



**City of Millersville Planning Commission  
Regular Meeting Agenda - **Amended**  
Tuesday, October 9, 2018 5:00 pm  
Millersville City Hall**

- 1) Call to Order
- 2) Invocation
- 3) Pledge of Allegiance
- 4) Roll Call
- 5) Disclosure of Ex-parte Communications
- 6) Approve the Minutes of the Planning Commission Meeting(s):
  - a) September 11, 2018
- 7) Public Comments (Limited to 3 minutes per speaker for items on this agenda)
- 8) Action Item(s):
  - a) Site Plan for 106 Long Drive – SwingLift Transport Services
  - b) Amend Code of Ordinances Chapter 90 Section 90-174 Design review standards for residential fences
  - c) **Replat of Lot 2 of the Howard W. Carter Subdivision Plat**
- 8) Development Services Department Report
  - a) Planning Commission & BZA Member Annual Training
  - b) Board of Zoning Appeals Meeting Summary
  - c) Planning & Zoning Activities
- 10) Commissioners Comments & General Discussion
- 11) Public Comments (Limited to 3 minutes per speaker for only items not on this agenda)
- 12) Next Planning Commission Meeting is scheduled for November 13, 2018.
- 13) Adjournment

***In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Recorder at 615-859-0880 at least 72 hours prior to the meeting.***



**City of Millersville Planning Commission  
Meeting Minutes  
Tuesday, September 11, 2018 5:00 pm  
Millersville Community Center**

- 1) **Call to Order:** Chairman Fox called the September Special Meeting of Planning Commission and Board of Zoning Appeals to order at 5:05pm.
- 2) **Pledge of Allegiance:** Lead by Chairman Fox; followed by invocation lead by Secretary Gregory.
- 3) **Roll Call:** Secretary Gregory called the roll of Commission; a quorum was present and included the following:

**Commission Present:**

**Mr. Frank Fox  
Mr. Larry Petty  
Mr. David Gregory  
Mr. Keith Bell  
Mr. Lee Smith  
Mr. Brent Uldrich  
Mrs. Deborah Wade**

**Staff Present:**

**Mr. Rob Wheeler  
Mr. Michael Barr  
Mrs. Michelle Bernard**

- 4) **Disclosure of Ex-parte Communications:** Chairman Fox asks the Commission members if anyone has anything to disclose. Mr. Bell stated that he had spoken with Mr. Steve Moore about 2 months ago. No other comments were made.
- 5) **Approve the Minutes of the Planning Commission Meeting(s):**
  - a) **August 14, 2018:**  
Chairman Fox requests the Commission to approve the August 14, 2018 minutes. Mr. Bell made the motion to “approve the August 14, 2018 meeting minutes as presented.” Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**
- 6) **Public Comments (Limited to 3 minutes per speaker for items on this agenda):**  
One member of the audience asked if the developers are putting up apartments. Mr. Barr stated at this time that plans have not been determined as of yet.

7) **Action Item(s):**

a) **Conceptual Plan for Bethel Ridge Multi-use Planned Unit Development:**

Mr. Barr stated that the Developer of the subject parcel has submitted a Conceptual Plan for a Mixed-use and Mixed-density project. This project is proposed for a 154.62 acre parcel located about ¼ mile east of the I-65 Exit 104 Interchange. The land is zoned Commercial C-3 (27.34 ac) and Residential R-5 (127.28 ac).

The Development Plan includes an anticipated 120,000 sq. ft. of highway commercial businesses & a maximum of 260 multi-family units in the C-3 commercially zoned portion. The residentially zoned lands may include as many as 156 single family homes and a maximum of 142 multi-family units.

Additionally, the developer is proposing to reserve about 80 acres as open space or conservation areas. These open space areas will partially act as buffers between the project and the Quail Hollow & Deep Wood Glen Subdivisions. This far exceeds the minimum separation buffers as required by the City's Code of Ordinances. The minimum separations (buffers) are at least 120 ft. and in most areas includes deep ravines.

The City's Board of Zoning Appeals must approve Special Use requests for each zoning district to allow for the multi-family residential portions of the proposed project (**which was approved by the Board of Zoning Appeals by Unanimous Vote**).

The proposed residential unit density is less than the maximum number of units for the total parcel acreage if all of the lands were built upon.

