURVEYOR'S SIGNATURE & LIC. NO. ANDY BEST 2444



Lot Number	54ft (ft)	Area (sq ft)	Perimeter (ft)
Lot 1	11,763	0.32	605.46
Lot 2	11,763	0.33	605.46
Lot 3	11,763	0.33	605.46
Lot 4	11,763	0.33	605.46
Lot 5	11,763	0.33	605.46
Lot 6	11,763	0.33	605.46
Lot 7	11,763	0.33	605.46
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Common Area 94	11,763	0.33	605.46
Common Area 95	11,763	0.33	605.46
Common Area 96	11,763	0.33	605.46
Common Area 97	11,763	0.33	605.46
Common Area 98	11,763	0.33	605.46
Common Area 99	11,763	0.33	605.46
Common Area 100	11,763	0.33	605.46

**LEGEND**

Three colored symbols will be found in the drawing:

- Green circle: Utility Pole
- Red circle: Fire Hydrant