

**CITY OF TULLAHOMA  
PLANNING COMMISSION  
MEETING AGENDA**

***Municipal Building, 201 West Grundy Street, 2nd Floor, Board Room***

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, August 17, 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 July 20 2020.**

4

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

None

**6. Old Business.**

None

**7. New Business.**

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

- 1) Concord Heights Phase III Major Subdivision Preliminary Plat - A plat to create twenty (20) residential lots from an existing 18.68-acre parcel on Old Manchester Highway and Concord Road.**

6

**Applicant: Mr. Jeff Bowen (Owner)**

**B. Site Plan (Public Hearing)**

- 1) Real Wood Products Site Plan - A site plan for a proposed new open building with an area of approximately 5,700 square feet at 152 Freeman Street.**

13

**Applicant: Kenny Sadler, P.E. for Heritage Barrel**

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

- 1) Zoning Map Amendment #237 - A request to rezone three parcels addressed as 713, 715, and 717 East Lincoln Street from General Commercial District (C-2) to High-Density Residential District (R-3).**

24

**Applicant: Ira A. Howard (Owner)**

- 2) Zoning Map Amendment #238 - A request to rezone a 2.03 acre parcel at the Y-intersection of Riley Creek Road and Ovoca Road from Low-Density Residential District (R-1) to Neighborhood Commercial District (C-3).**

34

**Applicant: Ira A. Howard (Owner)**

**8. Other New Business.**

None

**9. Next Meeting: Monday, September 21, 2020**

**10. Adjourn.**

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- 105 Announcements
- 780 Antique Vehicles
- 410 Antiques
- 210 Apartments For Rent
- 420 Appliances
- 745 ATVs
- 150 Auctions
- 750 Auto Parts & Accessories
- 895 Auto Repair
- 710 Autos for Sale
- 370 Bicycles
- 355 Boats & Marine Equipment
- 430 Building Materials

- 800 Building & Remodeling
- 610 Business Opportunity
- 250 Business Property For Rent
- 290 Business Property For Sale
- 380 Camping Equipment
- 110 Card of Thanks
- 805 Catering
- 180 Cemeteries & Lots
- 595 Child & Elderly Care
- 601 Clerical
- 440 Clothing
- 731 Commercial Vehicles
- 405 Computers
- 225 Condos for Rent

- 283 Condos for Sale
- 597 Convalescent Care
- 590 Domestic
- 810 Draperies
- 825 Electrical
- 545 Electronics
- 600 Employment
- 455 Exercise Equipment
- 450 Farm Equipment
- 300 Farms & Farmland
- 460 Feed, Seed, Plants
- 140 Financial
- 470 Food
- 608 Food Service

- 480 Fuel
- 510 Furniture
- 490 Garage & Rummage Sales
- 602 General Jobs
- 820 General Services
- 880 Gutting
- 445 Health & Beauty
- 500 Heating & Air Conditioning
- 360 Hobbies & Toys
- 220 Houses For Rent
- 280 Houses For Sale
- 120 In Memory
- 835 Income Tax Services
- 830 Insulation

- 295 Investment Properties
- 575 Jewelry
- 620 Jobs Wanted
- 840 Lawn Care
- 580 Lawn & Garden Equipment
- 520 Livestock
- 845 Locksmith
- 285 Log Homes
- 170 Lost & Found
- 305 Lots & Acreage
- 560 Machinery & Tools
- 603 Medical
- 447 Medical Equipment
- 530 Miscellaneous For Sale

- 192 Mobile Homes For Rent
- 190 Mobile Homes For Sale
- 194 Mobile Home Sites
- 740 Motorcycles
- 540 Musical Merchandise
- 621 Musicians/Bands
- 400 Office Equipment
- 850 Painting
- 125 Personals
- 550 Pets & Supplies
- 855 Photography
- 890 Plumbing
- 604 Professional
- 130 Public Notices

- 325 Real Estate Wanted
- 350 Recreational Vehicles
- 200 Rentals
- 860 Roofing
- 230 Rooms For Rent
- 605 Sales
- 630 School & Instruction
- 865 Sewing & Alterations
- 365 Sports Equipment
- 733 Sport Utility Vehicles
- 900 Statewides
- 160 Swap & Trade
- 375 Swimming Pools

- 606 Teaching
- 533 Tickets
- 700 Transportation
- 535 Travel
- 607 Trucking
- 730 Trucks & Vans
- 870 Upholstery
- 735 Utility Trailers
- 570 Wanted To Buy
- 720 Wanted To Buy-Autos
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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 because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination."

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**130 PUBLIC NOTICES**  
**NOTICE TO**

**130 PUBLIC NOTICES**  
**CREDITORS**

**Estate of Mildred Johnson Late of Coffee County, Tennessee**

Notice is hereby given that on the 30th day of July, 2020 Letters of Testamentary (or of Administration as the case may be) in respect of the Estate of **Mildred Johnson** who died on **May 30, 2020** issued to the undersigned by the Chancery Court of Coffee County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting), as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

**130 PUBLIC NOTICES**

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the date of the decedent's date of death.

This 30th day of July, 2020

(Signed) Marilyn L. Carroll Co-Personal Representative

Barbara Ann Sullivan Co-Personal Representative

Stephen M. Worsham Attorney for Estate

Sheila B. Proffitt, Clerk & Master

**NOTICE TO CREDITORS**

**Estate of Phillip Wayne Ballinger Late of Coffee County, Tennessee**

Notice is hereby given that on the 29th day of July, 2020 Letters of Tes-

tamentary (or of Administration as the case may be) in respect of the Estate of **Phillip Wayne Ballinger** who died on **June 27, 2020** issued to the undersigned by the Chancery Court of Coffee County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting), as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publica-

**130 PUBLIC NOTICES**

tion (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This 24th day of July, 2020

(Signed) Daniel Ballinger Personal Representative

W. Andrew Bobo Attorney

Sheila B. Proffitt, Clerk & Master

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Huge 3 Family Garage/Yard sale. Fri Aug 7 8-4, Sat Aug 8th 8-3. Rain or shine! Furniture, home decor, crafts, blacksmith tools, two seat bicycle, Schwinn & Murray bicycles, tires, small freezer, baby items/clothes, dog stuff, jewelry, sheep/goat items, lots more...619 N Diagonal St. Decherd

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77 SAGE COURT MANCHESTER THURSDAY FRIDAY AND SATURDAY AUG 6TH 4PM-7PM  
7TH AND 8TH 9AM-1PM  
TVS FURNITURE, TOOLS, LOTS OF KITCHEN ITEMS, HOLIDAY DECOR, GARAGE FULL OF MISC! BY TRI-STAR ESTATE SALES

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

The Planning Commission of the City of Tullahoma, Tennessee will meet as scheduled on Monday, August 17, 2020 at 4:30 pm to consider the following:

- Zoning Map Amendment 237**- A request to rezone a three parcels addressed as 713, 715, and 717 E. Lincoln Street from General Commercial District (C-2) to High-Density Residential District (R-3). Applicant: Ira A. Howard
- Zoning Map Amendment 238**- A request to rezone a 2.03 acre parcel at the Y-intersection of Riley Creek Rd and Ovoca Road from Low-Density Residential District (R-1) to Neighborhood Commercial District (C-3). Applicant: Ira A. Howard
- Concord Heights Phase 3 Major Subdivision Preliminary Plat** - A plat to create 20 residential lots the Concord Heights Subdivision at Old Manchester Hwy and Concord Rd, in the City's Urban Growth Boundary (UGB). Applicant: Andy Best for Jeff Bowen
- Real Wood Products Site Plan** - A site plan for a proposed new open building with an area of approximately 5,700 square feet at 152 Freeman Street. Applicant: Kenny Sadler, P.E. for Heritage Barrel
- Variance Case 211** - To allow a structure to be placed in the side building setback for the addition of a two-car garage at 201 Larkway Drive. Applicant: Richard Millen

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.tullahomatn.gov](http://www.tullahomatn.gov).

Members of the public may contact City Hall at 931-455-2648 for instructions for participation in the live meeting via Zoom. Alternatively, members of the public may submit comments via phone, mail, or email to [jmoody@tullahomatn.gov](mailto:jmoody@tullahomatn.gov) and those received prior to 3:30 p.m. on Monday, August 17, 2020 will be read aloud into the record during the meeting.

The meeting agenda will be available online at [www.tullahomatn.gov](http://www.tullahomatn.gov) on the Friday prior to the meeting; or contact the City Hall to request a copy.

MUNICIPAL AND REGIONAL PLANNING COMMISSION  
CITY OF TULLAHOMA

**NOW HIRING**

LPN or RN Part time 7-3  
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LPN or RN Full time 11-7  
CNA Part time 3-11  
CNA Full time 7-3

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\$500 sign on bonus for full time LPN/RN/CNA positions.

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**Public Notice**

Tullahoma Planning Commission meets @ 4:30 pm in the Municipal Building (201 W Grundy St) on Monday, August 17, 2020. Public hearings will be conducted for the following:

- Zoning Map Amendment 237**- A request to rezone a three parcels addressed as 713, 715, and 717 E. Lincoln Street from General Commercial District (C-2) to High-Density Residential District (R-3). Applicant: Ira A. Howard
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- Concord Heights Phase 3 Major Subdivision Preliminary Plat** - A plat to create 20 residential lots the Concord Heights Subdivision at Old Manchester Hwy and Concord Rd, in the City's Urban Growth Boundary (UGB). Applicant: Andy Best for Jeff Bowen
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- Variance Case 211** - To allow a structure to be placed in the side building setback for the addition of a two-car garage at 201 Larkway Drive. Applicant: Richard Millen

**Sudoku**

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

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Last Week's Answers

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

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**July 20<sup>th</sup>, 2020**

The Tullahoma Municipal Regional Planning Commission met in a Virtual Session Monday, July 20<sup>th</sup>, 2020 at 4:30 pm by electronic webinar. *Due to the COVID-19 emergency, this meeting is following the Governor's Executive Order No. 51, which remains in effect until 11:59 p.m. on August 29<sup>th</sup>, 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. Larry Crabtree, Mr. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Ms. Shelley Smith and Ms. Rupa Blackwell were present. Seven (7) members were present. Other City and Staff Representatives present: City Administrator and Interim Planning Director Ms. Jennifer Moody, City Engineer Mr. Scot St. John, and Ms. Angela Morales Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion made by Mr. Ray Knowis, seconded by Ms. Rupa Blackwell, the minutes of the June 15<sup>th</sup>, 2020 meeting were approved as presented. Motion passed 7-0.
5. **Reports of Officers and Staff** – None
6. **Old Business:**

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

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

The applicant is requesting to rezone a 28.4-acre parcel located at 1800 E. Lincoln Street (Coffee Co. Tax Map: 124K , Group E, Parcel: 006.00) from medium density residential district (R-2) to high density residential district (R-3).

*(Applicant(s): Flavil Hatcher, Cindy Shepard, and Charna Laughmiller (Heirs/Owners).*

**STAFF COMMENTS:** Staff gives an unfavorable recommendation to the Board of Mayor & Alderman.

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

- Tammy Luna – 2003 E. Lincoln St. – via email: opposed due to overcrowding of schools, too many apartments in the area already, traffic and decrease in property values.
- Freddy Whaley – 815 E Lincoln – via phone call: opposed due to flooding, school overcrowding and states the city has enough public housing already.
- Rick Shepard – (on behalf of applicant, Cindy Shepard) – in favor because rezoning could generate tax revenue for City, says property is an eyesore that could be improved, and he believes any concern with flooding would likely be addressed by engineers and City planners. Also states the property is for sale for \$200,000 and that the property owners on Ham St could buy sections behind their own property if they chose to.
- Celina Trussell – 202 Ham St – opposed due to potential increase in flooding and does not want this to add to crime that is already a problem in the area. Concerned with increase in vehicle and pedestrian traffic as it relates to safety & accidents, concerned with over population of schools, and states the wooded area is not an eyesore, but is a habitat to many animals that they enjoy seeing.
- William Trussell – 202 Ham St – yields 2 minutes to Celina Trussell
- Joy Morgan – 127 Ham St – yields 2 minutes to Celina Trussell
- Max Jarrell – 204 Ham St – yields 2 minutes to Celina Trussell
- Roni Jarrell – 204 Ham St – yields 2 minutes to Celina Trussell

- Terry Beauregard – 118 Ham St – opposed due to concerns with crime, drugs, criminals and problems that public housing brings.
- Matt Crawford – 211 Ham St – opposed stating that his property already floods by 4’ and developing will add to the flooding they’re already having.
- Dwayne Stocky – 210 Ham St – opposed due to a potential increase in crime and flooding. Also concerned with a decrease in property value and shares the same concerns as stated by Ms. Trussell.

A motion to approve an unfavorable recommendation for the rezoning of 1800 E Lincoln St from R-2 medium density residential to R-3 high density residential was made by Mr. Ray Knows seconded by Ms. Rupa Blackwell. Motion passed 7-0.

## 7. New Business:

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

1. **FCZTA 6**—A proposed text amendment to the Franklin County Zoning Resolution.