Mr. Barr recommended approval by the Planning Commission of the Conceptual Site Plan including maximum residential units and commercial square footage and allowing the developer to move forward with design, platting and site planning. Mr. Bell made the motion to approve the conceptual plan for Bethel Ridge Multi-use Planned Unit Development. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**

b) **Annexation Plan of Services for 7639 South Swift Rd (RC Map 126 Parcel 059.00):**

Mr. Barr stated the subject parcel's owner is requesting to annex this property into the City of Millersville. As required by T.C.A. 6-51-102, a Plan of Services must be approved by the Planning Commission in order to accompany the two separate Annexation Resolutions for the City Commission's approval.

The Plan of Services identifies municipal services to be provided by the annexing municipality for essential services and the timing for providing those services typically available to property and lands within a city.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission for inclusion to the Annexation of the subject property. Mr. Bell made the motion to approve the annexation plan of services for 7639 South

Swift Rd (RC Map 126 Parcel 059.00). Mr. Uldrich seconded the motion. **Motion carried by Unanimous Vote 7-0.**

c) **Zoning Designation for 7639 South Swift Rd (RC 126 Parcel 059.00):**

Mr. Barr stated the subject parcel's owner is requesting to annex this property into the City of Millersville. A zoning designation must be approved within 60 days of annexation.

The property is currently zoned AG-2 by Robertson County. Other parcels in the area are zoned Residential R-1, R-3 and R-5, generally depending on parcel size. This parcel's size of approximately 1.0 ac and considering abutting parcels' zoning designation, the R-4 zoning is appropriate for the parcel.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to assign a zoning designation for this parcel of Residential R-4 after annexation. Mr. Bell made the motion to approve zoning designation for 7639 South Swift Rd (RC 126 Parcel 059.00). Mrs. Wade seconded the motion. **Motion carried by Unanimous Vote 7-0.**

d) **Annexation Plan of Services for 2 parcels of land on South Mount Pleasant Rd (a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00):**

Mr. Barr stated that the subject parcel's owners are requesting to annex their properties into the City of Millersville. As required by T.C.A. 6-51-102, a Plan of Services must be approved by the Planning Commission in order to accompany the two separate Annexation Resolutions for the City Commission's approval.

The Plan of Services identifies municipal services to be provided by the annexing municipality for essential services and the timing for providing those services typically available to property and lands within a city.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission for inclusion to the Annexation of the subject property. Mr. Bell made the motion to approve the annexation plan of services for 2 parcels of land on South Mount Pleasant Rd (a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00). Mr. Uldrich seconded the motion. **Motion carried by Unanimous Vote 7-0.**

e) **Zoning Designations for a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00:**

Mr. Barr stated that the subject parcel's owners are requesting to annex their properties into the City of Millersville. Zoning designations must be approved within 60 days of annexation.

The Robertson County portion of RC Map 125 Parcel 177.00 is currently zoned R-30 and RC Map 125 Parcel 085.00 is currently zoned AG-2.

The owner of the portion of Parcel 177.00 proposed for annexation is requesting a zoning designation of Residential R-5. The other portion of Parcel 177.00 (located within the city limits of Millersville) is proposed to be rezoned from Residential R-1 to Commercial C-1. Both portions of this parcel's zoning designations align with the City's preliminary Future Land Use Map and vision for this area of the City.

The owner of Parcel 085.00 is requesting a zoning designation of Residential R-4. This designation is complimentary to other City and County zoning designations in the area.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to assign a zoning designation for Parcel 177.00 of Residential R- and a zoning designation for Parcel 085.00 of Residential R-4 after annexation. Mr. Bell made the motion to approve the zoning designation for portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00. Vice Chairman Petty seconded the motion.

Mr. Barr stated that Mrs. Nash wanted to change her zoning from an R-4 to and R-5. Mr. Bell & Vice Chairman Petty withdrew their first motion and second. Mr. Bell made the motion to approve Zoning Designations for a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00 to R-5 for both parcels. Vice Chairman seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**f) Rezone a portion of RC Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1:**

Mr. Barr stated that the 7.6 ac +/- portion of the subject parcel located within the city limits of Millersville is currently zoned Residential R-1. The property owner is requesting to rezone this portion to Commercial C-1. This portion of land is located near the intersection of and fronts both Bethel Road and South Mount Pleasant Road.

There is an associated annexation of the remaining portion of this parcel with a proposed zoning designation of Residential R-5 under consideration.