*(Applicant(s): Steve Macon, President of Broadview Volunteer Fire Department).*

The Franklin County Planning Commission is purposing a text amendment to the Franklin County Zoning Resolution Article IV, General Provisions, Section 10.1 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.”

**STAFF COMMENTS:** Staff recommends approval of this request.

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

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

## 8. Other New Business:

### A. Bonds

1. **Approve a Performance Bond Amount for The Woodlands Phase I (Map: 109, Parcel: 053.3)** in the amount of \$38,000 for improvements including sidewalks, erosion and sediment controls, and construction of ingress/egress for phase I, including 4 lots along Riley Creek Road.

**STAFF COMMENTS:** The commission is recommended to approve and establish the bond amount.

A motion to approve was made by Mr. Larry Crabtree seconded by Mr. Bill Comer. Motion passed 7-0

## 9. Next Meeting: Monday, August 17<sup>th</sup>, 2020

## 10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Ms. Angela Morales, Recording Secretary

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Ms. Jennifer Moody, Interim Planning Commission Secretary

## Staff Report

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

**Project Title:** Concord Heights Phase III Major Subdivision Preliminary Plat

**Staff:** Jennifer Moody, Interim Planning Director

**Applicant:** Mr. Jeff Bowen, 1278 Riddle Road, Shelbyville, TN

**Request:** For the Planning Commission to approve a subdivision preliminary plat for recording. The purpose of the preliminary plat is to divide 18.68 acres into twenty (20) proposed residential lots.

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

**Property Size:** 18.68 acres

**Location:** On the west side of New Manchester Highway and the Caney Fork and Western Railroad, south of Concord Road and Jesse Court in Tullahoma's Urban Growth Boundary (UGB)

### Tax Map and

**Parcel Numbers:** Coffee County: Map 111, Parcel 001.00

### Background Summary:

The applicant has indicated that the proposed subdivision will create twenty (20) residential lots for single-family dwellings. Each of the proposed lots is generally 0.80 acres (or +/-35,000 square feet) in size. The property is in the Low-Density Residential (RS-1) zoning district of Coffee County in Tullahoma's Urban Growth Boundary. The property's current use is agricultural.

Current property Information	
<b>Land Use:</b>	Undeveloped
<b>Site Features:</b>	Vacant Lot
<b>Flood Areas</b>	The property is <u>not</u> located in a special flood hazard area
<b>Vehicle Access</b>	Old Manchester Highway (Urban Collector) and Concord Road (Minor Street)

Surrounding Zoning and Land Use:		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Low-Density Residential (RS-1)	Single-family residential
<b>South:</b>	Low-Density Residential (RS-1)	Single-family residential

<b>East:</b>	Low-Density Residential (RS-1)	Single-family residential
<b>West:</b>	Low-Density Residential (RS-1)	Single-family residential

<b>Zoning District Summary</b>	
<b>Zoning District Intent:</b>	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.
<b>Permissible Uses:</b>	Single-family dwellings, parks, schools, utility infrastructure, private recreational facilities, and plant nurseries
<b>Water and Sewer Service:</b>	TUA will provide public water and each individual lot will have individual septic service.
<b>Lot and/ or Density Requirements:</b>	Minimum Lot Area with public water: 30,000 square feet Minimum Lot Area with public water and fire flow: 20,000 square feet Maximum Lot Width without sewer: 125 feet
<b>Setback Requirements:</b>	<b>Front Yard Setback:</b> 25 feet from interior street right-of-ways <b>Rear Yard Setback:</b> 25 feet from the rear lot line <b>Side Yard Setback:</b> 25 feet from side lot lines

<b>Development Advisory Committee Review:</b>	
<b>Public Works:</b>	No comments
<b>City Engineer:</b>	Not required, but prefer detention areas to be placed in “Common Area” to be owned and maintained by the Homeowners Association; submit construction plans for review for concurrence with the Tullahoma Subdivision Regulations
<b>Economic Development</b>	No comments
<b>Parks and Recreation:</b>	No comments
<b>Fire Department:</b>	No comments
<b>Administration:</b>	No comments
<b>Building Official:</b>	No comments
<b>ERPUD:</b>	No comments
<b>TUA Water &amp; Sewer:</b>	Water service by TUA; plans for septic service must be submitted and approved by TDEC
<b>TUA Electric:</b>	This area is served by Duck River Electric

**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 18.68 acres with lot sizes of +/- 0.80 acres.
2. Lots will be served by a new internal street.
3. Public Water is available from Tullahoma Utilities Authority.
4. As proposed, individual septic tanks for each lot would supply septic service; TDEC approval is required.
5. A detention and drainage areas are being proposed on individual lots rather than in dedicated common space areas.
6. Construction plans will need to be reviewed and approved for concurrence with the Tullahoma Subdivision Regulations.

**Preliminary Staff Recommendation:**

Staff recommends approval of the preliminary plat for the following:

1. The proposed subdivision meets all of the development standards required by Coffee County Zoning, including 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.

**Attachments:**

Subdivision Application  
Proposed plat  
Zoning Map  
Aerial 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 Concord Heights Phase 3	Major Preliminary	Section Number (if applicable)	Date of application 27 July 2020
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Type:  Preliminary  Final (Major)  Final (Minor - Includes Resubs)  Partition  Construction Plans

Applicant/ Developer  
Jeff Bowen

Mailing Address 1278 Riddle Road	City Shelbyville	State TN	Zip 37160
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Phone Number 931-212-5861	Fax Number	Email jeffbowen1967@yahoo.com
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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 &amp; Codes Department of any changes to contact information.

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:**

Tax Map 111	Group n/a	Parcel 001.00	Deed Book 314	Page Number 730
1. Civil District 5th	County Coffee	Number of Proposed Lots 20		

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.

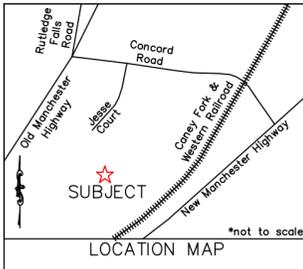
I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: 	Applicant's Name (Printed): John A Best	Date: 27 July 2020
----------------------------	--	-----------------------

**STAFF USE ONLY**

Submittal Type	Fees	Total
1. Preliminary Plat/ Construction Plans (Major)	\$15.00 per lot/ \$400 per construction plans	\$300
Final Plat	\$10.00 per lot	

Received by: Nena Abbott	Date: 7/28/2020	Receipt Number: 8979974
--------------------------	-----------------	-------------------------



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 30°21'09" E	98.42'	L16	N 39°02'42" W	86.22'
L2	S 31°06'33" W	47.48'	L17	S 39°03'45" E	63.30'
L3	S 32°42'02" W	94.31'	L18	S 39°06'40" E	116.90'
L4	S 32°42'02" W	60.32'	L19	S 08°25'48" E	39.57'
L5	N 54°09'12" E	20.40'	L20	S 54°09'12" W	63.48'
L6	N 30°21'09" E	78.22'	L21	S 30°21'09" W	30.96'
L7	S 53°17'22" W	135.83'	L22	N 30°20'23" E	98.03'
L8	S 53°17'22" W	15.68'	L23	N 30°18'05" E	82.65'
L9	S 55°01'24" W	60.00'	L24	N 30°18'05" E	89.83'
L10	N 50°54'30" E	136.00'	L25	N 30°21'00" E	89.17'
L11	N 50°54'30" E	93.96'	L26	S 80°51'41" E	18.39'
L12	N 41°00'05" E	123.85'	L27	S 83°30'45" E	114.25'
L13	N 33°47'29" E	6.13'	L28	S 78°13'14" E	77.25'
L14	N 35°13'42" E	72.18'	L29	S 30°25'39" E	100.00'
L15	N 39°43'19" W	72.79'	L30	S 30°21'09" W	115.68'

# LEGEND

These standard symbols will be found in the drawing.

- Utility Pole
- Fire Hydrant

## MINIMUM BUILDING SETBACK REQUIREMENTS

FRONT = 50'  
SIDE = 25'  
REAR = 25'

## UTILITY & DRAINAGE EASEMENTS

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1787.85'	86.16'	86.15'	S 35°55'33" W	02°45'40"
C2	1787.85'	160.58'	160.52'	S 39°52'46" W	05°08'46"
C3	125.00'	51.93'	51.55'	N 42°15'10" E	23°48'03"
C4	1787.85'	227.89'	227.73'	S 46°06'14" W	07°18'11"
C5	1787.85'	56.06'	56.06'	S 50°39'14" W	01°47'48"
C6	125.00'	71.72'	70.74'	N 70°35'29" E	32°52'34"
C7	125.00'	71.51'	70.54'	S 76°34'52" E	32°46'44"
C8	125.00'	44.66'	44.42'	S 49°57'24" E	20°28'11"
C9	75.00'	112.74'	102.42'	N 82°47'03" W	86°07'29"
C10	75.00'	31.16'	30.93'	S 42°15'10" W	23°48'03"

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

## 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

### ~NOTES~

- CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
- BEST LAND SURVEYING IS THE AUTHORS AND OWNER OF THE ATTACHED PLAT AND DRAWINGS, AND HEREBY RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. DO NOT COPY, ALTER OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEST LAND SURVEYING.
- THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
- PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA MAP # 47031C0194C, EFFECTIVE DATE OF 4 AUGUST, 2008.
- LOCATION AND SIZE OF UNDERGROUND UTILITIES IS AN ESTIMATE BASED ON ABOVE-GROUND EVIDENCE OR BY INFORMATION SUPPLIED BY TUA & ERPUD.
- THE OVERHEAD POWERLINES SHOWN HEREON HAVE A 40' UTILITY EASEMENT. 20' EITHER SIDE OF THE EXISTING POWERLINE. ANY UNDERGROUND POWERLINE, EVEN THOSE NOT SHOWN ON THIS PLAT, HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UNDERGROUND POWERLINE. THE UNDERGROUND UTILITY LINES (WATER, SEWER & GAS) SHOWN HEREON HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UNDERGROUND UTILITY LINE. THE UNDERGROUND SEWER AND WATER LINES SHOWN HEREON (EXISTING AND PROPOSED) HAVE A 20' UTILITY EASEMENT. 10' EITHER SIDE OF THE EXISTING UTILITY LINE.
- 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.
- TOPOGRAPHY WAS OBTAINED FROM INFORMATION SUPPLIED BY THE CLIENT AND HAS BEEN FIELD VERIFIED TO INSURE ITS ACCURACY.
- THIS SUBDIVISION HAS BEEN (WILL BE) DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TULLAHOMA.
- WATER SOURCE IS PUBLIC AND IS SUPPLIED BY TULLAHOMA UTILITIES AUTHORITY
- PROPOSED LOT USE: RESIDENTIAL DEVELOPMENT
- THE CITY OF TULLAHOMA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
- NO STRUCTURES ARE ALLOWED IN THE UTILITY, SEWER OR DRAINAGE EASEMENTS.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING ALL PROPOSED WATER LINES
- 2.112.5 FEET OF PROPOSED ROADWAY
- THE LOTS SHOWN HEREON WILL HAVE INDIVIDUAL SEPTIC TANKS TO SUPPLY SEWER SERVICE. APPROVAL BY TDEC IS IN PROGRESS.

# MAJOR SUBDIVISION PRELIMINARY PLAT CONCORD HEIGHTS PHASE 3

FOR/OWNER: JEFFERY BOWEN  
FOR/OWNER: CARL EDDE  
ADDRESS: \_\_\_\_\_ OLD MANCHESTER HIGHWAY  
CIVIL DISTRICT: 5TH  
CITY: TULLAHOMA  
COUNTY: COFFEE  
STATE: TENNESSEE  
ZONING: RS-1

BEING PROPERTY DESCRIBED IN: DB. 314, P. 730  
REGISTRAR'S OFFICE COFFEE COUNTY

TAX MAP: 111  
GROUP: N/A

JOB NUMBER: 200611  
FILE NAME: BOWEN.DWG

PARCEL: 001.00  
SCALE: 1" = 100'

DATE: 22 JULY 2020

SHEET: 1 OF 1

**BEST LAND SURVEYING**

ANDY BEST  
TN LICENSE #2444

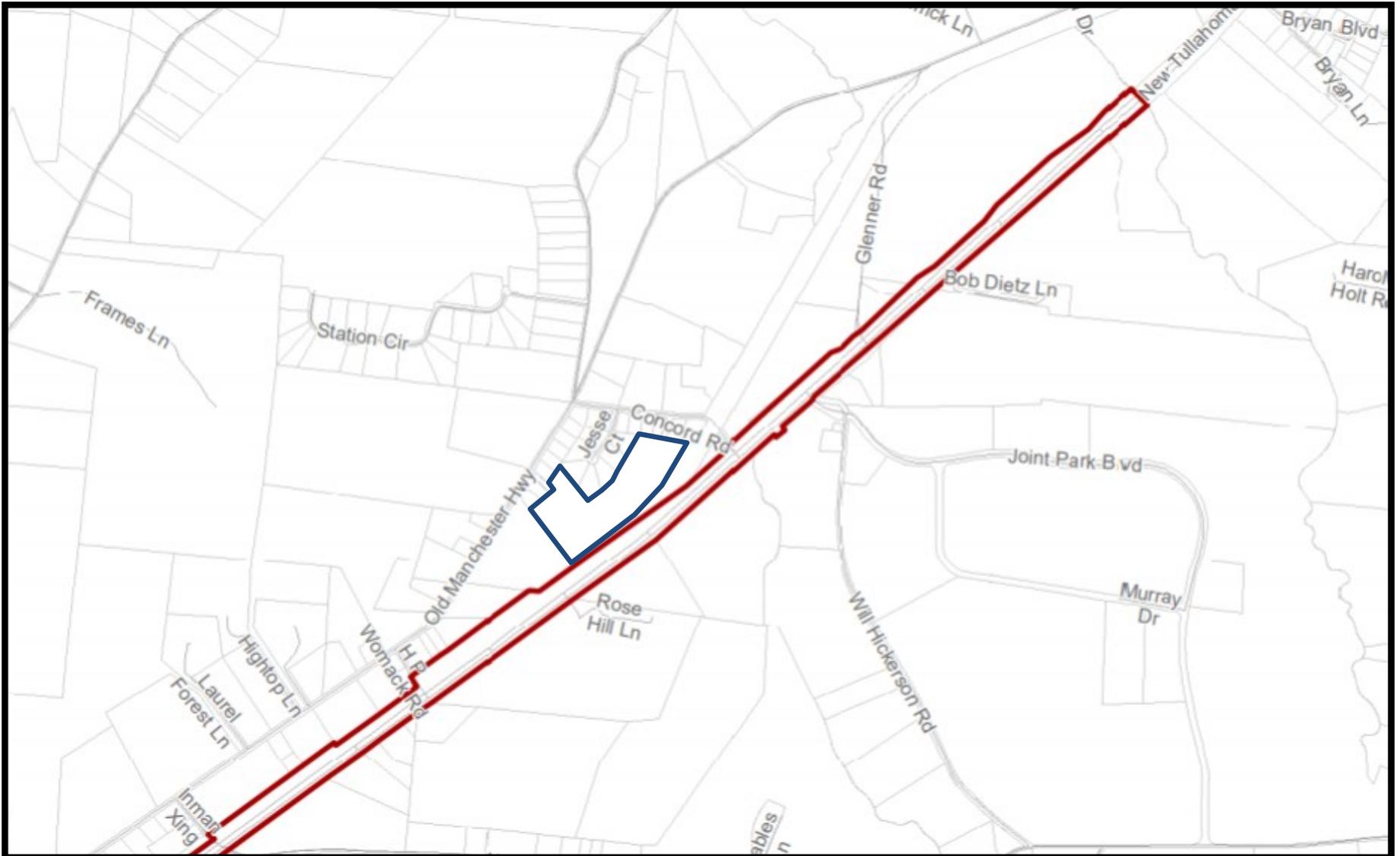
931-808-4715  
jabest.surveyor@gmail.com  
www.bestlandsurveying.com  
273 HAYNES HOLLOW RD  
WINCHESTER, TN 37398



JEFF BOWEN  
1278 RIDDLE ROAD  
SHELBYVILLE, TN 37160

18.68 ACRES± BEING SUBDIVIDED

Concord Heights Phase III Major Subdivision  
Preliminary Plat  
Property Map Coffee County/UGB



Concord Heights Phase III Major Subdivision  
Preliminary Plat  
Aerial Property Map



## Staff Report

**Agenda No.:** 7.B.1

**Project Title:** Dollar General Retail Store Site Plan

**Staff:** Jennifer Moody, Interim Planning Director

**Applicant:** Mr. Kenny Sadler, P.E., 4866 Woodbury Hwy, Manchester, TN 37388

**Request:** For the Planning Commission to approve a site plan for a commercial building.

**Zoning:** I-2 (Heavy Industrial District)

**Building Size:** 5,760 square feet

**Property Size:** +/-54,218 square feet (1.24 acres)

**Location:** 152 Freeman Street, Tullahoma, TN

**Tax Map, Group, and Parcel Numbers:** Coffee County Map 124E Group J, Parcel 003.00

### Background Summary:

The applicant is requesting approval of a site plan. The applicant has indicated that the site plan is for a proposed 5,760 square foot accessory building for covered, open-sided storage of oak barrels. Due to the size of the proposed accessory building and the owners' future intentions for additional structures, the applicant has submitted a landscaping plan with the site plan that will meet the current landscaping standards for I-2 heavy industrial districts.

Current property Information	
<b>Land Use:</b>	Manufacturing, Recycling, Processing and Assembly
<b>Site Features:</b>	The site has an existing open, iron building (1,057 sq. ft.), an accessory office building with picnic shed, and two existing metal sheds with a gravel parking area. The majority of the site is existing gravel with areas for pallet storage and some grass area. The driveway is on Freeman Street.
<b>Flood Areas</b>	The property is <u>not</u> located in a special flood hazard area
<b>Vehicle Access</b>	Freeman St (Minor Street)

<b>Surrounding Zoning and Land Use</b>		
	<b>Zoning: I-2 Heavy Industrial</b>	<b>Land Use: Manufacturing, Recycling, Processing and Assembly</b>
<b>North:</b>	High-Density Residential (R-3)	Multi-family residential dwellings
<b>South:</b>	Restricted Industrial and Warehousing District (I-1)	Railroad
<b>East:</b>	Medium-Density Residential (R-3)	Single-family residential and office
<b>West:</b>	General Commercial (C-2) and Medium-Density Residential (R-2)	Former Concrete Plant and Single-Family and Two-Family Residential Dwellings

<b>Zoning District Summary</b>	
<b>Zoning District Intent:</b>	The I-2 district is for activities which, like commercial land uses, can be considered very intensive. Use involving manufacturing or processing of various materials into finished products are included in this category. These areas have been located and developed to take advantage of good access, whether by rail, major thoroughfare or air.
<b>Permissible Uses:</b>	<p>Any use permitted in the I-1 District, provided, however, that no residential use, except sleeping facilities required by caretakers or night watchmen employed on the premises shall be permitted in an I-2, Heavy Industrial District.</p> <p>Any of the following uses.</p> <ol style="list-style-type: none"> <li>1. Lumber and wood products manufacturing.</li> <li>2. Lots or yards for scrap or salvage operations or for processing, storage, display or sales of any scrap or salvage materials.</li> <li>3. Automobile wrecking, salvage, and junk yards.</li> <li>4. Meat products manufacturing.</li> <li>5. Dyeing and finishing of textiles.</li> <li>6. Tanning.</li> <li>7. Chemicals and allied products manufacturing.</li> <li>8. Petroleum and refining and related industries.</li> <li>9. Rubber and miscellaneous plastic products manufacturing.</li> <li>10. Primary metal industries.</li> </ol>

	<ul style="list-style-type: none"> <li>11. Mining activities and related industries.</li> <li>12. Concrete or cement products manufacturing.</li> <li>13. Buildings, structures, and uses accessory and customarily incidental to any of the above uses.</li> <li>14. Off-premise advertising signs as related to Article VII.</li> <li>15. In general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like and not allowed in any other district, provided, however, that any use not specified herein shall be approved by the Board of Zoning Appeals.</li> <li>16. Buildings, structures, and uses accessory and customarily incidental to any of the above uses.</li> </ul>
<b>Water and Sewer Service:</b>	Public water and sewer are available.
<b>Lot and/ or Density Requirements:</b>	Minimum Lot Area: None Minimum Lot Width: None Maximum Impervious Lot Coverage(%): 75%
<b>Height Restrictions:</b>	Maximum Building Height: 50 feet
<b>Off-Street Parking Requirements:</b>	<b>Minimum Number of Parking Space:</b> Manufacturing, Recycling, Processing and Assembly: 1 space per 1,500 square feet of gross floor area
<b>Setback Requirements:</b>	<b>Front Setback:</b> 50 feet from the right-of-way <b>Rear Setback:</b> 25 feet from the right-of-way <b>Side Setbacks:</b> 15 feet from the side lot line and the side and/ or rear setback(s) in any industrial (I) zoning district shall be fifty (50) feet when abutting a residential ( R ) zoned lot.

<b>Development Committee:</b>	
<b>Building Official:</b>	No comments
<b>Public Works:</b>	A pre-construction meeting with Public Works is required
<b>Engineering:</b>	No comments
<b>Parks and Recreation:</b>	Plan meets landscaping requirements
<b>Fire Department:</b>	No comments
<b>City Administration</b>	No paved concrete or asphalt parking areas are required at this time; but future additional new structures or activities that generate additional employees to the site may require the site to provide paved surfaces for off-street parking of employees
<b>TAEDC:</b>	No comments
<b>ERPUD:</b>	No comments

<b>TUA Water &amp; Sewer:</b>	No comments
<b>TUA Electric:</b>	No comments

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

The land use map indicates the future use of this property as commercial.

**Planning Consideration(s):**

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

1. The applicant is proposing a 5,760 square foot open, covered accessory building for storage of oak barrels.
2. The heights of the proposed building will be 20 feet, which is less than the maximum building height of 50 feet.
3. No new parking areas or spaces will be required as a result of this additional accessory building.
4. The proposed development meets the minimum building setbacks in the I-2 district.
5. The proposed landscaping meets the standards in Section 505 of the Zoning Ordinance.
6. The site will be accessible from Freeman Street.

**Preliminary Staff Recommendation:**

Staff recommends approval of the site plan for the following:

1. The principal use of the lot remains unchanged.
2. The proposed building meets the following requirements: maximum building height, the landscaping requirements, maximum lot coverage, and the minimum setbacks.

**Attachments:**

- Application
- Site and Landscaping Plan
- Aerial Map
- Flood Map
- Zoning Map

Lonnie Self 615-934-0950



**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION**

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

**SITE PLAN APPLICATION**

Name of Site Plan: **PROPOSED DEVELOPMENT FOR HERITAGE BUTTELL** Date of application: **7/20/20**

Site plans for parking lot additions with no new building construction can be reviewed and approved administratively.

Applicant/ Developer: **HERITAGE BUTTELL**

Mailing Address: **152 FREEMAN ST** City: **Tullahoma** State: **TN** Zip: **37300**

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

Project Engineer/Surveyor: **KENNY SUTLER, P.E.**

Mailing Address: **4066 WOODBURY HWY** City: **MANCHESTER** State: **TN** Zip: **37355**

Phone Number: **931.499.5090** Fax Number: \_\_\_\_\_ Email: **ks@sadlerengineering.com**

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

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:**

Address of subject property				Size of Property	
<b>152 FREEMAN ST</b>					
1. Tax Map	Group	Parcel	Deed Book	Page Number	
<b>124 E</b>	<b>J</b>	<b>003.00</b>			
Zoning of property			Zoning Application File Number (if applicable)		
<b>I-2</b>					

**ADDITIONAL REQUIRED INFORMATION:**

2.	<input checked="" type="checkbox"/> A copy of the owner's deed	NOTE: NOI and NPDES are required by the state if more than 1 acre of land is to be disturbed.
	<input checked="" type="checkbox"/> Site plan checklist	
	<input type="checkbox"/> A copy of Notice Of Intent (NOI) Form (if applicable)	
	<input type="checkbox"/> A copy of NPDES Permit (if applicable)	

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

Applicant's Signature: Applicant's Name (Printed): **KENNY L. SUTLER** Date: **7/20/20**

**STAFF USE ONLY - FEES**

Site Plan Review Fee \$75	<del>\$75</del> <b>250.00</b>
Number of Plans	x <b>1</b>
Accepted By: <b>Nena Abbott</b>	Receipt Number: <b>897975</b> Total: <b>250.00</b>



# City of Tullahoma

## Department of Planning & Codes

P.O. Box 807, 321 North Collins Street, Tullahoma, TN 37388

Tel: (931)455-2282  
Fax: (931)454-1765

### Site Plan Review Checklist

- 1. Site Plan drawn at a scale no smaller than 1" = 100', but adequate for proper review.
- 2. A vicinity map; north arrow; scale; tax map, group and parcel number as recorded; owner's name, and contact information; plan date and plan revision number.
- 3. Size of lot(s), names of adjoining property owner(s) or subdivisions.
- 4. The actual shape and dimensions of the lot.
- 5. Building setback lines.
- 6. Existing zoning on the site as well as adjoining properties.
- 7. Location, size, and arrangement of proposed and existing buildings.
- 8. Proposed usage and projected number of employees.
- 9. All existing and proposed easements, rights-of-way, street widths and names of streets.
- 10. Location, dimensions, and types of easements.
- 11. Existing and proposed contours at a one-foot vertical interval.
- 12. Location of all proposed driveways and entrances, including width and radius dimensions.
- 13. Show Fire Lane Access and dimensions (if applicable).
- 14. Layout of all off-street parking areas including handicapped parking spaces.
- 15. Provide a list of parking spaces required and number provided.
- 16. Proposed sidewalk installation along lot frontage if on collector or arterial streets.
- 17. List of building floor area, building height, and percentage of lot coverage.
- 18. Show percentage of impervious surface.
- 19. Landscaping plan meeting the minimum requirements of the Landscaping Ordinance.
- 20. Position of fences, walls, or plantings to be utilized for screening (materials specific).
- 21. Location and sizes of all signs.
- 22. Dumpster pad location, size and details, and heavy duty asphalt. (Note on plan if cart is to be used instead of dumpster).
- 23. Locations and size of all existing and proposed utilities (water, sewer, electric, telephone, cable, fiber, etc.) as well as fire hydrant coverage and location, fire department connection, cleanouts, grease trap, monitoring manhole, backflow prevention device, and water meter size and type.
- 24. The location of all water courses on adjoining the tract.
- 25. Flood Note / Floodplain information from FEMA FIRM maps and studies.
- 26. Stormwater management plan with drainage calculations. (Bond must be posted.)
- 27. Proposed drainage detention areas with calculation, complete stormwater detention agreement form.
- 28. Construction entrance location, size and pad details.