There are currently several commercial uses occurring on various parcels adjacent to this parcel and in the vicinity of this intersection. The commercial C-1 zoning designation is complimentary to existing commercial zoning and uses abutting this property and in the vicinity. This proposed rezoning aligns with the City's preliminary Future Land Use Map and the vision for the future development of this area of the City.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to rezone a portion of Parcel 177.00 from Residential R-1 to Commercial C-1. Mr. Bell made the motion to approve to rezone a portion of RC Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**g) Minor Subdivision Plat for Watts - Pecanty Parcel 3007 Frontier Ln & 7718 Bethel Rd (RC Map 134B Group B Parcel 057.00):**

Mr. Barr stated the owner of the subject parcel is requesting to plat a parcel that was divided by deeds using metes & bounds descriptions in 1995 without a Subdivision Plat. The original acreage appears to have been about 7.3 acres with approximately 3.0 acres sold to Mr. Hal Spears to create a portion of the Sassafras Subdivision.

There is also a house that straddles a shared property line with the parcel to the east. A new lot is being created for the portion of land where the portion of the house is located on the subject parcel.

The zoning of the parcel is Residential R-4. Both proposed resulting parcels are in conformance with this zoning designation.

Mr. Barr is recommending approval by the Planning Commission to subdivide the parcel per Final Plat drawings. Mr. Bell made the motion to approve the Minor Subdivision Plat for Watts – Pecanty Parcel 3007 Frontier Ln & 7718 Bethel Rd (RC Map 134B Group B Parcel 057.00). Mrs. Wade seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**8) Development Services Department Report:**

- a) Board of Zoning Appeals Meeting Summary – None
- b) Planning & Zoning Activities – None

**10) Commissioners Comments & General Discussion:**

No comments were made.

**11) Public Comments (Limited to 3 minutes per speaker for only items not on this agenda):**

No comments were made.

**12) Next Planning Commission Meeting is scheduled for October 13, 2018.**

**13) Adjournment:**

Mr. Bell made the motion to adjourn, seconded by Mr. Uldrich.

**Motion carried by Unanimous Vote.**

**Meeting adjourned at 6:45pm.**

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**Chairman Frank Fox**

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**Board Secretary David Gregory**

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**Recording Secretary Michelle Bernard**

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**Approval Date**



## City of Millersville Development Services

## Planning Commission Item #7a

### Summary & Recommendation

**Date:** October 9, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Commercial Site Plan for 106 Long Dr (SC Map 140 Parcel 084.00) SwingLift Transport Services

**Zoning Designation:** Light Industrial & General Offices LI-1

**Background:** The applicant is proposing to construct a storage and light manufacturing facility on a portion of this parcel located on Long Drive. No additional buildings are proposed at this time. The site work proposed is limited to cut & fill to create flat areas for storage, staging, and manufacturing of shipping containers and modified containers. These modifications include creating temporary construction offices, etc. The home on the parcel is to remain as a residence and business office. No customers are expected at this location.

The driveway and steep sections of the graded areas will be paved while other areas are proposed to be finished with gravel. The stormwater system is designed to accommodate these surfaces. Appropriate buffers will remain.

The use and design are appropriate with and conform to the parcel's zoning designation of LI-1.

**Attachments:** Proposed Site Plan  
Aerial Image of Long Drive

**Public Notice Sign Posted:** n/a

**Recommendation:** "Conditional" approval by the Planning Commission of the Site Plan for the subject project.

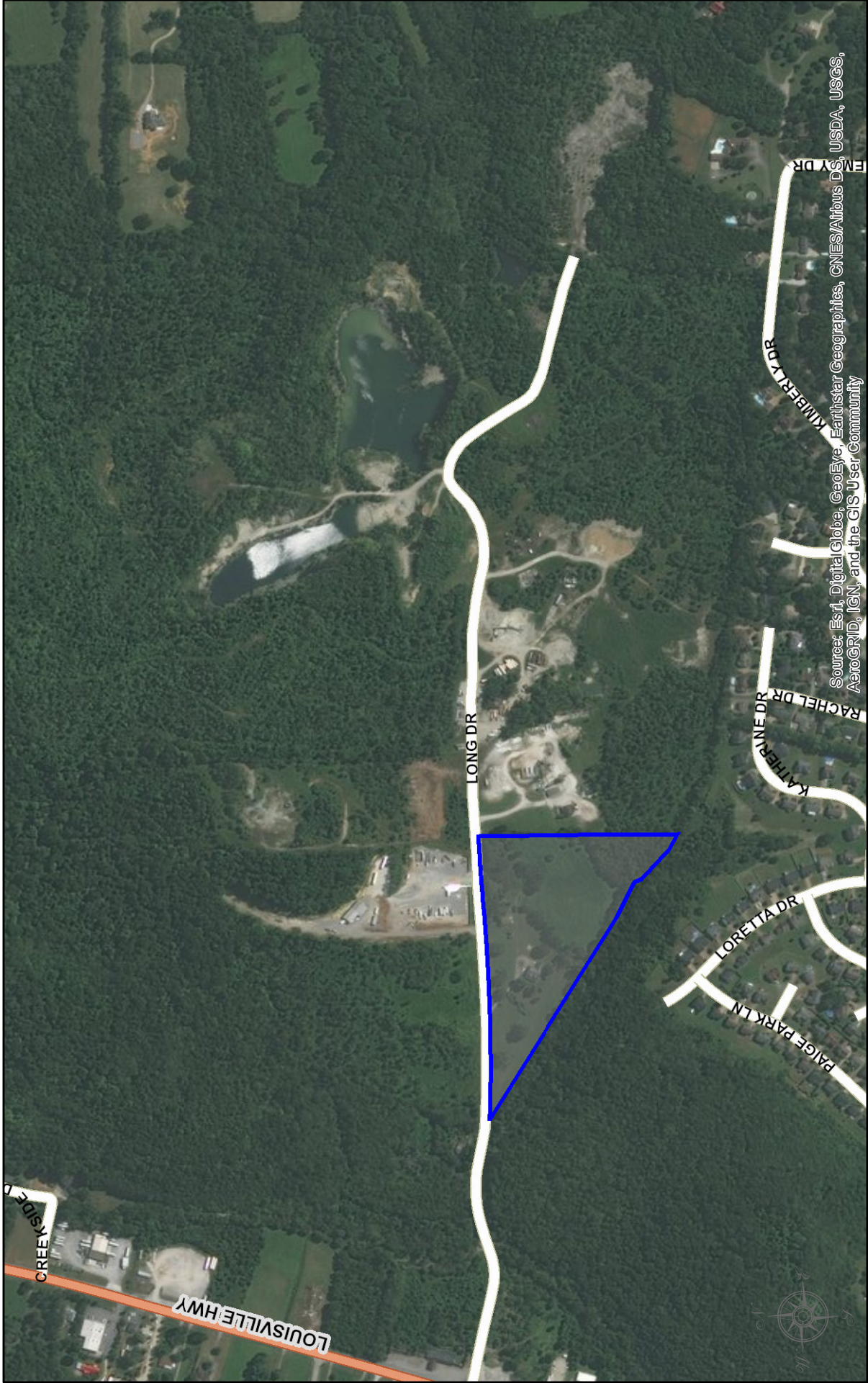
**Conditions, if any:** Final acceptance of the site plan including construction plans by the City's Engineer.







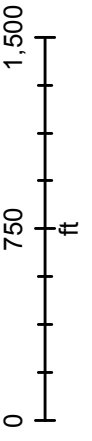
# 106 Long Drive - SwingLift Transport Services



## SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: October 5, 2018





## City of Millersville Development Services

## Planning Commission Item #7b

### Summary & Recommendation

**Date:** October 9, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Amend Chapter 90 Section 90-174 Design review standards

**Background:** The City Commission requested the previously recommended revisions to residential fence standards to be returned to the Planning Commission for reconsideration. The City Commission had concerns about the definition of “front yard” and its application in this amendment.

According to the City Code of Ordinances, any area between the principal structure and any public road or right-of-way is considered “front yard” including corner lots and property abutting multiple roads.

As such, staff has revised the language to address these concerns. Language was added that separately defines “front yard” in the context of this section.

*Previous comments: “City staff have recently encountered multiple issues regarding fences in residential districts. Currently there are very minimal standards for fences. Staff has reviewed other municipalities’ codes and have developed minimal standards that can be reasonably followed. In particular, fences are proposed to be prohibited in public right-of-ways and front yard utility & drainage easements.”*

**Attachments:** Proposed Sec 90-174 Residential design standards in underline & strikethrough format

**Public Notice Sign Posted:** n/a

**Recommendation:** Approval by the Planning Commission to recommend approval by the City Commission to amend Chapter 90 Section 90-174.

**Conditions, if any:** None

**Sec. 90-174. - Design review standards.**

(a) All applicable dwellings subject to residential design review shall:

- (1) Maintain a foundation constructed and/or veneered with stone, brick, or stucco in R-4 and R-5 Zoning.
- (2) Incorporate all attached structures and home-additions, including those affixed with a breezeway, with similar exterior construction materials as the pre-existing residence.