**\*Office Use Only**

Date plans received \_\_\_\_\_ Fees Paid \_\_\_\_\_  
 Date plans presented to Development Committee \_\_\_\_\_  
 Date plans approved to go to the Planning Commission \_\_\_\_\_  
 Date plans approved by Planning Commission \_\_\_\_\_

PROPOSED HERITAGE BARRELS - FREEMAN ST - TULLAHOMA , TN

DRAINAGE CALCULATION SUMMARY

PRE-DEVELOPMENT CONDITIONS

GRAVEL AREA = 0.12 ACRES      Cestimated = .8

T.O.C. = 5

EXISTING CONDITIONS

$I_2 = 5.0$	,	$Q_2 =$	$.8 \times 5.0 \times 0.12 =$	$.48 \text{ c.f.s.}$
$I_5 = 6.4$	,	$Q_5 =$	$.8 \times 6.4 \times 0.12 =$	$.61 \text{ c.f.s.}$
$I_{10} = 7.2$	,	$Q_{10} =$	$.8 \times 7.2 \times 0.12 =$	$.69 \text{ c.f.s.}$
$I_{25} = 8.0$	,	$Q_{25} =$	$.8 \times 8.0 \times 0.12 =$	$.77 \text{ c.f.s.}$
$I_{50} = 9.0$	,	$Q_{50} =$	$.8 \times 9.0 \times 0.12 =$	$.86 \text{ c.f.s.}$
$I_{100} = 9.5$	,	$Q_{100} =$	$.8 \times 9.5 \times 0.12 =$	$.91 \text{ c.f.s.}$

POST DEVELOPMENT CONDITIONS

BUILDING AREA = 0.12 ACRES      Cestimated = .95

T.O.C. = 5

$I_2 = 5.0$	,	$Q_2 =$	$.95 \times 5.0 \times 0.12 =$	$.57 \text{ c.f.s.}$
$I_5 = 6.4$	,	$Q_5 =$	$.95 \times 6.4 \times 0.12 =$	$.73 \text{ c.f.s.}$
$I_{10} = 7.2$	,	$Q_{10} =$	$.95 \times 7.2 \times 0.12 =$	$.82 \text{ c.f.s.}$
$I_{25} = 8.0$	,	$Q_{25} =$	$.95 \times 8.0 \times 0.12 =$	$.91 \text{ c.f.s.}$
$I_{50} = 9.0$	,	$Q_{50} =$	$.95 \times 9.0 \times 0.12 =$	$1.0 \text{ c.f.s.}$
$I_{100} = 9.5$	,	$Q_{100} =$	$.95 \times 9.5 \times 0.12 =$	$1.1 \text{ c.f.s.}$

**LANDSCAPING REQUIREMENTS**

- 1 DECIDUOUS TREE PER 100' OF LOT PERIMETER.
- 1 EVERGREEN TREE PER 100' OF LOT PERIMETER.
- 1 SHRUB PER 3 LINEAR FEET OF BUILDING FRONTAGE.

**PLANT/ MATERIAL SCHEDULE**

QUANTITY	KEY	COMMON NAME	SIZE/REMARKS
<b>TREES</b>			
8	EGREEN	EVERGREEN TREE	6' HEIGHT MIN.
8	RMAPLE	RED MAPLE	2 1/2" CAL.
<b>SHRUBS</b>			
20	DNAN	DWARF NANDINA	3 GAL. MIN.

SMYRNA READY MIX CONCRETE, LLC  
124 E J 005.00  
ZONING = I-2

**OWNER INFORMATION**

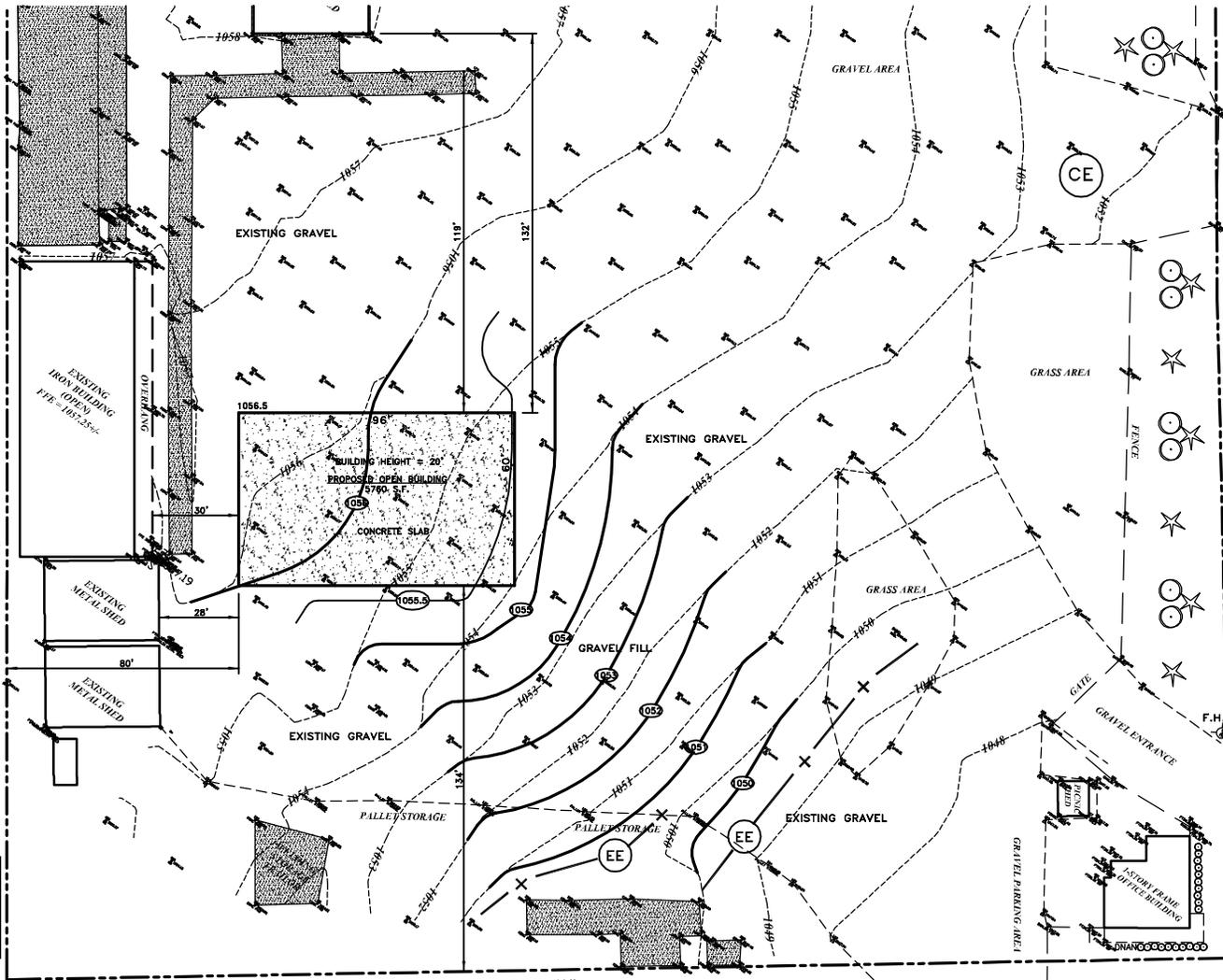
HERITAGE BARRELS, LLC  
152 FREEMAN STREET  
TULLAHOMA, TENNESSEE  
TAX MAP INFORMATION  
124 E J 003.00  
ZONING = I-2

**SOIL EROSION AND SEDIMENT CONTROL LEGEND**

<b>(CE)</b>	CONSTRUCTION EXIT	
<b>(EE)</b>	EROSION EELS	
<b>(RR)</b>	RP-RAP	
DISTURBED AREA = .35 ACRES		

**LEGEND**

	EXISTING	PROPOSED
RIGHT-OF-WAY/PROPERTY LINE		
INDEX CONTOURS		
1" INTERVALS		



REVISIONS	
No.	Date

PROPOSED DEVELOPMENT FOR:  
HERITAGE BARRELS, LLC  
152 FREEMAN STREET  
TULLAHOMA, TENNESSEE



SADLER & ASSOCIATES  
CONSULTING ENGINEERS INCORPORATED

CIVIL • ENVIRONMENTAL  
TRAFFIC • PLANNING  
CONSTRUCTION MANAGEMENT  
Phone: 931-728-4961



Job No. 20-000  
Date: 7/27/20  
Approved By: K.L.S.

DRAWING NO.

C-1

OF:

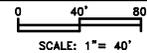
CALL BEFORE YOU DIG



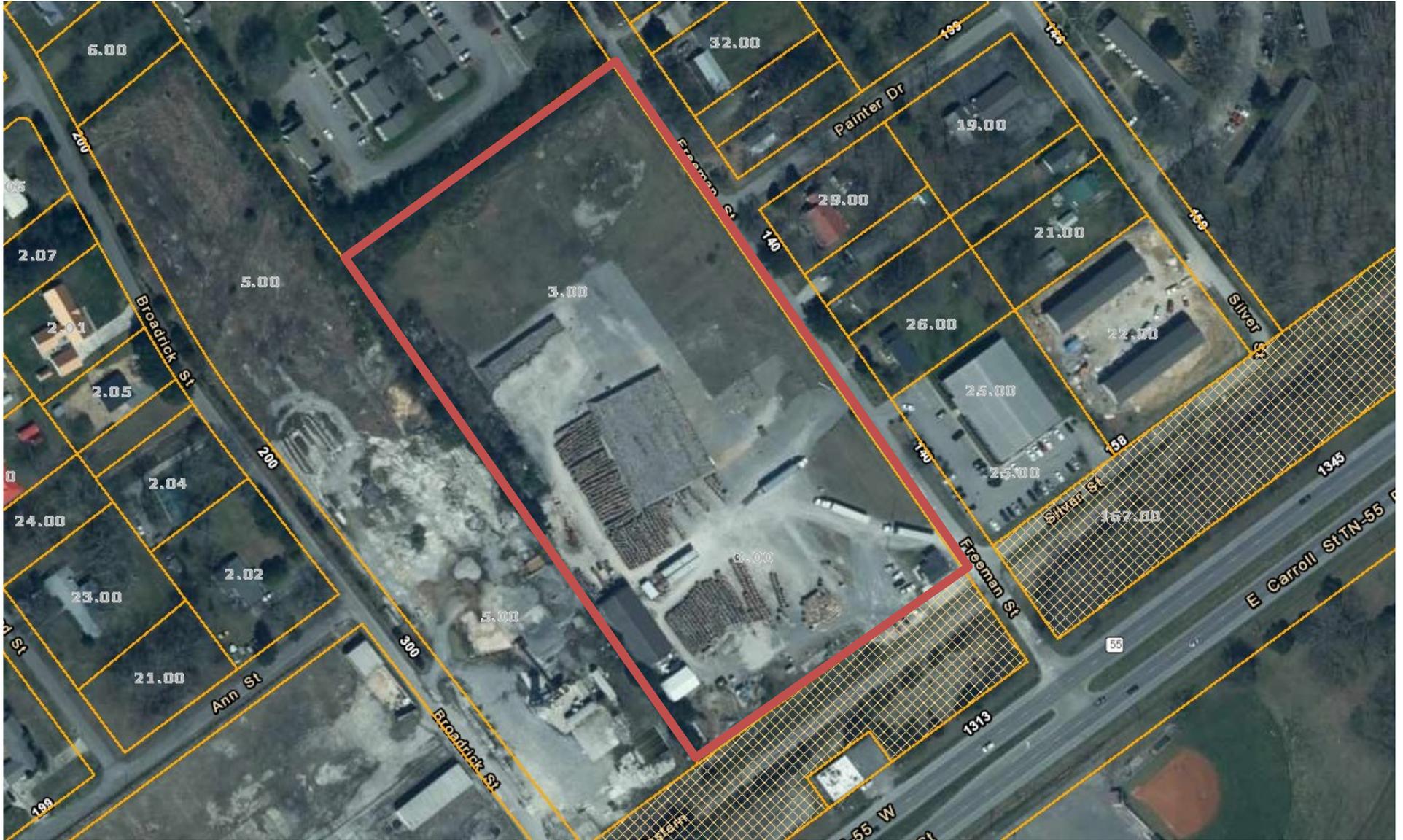
THREE WORKING DAYS BEFORE YOU DIG  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