(3) Fences:

- a. On property zoned R-3, R-4, and R-5, fences placed in the front yard or in any area between the principle structure and a public road shall not be constructed principally of wire, including chain link, barbed wire, razor wire, and electrified wire. Fences placed in this area shall not exceed 4 feet in height. No fence shall exceed 6 feet in any residential district. Underground wire fences, such as invisible pet fences, are permitted.
- b. When the property has more than one "front yard" as defined by the Code, the front elevation of the principal structure which includes the primary entrance door shall determine the front yard. In no case shall any fence be located closer to a public right-of-way than the minimum side setback for its zoning district.
- c. No fences in any zoning district may be placed in any right-of-way and any public utility and/or drainage easement abutting a public road.





## City of Millersville Development Services

## Planning Commission Item #7c

### Summary & Recommendation

**Date:** October 9, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Replat of the Lot 2 of the Howard W. Carter Subdivision Plat 1512 Williamson Rd (SC Map 120 Parcel 005.06).

**Background:** The owner of the subject parcel is requesting to replat Lot 2 of the Carter Subdivision to remove certain easements and adjust minimum setback limits.

This parcel has a very old house that has been partially demolished. This house did not meet multiple zoning requirements for the lot. In order to build a new home on the property, the owner proposes to realign a utility easement that previously served the home on Lot 1 which has recently been removed. Further, a reduction of the minimum front setback is necessary to allow for a new home to be constructed considering the topography of the lot.

The zoning of the parcel is Residential R-3. This replat will continue to generally conform to this zoning designation.

**Attachments:** Proposed Plat Amendment for Lot 2 of the Howard W. Carter Subdivision Plat  
Howard W. Carter Subdivision Plat

**Public Notice Sign Posted:** n/a

**Recommendation:** Approval by the Planning Commission to replat Lot 2 of the Howard W. Carter Subdivision.

**Conditions, if any:** None.

# Vicinity Map



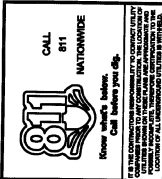
Curve Table

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH
C1	08°47'08"	825.00	63.38	126.50	126.38
C2	28°21'30"	155.00	39.16	76.72	75.94

Line Table

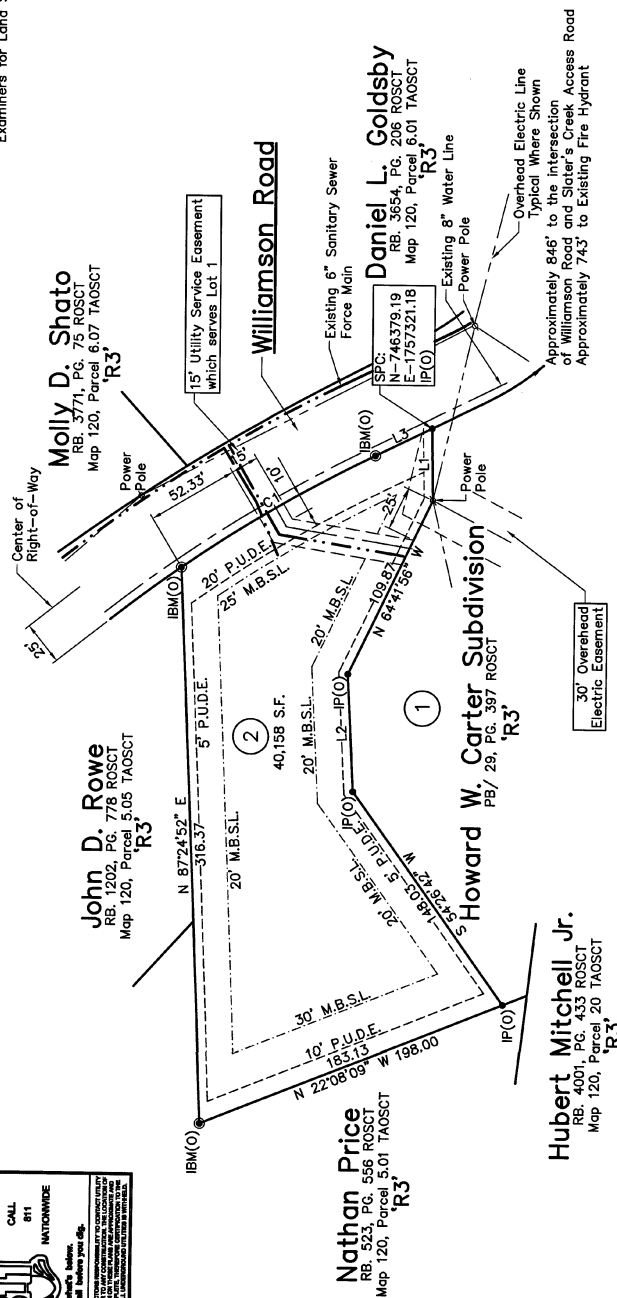
NUMBER	DIRECTION	DISTANCE
L1	S 88°53'58" W	40.92
L2	S 87°00'02" W	66.96
L3	S 26°22'58" E	35.63