RAILROAD

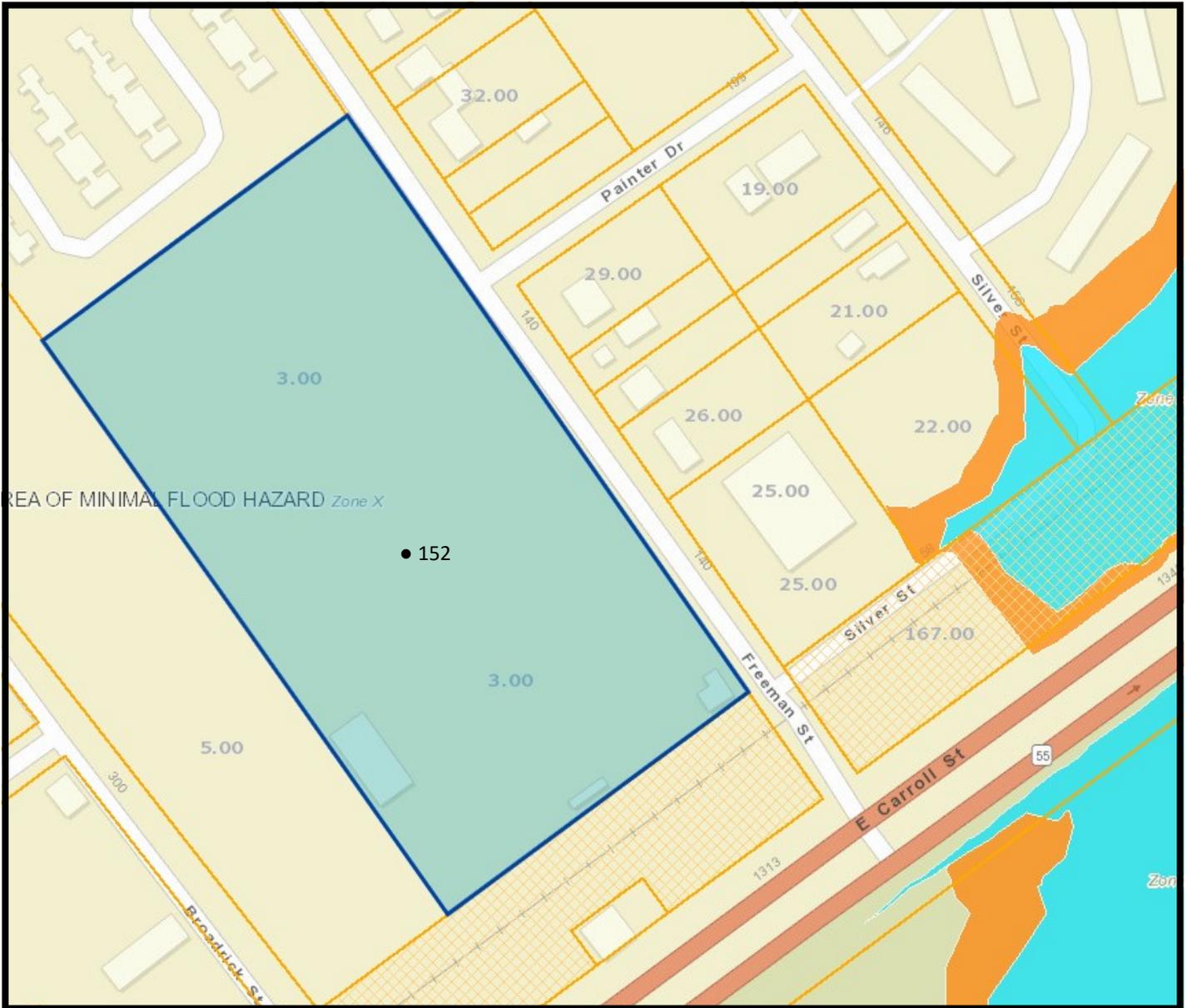
SITE PLAN



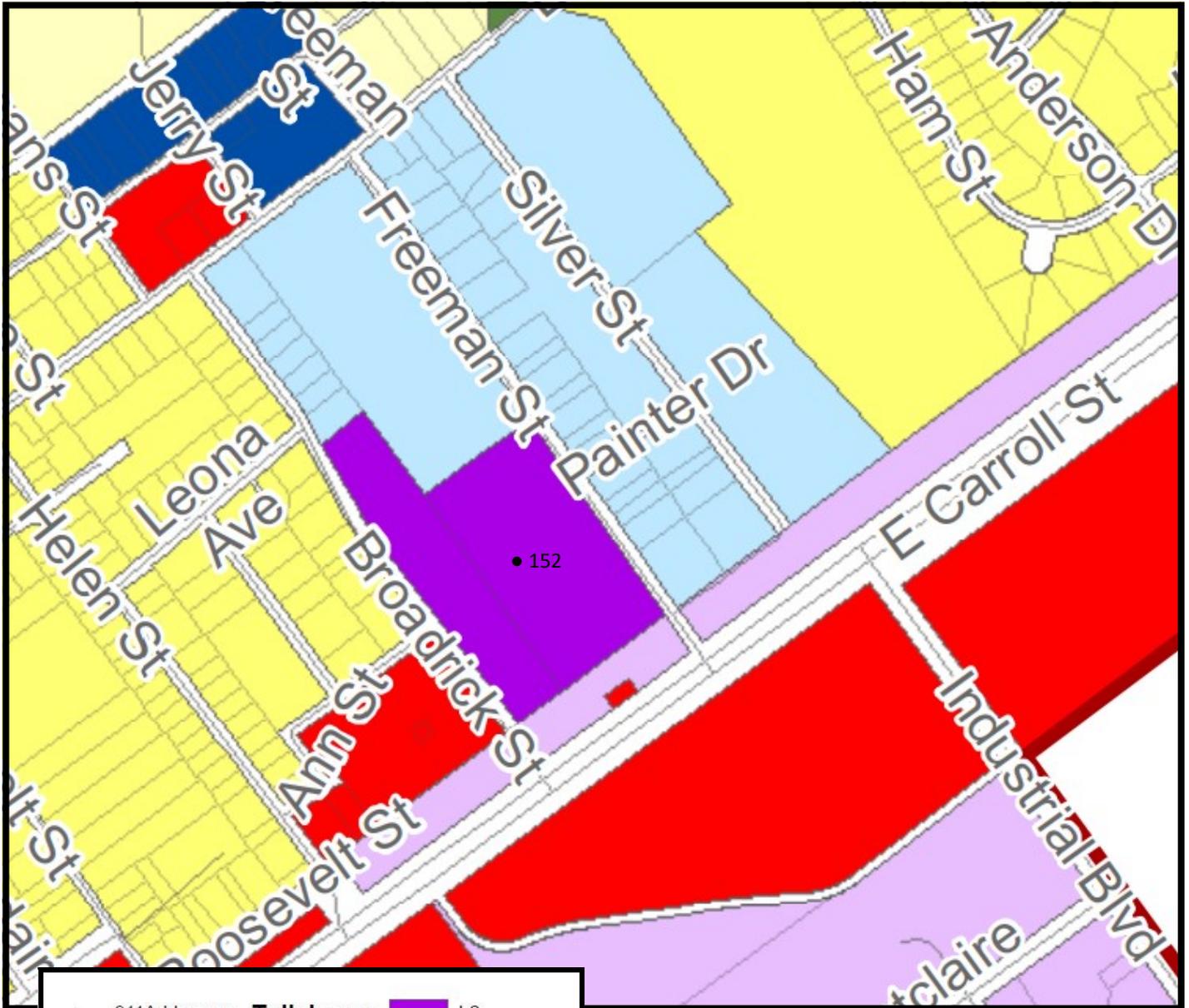
# 152 Freeman Street Aerial Property Map



# 152 Freeman Street Flood Map



# 152 Freeman Street Zoning Map



•	911Addresses	<b>Tullahoma Zoning</b>	I-2
	Tullahoma City Limit	AG	OS-1
	Runway Protection Zones	C-1	R-1
	Airport Approaches	C-2	R-2
		I-1	R-3
			R-4
			UGB-RS1
			AO-1 Overlay

# Staff Report

**Agenda No.:** 7.C.1

**Project Title:** Zoning Map Amendment #237

**Staff:** Jennifer Moody, Interim Planning Director

**Applicants:** I.A. Howard

**Property Size:** +/- 0.6 acres (total of three parcels)

**Current Zoning:** General Commercial District (C-2)

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

**Location:** 713, 715, and 717 East Lincoln Street

**Tax Map:** Coffee County: 124K, Group F, Parcel Numbers: 019.00, 020.00, and 020.01

## Background Summary:

The subject properties are contiguous, vacant parcels addressed as 713, 715, and 717 E. Lincoln Street, on the north side of the E. Lincoln Street (across from Damron’s Restaurant) and are mid-block properties between Birch Alley and N. College St. Each lot appears to be approximately 0.2 acres with between 50’-60’ of frontage on E. Lincoln St and 150’ in depth. At this size, each lot is equal to the minimum lot size of 7,500 square feet for the R-3 Residential District. General Commercial District (C-2) does not have a minimum lot size. All lots have access to an alley that runs along the rear of the property.

The applicant is requesting rezoning to support construction of a single-family residential dwelling on each lot with the driveway access being served off the alley. The construction style would be “shotgun-style” with the structure being narrow and running deep, following the shape of the lot. The applicant indicated that the proposed homes could be one- or two-stories in height.

The three parcels are approximately 0.6 acres in total and are currently undeveloped, vacant land. The property is presently zoned C-2 (General Commercial). The general character of this area is mixed-use with single-family residences and some multi-family mixed with general commercial uses. The land use plan indicates commercial district for all lots fronting E. Lincoln Street in this area, while the existing uses are primarily residential in character.

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 not</u> located in a special flood hazard area.
<b>Vehicle Access</b>	E. Lincoln Street (Urban Collector Street)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Medium-density Residential (R-2)	Single-family and Two-family dwellings
<b>South:</b>	General Commercial (C-2)	Restaurant, Office, Automotive Service
<b>East:</b>	General Commercial (C-2)	Mixed-Uses with Single-family dwellings (Residential) and Grocery (Commercial)
<b>West:</b>	General Commercial (C-2) and High-density Residential (R-3)	Single-family dwellings

<b>Zoning District Summary (Existing/ Proposed):</b>		
	Existing Zoning: General Commercial (C-2)	Proposed Zoning: High-Density Residential (R-3)
<b>Zoning District Intent:</b>	The C-2 district is for personal and business services and general retail business. Regulations are designed to guide future change so as to discourage formation of future blighted commercial areas, to preserve the carrying capacity of the community's collector and arterial street system, and to provide for adequate off-street parking and loading.	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. Any uses permitted in C-1 District</li> <li>2. Automotive sales</li> <li>3. Automotive motor fuel dispensing facilities</li> <li>4. Automotive self-service motor fuel dispensing facilities</li> <li>5. Contractors business offices</li> <li>6. Commercial printing and publishing</li> <li>7. Commercial schools</li> <li>8. Community Commercial centers</li> <li>9. Convenience Commercial centers</li> <li>10. Cultural Institutions</li> <li>11. Fast Food Restaurant</li> <li>12. Fitness Centers</li> <li>13. Group Care Facilities</li> <li>14. Hospitals</li> <li>15. Hotels and Motels</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>

	16. Indoor Recreation 17. Light Commercial 18. Minor Automotive Repair 19. Mortuary and Funeral Homes 20. Neighborhood Commercial centers	
<b>Continued from previous page:</b>	Existing Zoning: General Commercial (C-2)	Proposed Zoning: High-Density Residential (R-3)
<b>Permissible Uses:</b>	21. Outdoor Recreation 22. Rehabilitation Centers 23. Religious, Cultural and Fraternal Activities 24. Theaters	
<b>Uses permitted upon review</b>	1. Regional Commercial Centers 2. Schools (private and public)(primary and secondary)	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
<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>General Commercial (C-2)</b>	<b>Single-family dwelling in R-3:</b>
	Minimum Lot Area: None	Minimum Lot Area: 7,500 sq. ft.
	Minimum Lot Width: None	Minimum Lot Width: 50 ft.
	Maximum Impervious Lot Coverage(%): 80	Maximum Impervious Lot Coverage (%): 25
		<b>Two-family dwellings and Townhomes in R-3</b>
		Minimum Lot Area: 7,500 square feet per unit
		Minimum Lot Width: 125 feet
		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>
	Varies based upon Use	<b>Single-family dwelling:</b> 2 per dwelling
		<b>Two-family dwelling/ Townhome:</b> 2 per unit
		<b>Multifamily dwelling:</b> 1.5 per unit
<b>Setback Requirements:</b>	<b>Front Yard Setback:</b> 35 feet from the street right-of-way	<b>Single-family dwelling</b>
		Front: 35 ft.
		Side: 5 ft.
	<b>Rear Yard Setback:</b> 10 feet from side lot lines	Rear: 25 ft.
		<b>Two-family dwelling/ Townhomes</b>
		Front: 35 ft.
	<b>Side Yard Setback:</b> 10 feet from side lot lines	Side: 10 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 General Commercial.

**Planning Consideration(s):**

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

1. In consideration of the appropriate zoning classification for these lots, it is notable that the size of the lots are below allowable lot sizes for consideration of re-zoning to low-density (R-1) and medium-density (R-2) residential districts. The lot sizes would meet minimum area requirements for the High-Density residential district (R-3); however, it is unlikely that anything other than single-family dwellings could meet the setback requirements without a revised plat to combine lots.
2. The Zoning Ordinance defines one mixed-use district, the Neighborhood Commercial District (C-3); however, the Comprehensive Plan and Land Use Map have not yet been updated to identify areas for this zoning district.
3. This is a small-scale amendment request totaling 0.6 acres in property. Each lot has approximately 50 feet of frontage along East Lincoln Street and is approximately 150' deep with an alley running along the rear property lines.
4. The subject property is located immediately across from commercial uses and immediately next to residential uses. The immediate area consists of a mixture of uses.
5. The parcel meets all lot (minimum size and width) standards for single-family development in the R-3 District.

**Preliminary Staff Recommendation:**

Staff recommends discussion of the request and approval for the following:

1. The proposed amendment is small-scale and while it is inconsistent with the adopted land use plan, which designates the area for general commercial use, the request is consistent with the general character of the existing neighborhood and the current use of the contiguous parcels to the north, east, and west.
2. A need for more housing and infill residential developments has often been discussed by members of the Planning Commission.
3. High-density residential zoning is one parcel removed from the subject lots; specifically, it is one parcel removed to the west. The neighboring property currently zoned C-2 was not able to be directly reached to determine whether they would like to be considered for inclusion in the rezoning request. If that parcel were included, then the rezoning application would be consistent with the current land use map.

**Attachments:**

Application

Aerial 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

F.A. Howard

Applicant's Mailing Address

327 Waterford Drive

City Manchester

State

TN

Zip

37355

Phone Number

931-212-6972

Fax Number

Email

ahoward52@bellsouth.net

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

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Property Owner (If different from Applicant)

Property Address

13,715,717 Lincoln St

City

State

Tennessee

Zip

Tax Map

124K

Group

F

Parcel

020.09

Size of Parcel

Approx 1/4

Deed Book

W 333

Page

528

Present Zoning of Property

C3

Zoning Designation Requested

R-3

Present Use of Property

Vacant.

Do you wish to rezone the entire parcel?  YES  NO

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

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

PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:

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

Residential Housing

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. A. Howard*

Applicant's Name (Printed)

I. A. Howard

Date

6/22/20

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

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

Applicants Initials *I.A.*

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 *I.A.*

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 *I.A.*

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 *I.A.*

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

*Angela Morales*

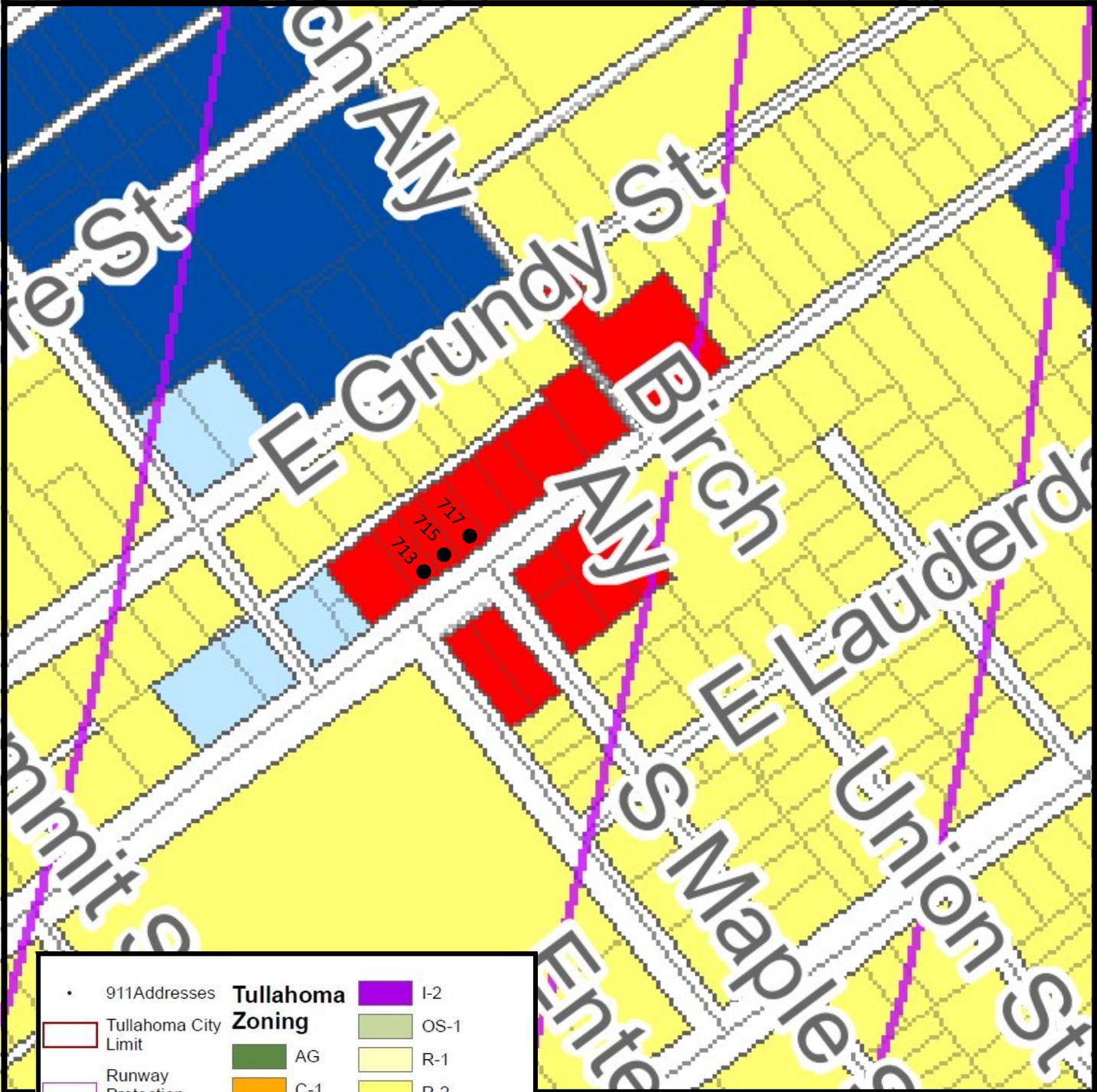
Application Number

897967

# Rezoning Requested for 713, 715, 717 E. Lincoln St Property Map

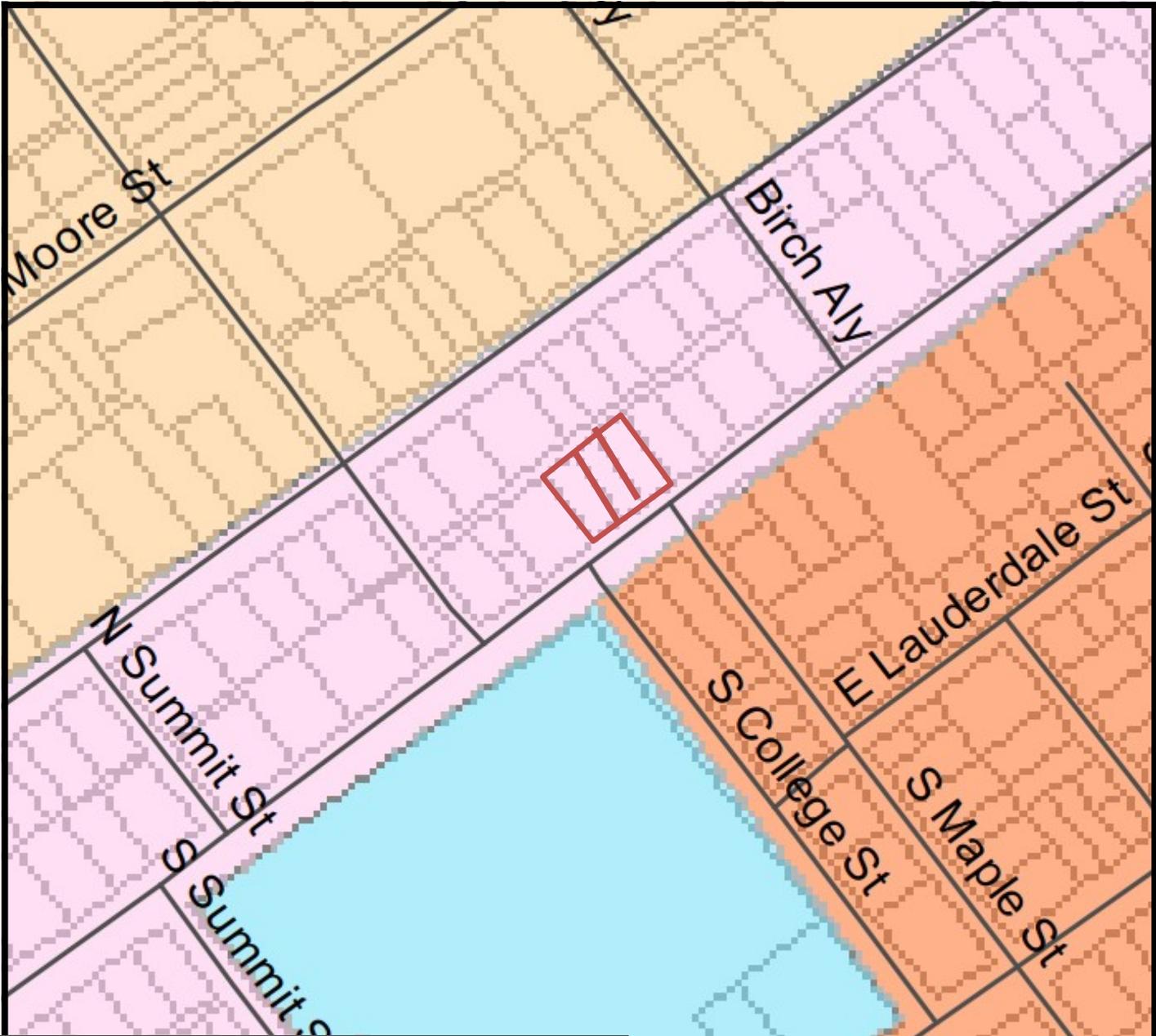


Zoning Map Amendment (ZMA) #237  
 713, 715, 717 E. Lincoln Street



• 911Addresses	<b>Tullahoma Zoning</b>	I-2
▭ Tullahoma City Limit	AG	OS-1
▭ Runway Protection Zones	C-1	R-1
▭ Airport Approaches	C-2	R-2
	I-1	R-3
		R-4
		UGB-RS1
		AO-1 Overlay

Zoning Map Amendment (ZMA) #237  
 713, 715, 717 E. Lincoln Street  
 Land Use Map



	Tulahoma City Limits		Residential High Density /Mobile Homes
<b>TULLAHOMA LAND USE</b>			
	Residential Low Density/Single Family		Commercial, Central, and General Neighborhood
	Residential Low Density /(UGB)		Industrial Light
	Residential Medium Denisty/Single Family Duplexes		Industrial Heavy
	Residential High Density /Multi-Family		Recreational and Open Space
			Institutional and Other Public

## Staff Report

<b>Agenda No.:</b>	7.C.2
<b>Project Title:</b>	Zoning Map Amendment #238
<b>Staff:</b>	Jennifer Moody, Interim Planning Director
<b>Applicants:</b>	I.A. Howard (Owner)
<b>Property Size:</b>	+/- 2.03 acres
<b>Current Zoning:</b>	Low-Density Residential (R-1)
<b>Proposed Zoning:</b>	Neighborhood Commercial District (C-3)
<b>Location:</b>	Ovoca Road
<b>Tax Map:</b>	Coffee County Map: 109, Parcel Number: 053.12

### Background Summary:

The subject property is located at the point of the Y-intersection of Ovoca Road and Riley Creek Road, near the Fairways Subdivision. The property is approximately 2 acres and is currently undeveloped, vacant land. The property is presently zoned R-1 (Low-Density Residential), which allows for single-family residential dwellings.

The applicant requests consideration of the property for use as small scale commercial development to serve the neighborhood and requests rezoning the property to C-3 (Neighborhood Commercial District) to accommodate their vision for future development. The City's Future Land Use Plan indicates Residential Low-Density Single-family development. The surrounding areas are primarily low-density single-family residential with an area of medium-density residential district to the southwest.