CALL BEFORE YOU DIG



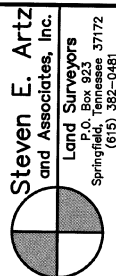
## Surveyor's Notes:

- No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings on accurate Title Report may reveal.
- This survey was made using the latest recorded deeds and physical evidence found in the field.
- All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
- The survey shown hereon was made in accordance with Chapter 0820-3-07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



**Plat Note:**  
The purpose of this plat amendment is for the changing of the 15' Utility Service Easement and the minimum building setback line along the front of the subject lot as was originally platted on the Howard W. Carter Subdivision of record in Plat Book 29, Page 397, ROSCT. With the recording of this plat any previous approvals of Lot 2 of the Howard W. Carter Subdivision are voided, vacated and superseded.

Ord. File No. 150148S  
Coord. File No. 080095E



**Legend**  
IP(O) Iron Pin (Old)  
BM(O) Iron Bar Monument (Old)  
M.B.S.L. Minimum Building Setback Line  
P.U.D.E. Public Utility and Drainage Easement  
L1 Refer to Line Table Shown Hereon for Data  
C1 Refer to Curve Table Shown Hereon for Data

## Plat Amendment For: Lot 2-Howard W. Carter Subdivision



### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET. FURTHERMORE, I HEREBY CERTIFY THE BOUNDARY LINES SHOWN HEREON ARE BALANCED AND CLOSED WITH A CLOSURE ERROR NOT EXCEEDING ONE TEN THOUSAND (0.0001) FEET.  
DATE: 9/10/06 SIGNATURE: [Signature] RLS NO.: 1708

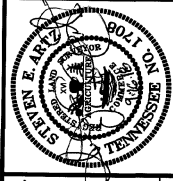
### OWNER:

NAME: CHARLES W. DUKE  
ADDRESS: 1032 LOUISVILLE HIGHWAY  
GOODLETTSVILLE, TN. 37072  
TELEPHONE: (615) 394-5050

### DEVELOPER:

NAME: CHARLES W. DUKE  
ADDRESS: 1032 LOUISVILLE HIGHWAY  
GOODLETTSVILLE, TN. 37072  
TELEPHONE: (615) 394-5050

COUNTY: SUMNER  
CIVIL DISTRICT: 6TH  
MAP NO. 120, PARCEL 5.06 TAOSCT  
RECORD BOOK 4670, PAGE 456 ROSCT  
TOTAL ACRES: 0.92 ACRES  
ZONING: R3  
MIN. LOT SIZE: 40,000 S.F.  
NO. OF LOTS: 1  
VARIANCE REQUIRED: NO  
FEMA PANEL NO.: 47165C0264G  
PROPERTY WITHIN FLOOD ZONE? NO  
RESTRICTIVE COVENANTS WANTED? NO  
IF YES, RECORD BOOK: \_\_\_\_\_  
LENGTH OF NEW ROADS (FT.): 0  
SETBACKS: FRONT 25' REAR 30' SIDE 20'



### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 4670, PLAT 29, PAGE 397, ROSCT, AND THAT I (WE) HEREBY DO, BY THIS DEED, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: \_\_\_\_\_ OWNER(S): \_\_\_\_\_

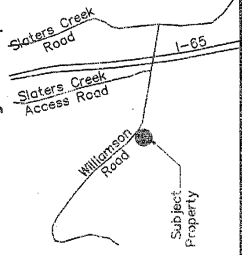
### CERTIFICATE OF APPROVAL OF FINAL PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MILLERSVILLE SUBDIVISION REGULATIONS, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_ NAME: \_\_\_\_\_ SECRETARY FOR THE PLANNING COMMISSION OF THE CITY OF MILLERSVILLE



# Vicinity Map



## CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR SURETY POSTING

I, HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS AND SURETY POSTING HAVE BEEN REVIEWED AND APPROVED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAD BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 9-15-15 NAME: *Public Works Dept* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE BEEN ADVISED BY THE PLANNING COMMISSION THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: 9-21-16 OWNERS: *Barbara Coats*

## CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SUBDIVISION PLAT FOR HOWARD W. CARTER SUBDIVISION" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH DEPOSIT HAS BEEN FILED TO GUARANTEE SUD INSTALLATION.

DATE: 12/16/16 NAME: *Barbara Coats* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

## CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SUBDIVISION PLAT FOR HOWARD W. CARTER SUBDIVISION" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH DEPOSIT HAS BEEN FILED TO GUARANTEE SUD INSTALLATION.

DATE: 9-15-15 NAME: *Public Works Dept* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

## CERTIFICATE OF APPROVAL OF FINAL PLAT

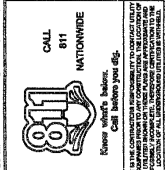
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MILLERSVILLE SUBDIVISION REGULATIONS, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY REGISTER.

DATE: 9/15/15 NAME: *Barbara Coats* SECRETARY FOR THE PLANNING COMMISSION OF THE CITY OF MILLERSVILLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH
C1	08°47'08"	825.00	65.38	126.50	126.38
C2	28°21'30"	135.00	39.16	76.72	75.94

NUMBER	DIRECTION	DISTANCE
L1	S 88°53'58" W	40.92
L2	S 87°00'02" W	66.96
L3	S 29°22'10" E	13.57
L4	N 22°08'09" W	14.87

CALL BEFORE YOU DIG

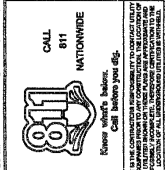


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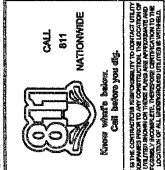


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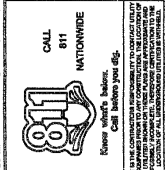


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CALL BEFORE YOU DIG

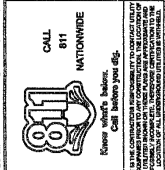


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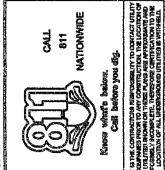


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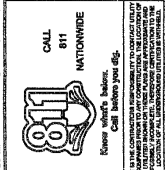


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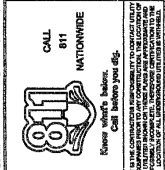


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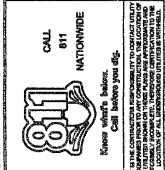


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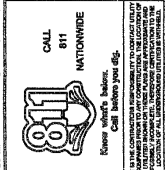


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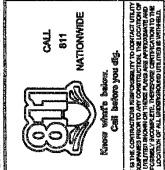


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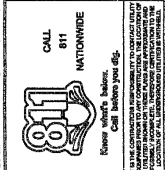


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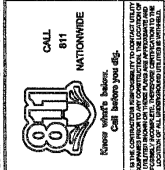


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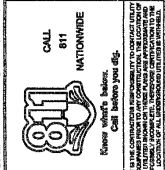


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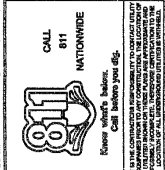


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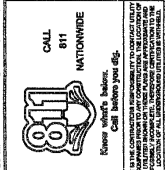


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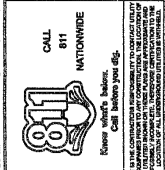


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## Curve Table

CHORD DIRECTION	CHORD LENGTH
0°46'32" E	126.38
0°33'43" E	75.94



## City of Millersville Development Services

## Planning Commission Item #7c

### Summary & Recommendation

**Date:** October 9, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Replat of the Lot 2 of the Howard W. Carter Subdivision Plat 1512 Williamson Rd (SC Map 120 Parcel 005.06).

**Background:** The owner of the subject parcel is requesting to replat Lot 2 of the Carter Subdivision to remove certain easements and adjust minimum setback limits.

This parcel has a very old house that has been partially demolished. This house did not meet multiple zoning requirements for the lot. In order to build a new home on the property, the owner proposes to realign a utility easement that previously served the home on Lot 1 which has recently been removed. Further, a reduction of the minimum front setback is necessary to allow for a new home to be constructed considering the topography of the lot.

The zoning of the parcel is Residential R-3. This replat will continue to generally conform to this zoning designation.