Current property Information	
<b>Land Use:</b>	Agricultural
<b>Site Features:</b>	Vacant
<b>Water &amp; Sewer</b>	Public water and sewer is available
<b>Flood Areas</b>	The site is <u>not</u> located in a special flood hazard area.
<b>Vehicle Access</b>	Ovoca Rd (Urban Minor Arterial)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Low-density Residential (R-1)	Single-family dwellings
<b>South:</b>	Low-density Residential (R-1) and Medium-density Residential (R-2)	Single-family dwellings
<b>East:</b>	Low-density Residential (R-1)	Single-family dwellings
<b>West:</b>	Low-density Residential (R-1)	Single-family dwellings and Agricultural use

<b>Zoning District Summary (Existing/ Proposed):</b>		
	Existing Zoning: Low-Density Residential (R-1)	Proposed Zoning: High-Density Residential (C-3)
<b>Zoning District Intent:</b>	The R-1 district is established to provide for low-density residential development.	The C-3 district is intended to provide a limited range of commercial uses concerned with retail trade and consumer services and designed to be located near residential areas. Permitted uses are those that meet the frequent and regular needs of individuals and accommodate both vehicular and pedestrian traffic. Buildings built to complement pedestrian scale activities. Single and multiple-family dwellings are also permitted.
<b>Permissible Uses:</b>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Accessory buildings</li> <li>3. Temporary buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Townhomes and Townhouses</li> <li>4. Multifamily dwellings</li> <li>5. Accessory buildings and uses customarily incidental to any permissible use</li> <li>6. Bed and Breakfasts</li> <li>7. Boarding Houses</li> <li>8. Business and Financial Services</li> <li>9. Commercial retail sales and services</li> <li>10. Community Centers</li> <li>11. Congregate Residences</li> </ol>

	Existing Zoning: Low-Density Residential (R-1)	Proposed Zoning: High-Density Residential (C-3)
<b>Permissible Uses:</b>		<ul style="list-style-type: none"> <li>12. Convenience store with gasoline pumps</li> <li>13. Dry Cleaning pick-up (no dry cleaning allowed)</li> <li>14. Family and Group Daycares</li> <li>15. Gyms and Fitness Centers</li> <li>16. Funeral Homes</li> <li>17. Government offices and services</li> <li>18. Laundromats</li> <li>19. Libraries</li> <li>20. Medical Offices, Healthcare, and Medical Services</li> <li>21. Places of Worship</li> <li>22. Public Utility Station and Public Services</li> <li>23. Restaurants; eating and drinking establishments</li> <li>24. Schools (private and public) (primary and secondary)</li> </ul>
<b>Uses permitted upon review</b>	<ul 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> </ul>	<ul style="list-style-type: none"> <li>1. Home Occupations</li> <li>2. Parking Lots (Principal Use)</li> <li>3. Microbrewery, Micro-distillery, and Micro-winery</li> </ul>
<b>Water and Sewer Service:</b>	Public water & sewer are not required.	Public water and sewer are not required.

<b>Zoning District Summary (Existing/ Proposed):</b>		
<b>Lot Requirements</b>	Minimum Lot Area: 12,000 sq. ft.	Minimum Lot Areas Vary by Use:
		Commercial Use: 5,000 sq.ft. Single-Family: 7,500 sq.ft. Two-family/Townhome: 7,500 sq.ft. Multi-family: 3,000 sq.ft.
	Minimum Lot Width: 75 ft.	Minimum Lot Widths Vary by Use:
		Commercial Use: N/A Single-Family: 50 feet Two-family/Townhome: 125 feet Multi-family: 150 feet
	Maximum Lot Coverage(%): 30	Maximum Lot Coverage(%): 70
<b>Height Restrictions:</b>	Maximum Building Height: 35 ft.	Maximum Building Height: 35 ft.
<b>Off-Street Parking Requirements:</b>	<b>Minimum No. of Parking Space:</b> <b>Single-family dwelling:</b> 2 space per dwelling	<b>Minimum No. of Parking Space:</b> Varies for different uses
<b>Setback Requirements:</b>	<b>Front Yard Setback:</b> 25 feet from the right-of-way <b>Rear Yard Setback:</b> 25 feet from the rear lot line <b>Side Yard Setback:</b> 10 feet from side lot lines	<b>Front Yard Setback:</b> 35 feet from the right-of-way <b>Rear Yard Setback:</b> 30 feet from the rear lot line <b>Side Yard Setback:</b> 10 feet from side lot lines

**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 Zoning Ordinance defines the Neighborhood Commercial District (C-3); however, the Comprehensive Plan and Land Use Map have not yet been updated to identify areas for this mixed-use zoning district.
2. The entire lot is proposed to be rezoned and is approximately 2 acres and is currently undeveloped, agricultural land with an existing creek flowing through a portion of the property, as shown on the illustration below.



3. The lot has approximately 350 feet of frontage along Riley Creek Road and approximately 450 feet of frontage on Ovoca Rd.
4. The immediate area is characterized by subdivisions of single-family dwellings.
5. The parcel meets all lot (minimum size and width) standards for residential development in the R-1 District.

**Preliminary Staff Recommendation:**

Staff recommends denial of the rezoning request for the following:

1. The proposed commercial zoning requested is inconsistent with the adopted land use plan, which designates the area for low-density residential.
2. A land use study is recommended should the Planning Commission desire to study the future land uses in this area of Tullahoma, in order to develop revisions to the Land Use Map that could indicated a need for revisions to the Tullahoma's Comprehensive Land Use Plan and Land Use Map.

**Attachments:**

Application  
Aerial Map  
Zoning Map  
Land Use Map  
Letters received from Neighbors



**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

Ira Allan Howard

Applicant's Mailing Address

327 Waterford Dr.

Manchester

State TN

Zip 37355

Phone Number

931-212-6972

Fax Number

Email

ahoward52@bellsouth.net

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

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:**

Property Owner (If different from Applicant)

Property Address

Riley Creek Rd

City

Tullahoma

State

Tennessee

Zip

Tax Map

109

Group

Parcel

053.12

Size of Parcel

2.03

Deed Book

Page

Present Zoning of Property

R-1

Zoning Designation Requested

C-3

Present Use of Property

Vacant

Do you wish to rezone the entire parcel?  YES  NO

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

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

**PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:**

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

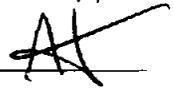
Upscale Market, Coffee Shop etc.

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

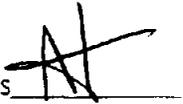
Applicant's Signature 	Applicant's Name (Printed) I.A. Howard	Date June 23, 20
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PLEASE INITIAL THE FOLLOWING POLICIES STATEMENTS TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THEM:

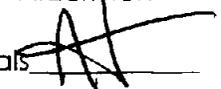
Please note that this is the first step to completing your rezoning request. Under most circumstances, a professional engineered site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. All buildings must comply with applicable building codes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

Applicants Initials 

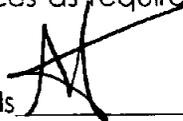
**Applicant Deferral/Withdrawal Policy:** It is the policy of the Planning Commission that any requests to defer their consideration of a rezoning application be submitted to the Planning Director in writing prior to the scheduled public hearing. If an applicant requests deferral or withdrawal after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

Applicants Initials 

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

Applicants Initials 

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

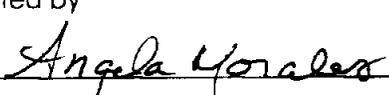
Applicants Initials 

CHECKLIST

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

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

STAFF USE ONLY

Accepted by 	Application Number 897966
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State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Parcel	Parcel		
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County Number: 016

County Name: COFFEE

Tax Year: 2020

**Property Owner and Mailing Address**

Jan 1 Owner:  
 HOWARD I A ETUX  
 MARILYN  
 4698 NEW BUSHY BRANCH RD  
 MANCHESTER, TN 37355

**Property Location**

Address: RILEY CREEK RD  
 Map: 109 Grp: Ctrl Map: 109 Parcel: 053.12 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2018  
  
 Land Mkt Value: \$93,600  
 Improvement Value: \$0  
 Total Market Appraisal: \$93,600  
 Assessment %: 25  
 Assessment: \$23,400

**General Information**

Class: 00 - RESIDENTIAL  
 City #: 743 City: TULLAHOMA  
 SSD1: 000 SSD2: 000  
 District: 05 Mkt Area: T02  
 # Bldgs: 0 # Mobile Homes: 0  
 Utilities - Water / Sewer: 12 - NONE / NONE Utilities - Electricity: 01 - PUBLIC  
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

**Subdivision Data**

Subdivision:  
 Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
05/24/2019		395	661		SC	
04/18/2019	\$120,000	394	871	VACANT	WD	P
11/01/2016		376	677		QC	
10/28/2014	\$230,000	363	791	VACANT	WD	N
07/15/2005	\$960,288	309	375	VACANT	WD	P
04/09/2004	\$631,940	300	199	VACANT	WD	P
06/04/1999	\$0	269	787			
03/11/1999	\$600,000	268	273	VACANT	WD	N
09/07/1983	\$0	184	623			
01/09/1982	\$0	178	809			

**Land Information**

Deed Acres: 2.03 Calc Acres: 0.00 Total Land Units: 2.03  
 Land Type: 03 - SMALL TRACT Soil Class: Units: 2.03

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Tax Liability & Owner:  
I.A. Howard, et vir  
Marilyn Howard  
4698 New Bushy Branch Road  
Manchester, Tennessee 37355

This instrument prepared by:  
Shawn C. Trail, Attorney, P.C.  
117 South Spring Street  
Manchester, Tennessee 37355

Map 109, Parcels 53.01 & 53.12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JOHNATHAN G. DUGDALE, have bargained and sold and by these presents do hereby transfer and convey unto I.A Howard and wife, MARYLIN HOWARD, their heirs and assigns, a certain tract or parcel of land in the Fifth Civil District of Coffee County, Tennessee, bounded and described as follows, to-wit:

Map 109, Parcel 053.01:

BEING located in the 5<sup>th</sup> Civil District, Coffee County, Tennessee, on the west side of Ovoca Road, and being a portion of the property of record in Deed Book 363, Page 791, Register's Office Coffee County, Tennessee. See Tax Map 109, Parcel 53.01, Tax Assessor's Office, Coffee County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod at a metal post in the west margin of Ovoca Road, same being the northeast corner of this tract and the southeast corner of Ronnie L. Randall (DB 357, PG 283 and DB 336, PG 673, ROCCT); thence with said margin South 02 degrees 13 minutes 06 seconds West 162.92 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 01 degree 17 minutes 29 seconds, a radius of 17265.70 feet, a tangent length of 194.59 feet, and a chord of South 01 degree 34 minutes 21 seconds West 389.15 feet; thence along said curve an arc length of 389.16 feet; thence South 00 degrees 55 minutes 57 seconds West 453.27 feet to an iron rod at a metal post in said margin; thence leaving road with line of Lot #4 of Dugdale/Ovoca Road (PB 763A, ROCCT) North 88 degrees 43 minutes 10 seconds West 403.41 feet to an iron rod at a metal post; thence with line of I. A. Howard (DB 357, PG 286 and DB 327, PG 41, ROCCT) North 08 degrees 56 minutes 36 seconds West 38.92 feet to an iron rod at a metal post; thence North 00 degrees 55 minutes 54 seconds East 840.45 feet to an iron rod at a metal post; thence with line of I. A. Howard and Ronnie L. Randall North 03 degrees 37 minutes 31 seconds West 110.42 feet to an iron rod at a metal post; thence continuing with line of Ronnie L. Randall South 88 degrees 39 minutes 14 seconds East 97.44 feet to an iron rod at a metal post; thence North 76 degrees 51 minutes 44 seconds East 96.36 feet to an iron rod at a metal post; thence South 87 degrees 03 minutes 56 seconds East 106.26 feet to an iron rod at a metal post; thence South 48 degrees 55 minutes 41 seconds East 67.52 feet to an iron rod at a metal post; thence North 64 degrees 41 minutes 45 seconds East 87.06 feet to the point of beginning containing 9.42 acres more or

less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 10, 2019.

Map 109, Parcel 053.12:

BEING located in the 5<sup>th</sup> Civil District, Coffee County, Tennessee, on the east side of Riley Creek Road and the west side of Ovoca Road, and being a portion of the property of record in Deed Book 363, Page 791, and all the property of record in Deed Book 376, Page 677, Register's Office, Coffee County, Tennessee. See Tax Map 109, Parcel 53.12, Tax Assessor's Office, Coffee County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod at a metal post in the east margin of Riley Creek Road, same being the northwest corner of this tract and the southwest corner of Lot #4 of Emerald Meadows (PB 723B and PB 772A, ROCCT); thence leaving road with line of said Lot #4 North 69 degrees 23 minutes 00 seconds East 169.92 feet to an iron rod; thence with line of Lot #3 of Emerald Meadows (PB 723B and PB 772A, ROCCT) North 89 degrees 51 minutes 19 seconds East 44.44 feet to an iron rod; thence South 82 degrees 52 minutes 57 seconds East 64.59 feet to an iron rod at a metal post; thence with line of Lot #1 of Flint Rock Subdivision (PB 996B, ROCCT) South 82 degrees 51 minutes 05 seconds East 135.42 feet to an iron rod at a metal post in the west margin of Ovoca Road; thence with said margin South 29 degrees 45 minutes 30 seconds West 285.42 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 03 degrees 00 minutes 54 seconds, a radius of 2639.30 feet, a tangent length of 69.46 feet, and a chord of South 28 degrees 15 minutes 03 seconds West 138.87 feet; thence along said curve an arc length of 138.89 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 128 degrees 59 minutes 07 seconds, a radius of 25.00 feet, a tangent length of 52.40 feet, and a chord of North 88 degrees 45 minutes 50 seconds West 45.13 feet; thence along said curve an arc length of 56.28 feet to a point in the east margin of Riley Creek Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 01 degree 15 minutes 34 seconds, a radius of 4568.40 feet, a tangent length of 50.21 feet, and a chord of North 24 degrees 54 minutes 04 seconds West 100.42 feet; thence along said curve an arc length of 100.42 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 03 degrees 28 minutes 14 seconds, a radius of 4384.40 feet, a tangent length of 132.83 feet, and a chord of North 23 degrees 47 minutes 44 seconds West 265.54 feet; thence along said curve an arc length of 265.58 feet to the point of beginning containing 2.03 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 10, 2019.

And being a portion of the same property conveyed to Johnathan G. Dugdale, a single man, by Quitclaim Deed from GHM Partnership, a Tennessee General Partnership, dated November 1, 2016, and recorded on November 14, 2016, at 8:00 A.M. in Warranty Deed Book 376, page 677, Register's Office of Coffee County, Tennessee, and a portion of the same property conveyed to Jonathan G. Dugdale, a single man, by Warranty Deed from GHM Partnership, a Tennessee General Partnership, dated

October 28, 2014, and recorded on December 3, 2014, in Warranty Deed Book 363, page 791, Register's Office of Coffee County, Tennessee.

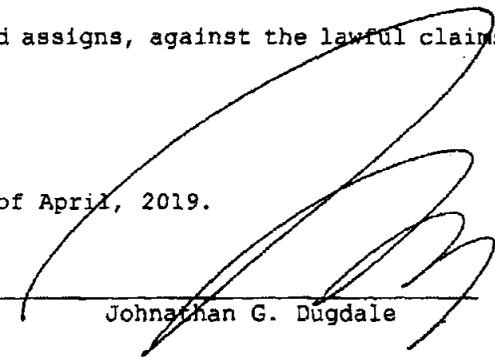
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities, including, but not limited to any and all matters of record on subdivision plat for Emerald Meadows Subdivision Phase 1 of record in Plat Cabinet 723B; Dugdale/Ovoca Road of record in Plat Cabinet 763A; and Flint Rock Subdivision of record in Plat Cabinet 996B, all in the Register's Office of Coffee County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I.A. HOWARD and wife, MARYLIN HOWARD, their heirs and assigns, forever.

AND I DO COVENANT with I.A HOWARD and wife, MARYLIN HOWARD, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to I.A HOWARD and wife, MARYLIN HOWARD, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 18th day of April, 2019.

  
Johnathan G. Dugdale

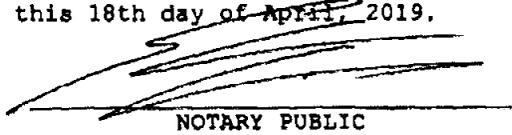
**ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC**

STATE OF TENNESSEE )  
COUNTY OF COFFEE )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHNATHAN G. DUGDALE, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2019.



  
NOTARY PUBLIC

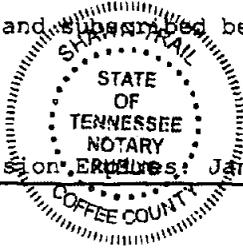
My Commission Expires January 18, 2022

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

*[Handwritten Signature]*  
AFFIANT

Sworn to and subscribed before me this 18th day of April, 2019.



*[Handwritten Signature]*  
NOTARY PUBLIC

My Commission Expires: January 18, 2022

BK/PG: W394/871-874

19003033

4 PGS:AL-WARRANTY DEED	
ANNETTE BATCH: 0828 04/23/2019 08:36 AM	
VALUE	120000.00
MORTGAGE TAX	0.00
TRANSFER TAX	444.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	467.00

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

This instrument prepared by:  
Shawn C. Trail, Attorney, P.C.  
117 South Spring Street  
Manchester, Tennessee 37355

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE        )  
                                  )  
COUNTY OF COFFEE        )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SHAWN C. TRAIL, Attorney, with whom I am personally acquainted, and who after being duly sworn, deposes as follows:

1. I prepared a Warranty Deed for I. A. HOWARD and wife, MARILYN HOWARD, which was recorded on April 23, 2019, in Warranty Deed Book 394, page 871, Register's Office of Coffee County, Tennessee;
2. A scrivener's error was made in the name of one of the grantees, which erroneously reads "MARYLIN HOWARD". The correct typing should have been "MARILYN HOWARD";
3. The purpose of this Affidavit is to put all parties on notice of the error and to correct the same; and
4. The Affiant is aware that this Scrivener's Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

DATED this the 24<sup>th</sup> day of May, 2019.



Shawn C. Trail

**ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC**

STATE OF TENNESSEE )  
COUNTY OF COFFEE )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SHAWN C. TRAIL, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24<sup>th</sup> day of May, 2019.

*Jessica Jones Fletcher*  
NOTARY PUBLIC

My Commission Expires: March 11, 2020



BK/PG: W395/661-662  
19004008

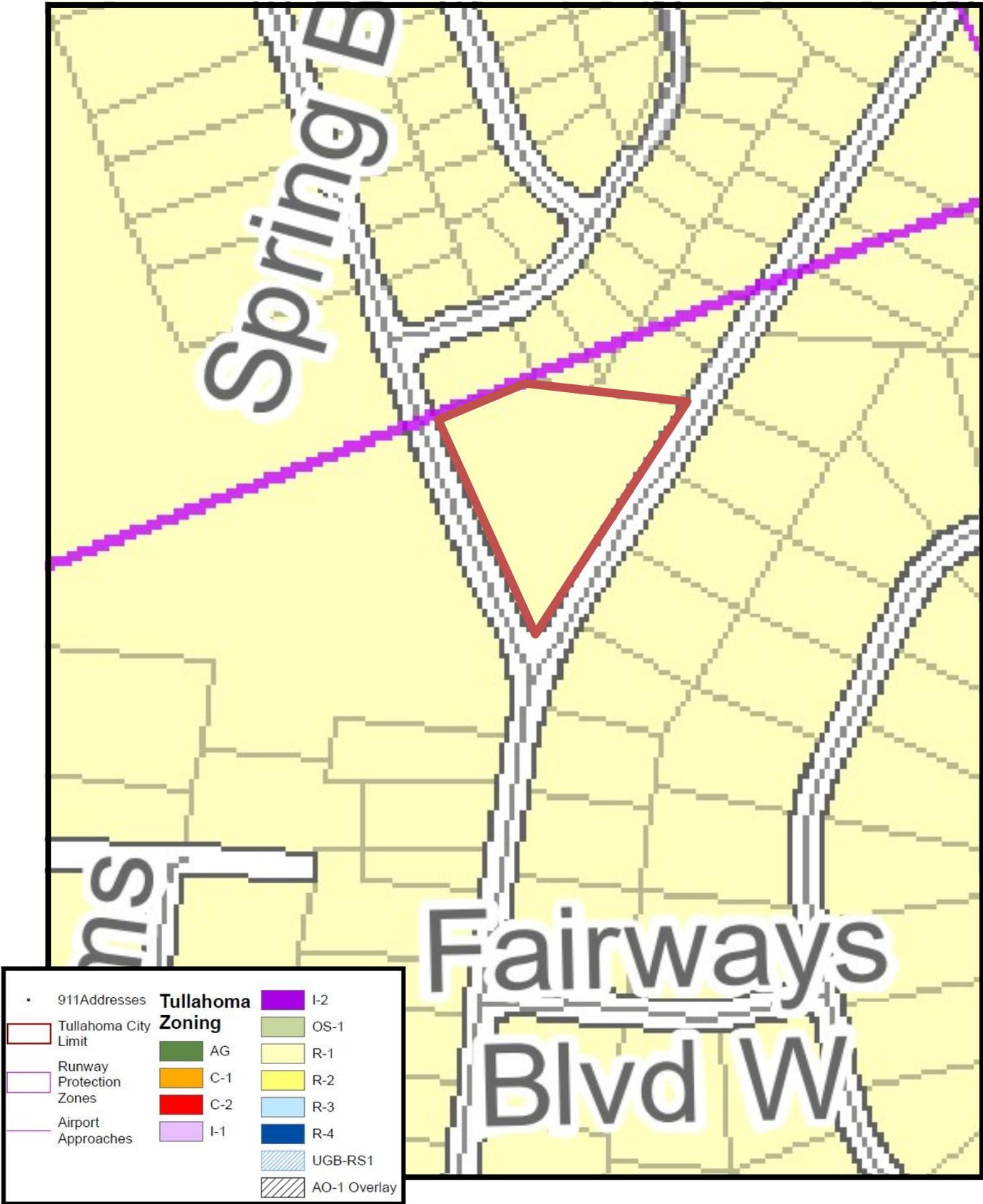
2 PGS. AL. SCRIVENERS AFFIDAVIT	
CASEY BATCH 87877 05/20/2019 03:30 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
NOTARY FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

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

# Zoning Map Amendment (ZMA) #238

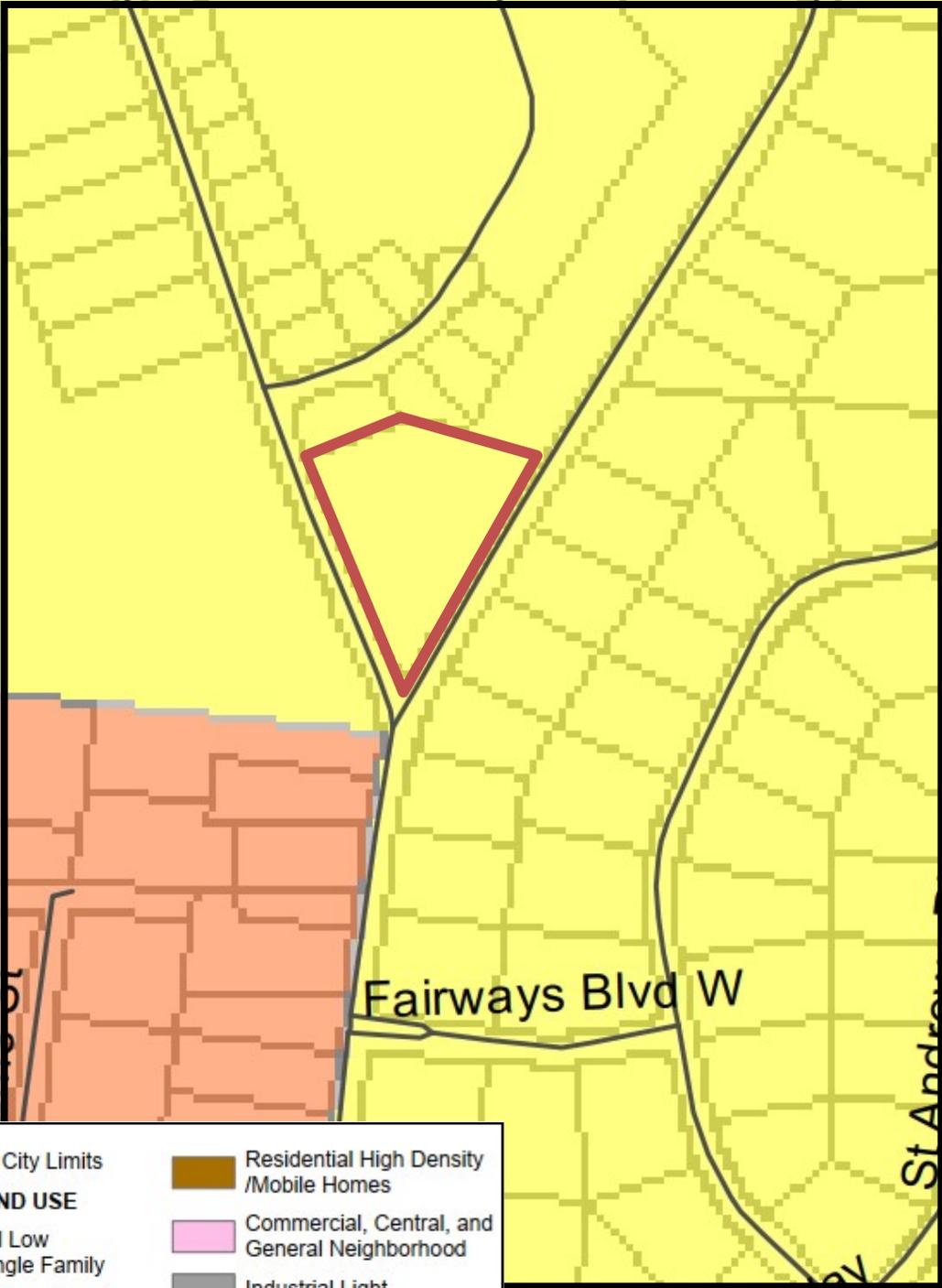
Ovoca Road

Zoning Map



# Zoning Map Amendment (ZMA) #238

## Ovoca Road Land Use Map



Tullahoma City Limits	Residential High Density /Mobile Homes
<b>TULLAHOMA LAND USE</b>	Commercial, Central, and General Neighborhood
Residential Low Density/Single Family	Industrial Light
Residential Low Density /(UGB)	Industrial Heavy
Residential Medium Denisty/Single Family Duplexes	Recreational and Open Space
Residential High Density /Multi-Family	Institutional and Other Public