**Attachments:** Proposed Plat Amendment for Lot 2 of the Howard W. Carter Subdivision Plat  
Howard W. Carter Subdivision Plat

**Public Notice Sign Posted:** n/a

**Recommendation:** Approval by the Planning Commission to replat Lot 2 of the Howard W. Carter Subdivision.

**Conditions, if any:** None.



# Vicinity Map



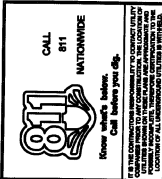
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Line Table

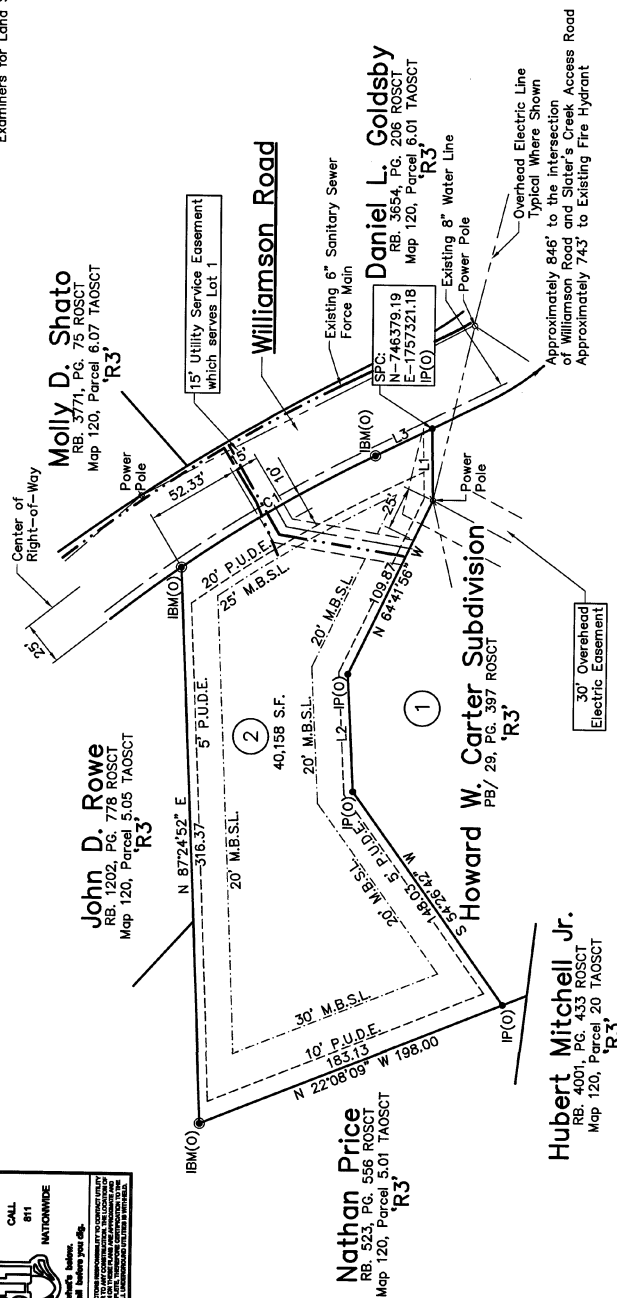
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L3	S 26°22'58" E	35.63

CALL BEFORE YOU DIG



## Surveyor's Notes:

- No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings on accurate Title Report may reveal.
- This survey was made using the latest recorded deeds and physical evidence found in the field.
- All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
- The survey shown hereon was made in accordance with Chapter 0820-3-07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



**Plat Note:**  
The purpose of this plat amendment is for the changing of the 15' Utility Service Easement and the minimum building setback line along the front of the subject lot as was originally platted on the Howard W. Carter Subdivision of record in Plat Book 29, Page 397, ROSCT. With the recording of this plat any previous approvals of Lot 2 of the Howard W. Carter Subdivision are voided, vacated and superseded.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 4670, PLAT 2, PAGE 456, ROSCT, HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER, AND THAT I (WE) HEREBY DO, BY THIS DEED, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: \_\_\_\_\_ OWNER(S): \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF FINAL PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MILLERSVILLE SUBDIVISION REGULATIONS, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_ NAME: \_\_\_\_\_ SECRETARY FOR THE PLANNING COMMISSION OF THE CITY OF MILLERSVILLE

## Plat Amendment For: Lot 2-Howard W. Carter Subdivision



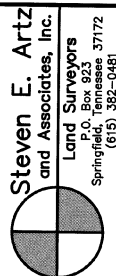
COUNTY: SUMNER  
CIVIL DISTRICT: 6TH  
MAP NO. 120, PARCEL 5.06 TAOSCT  
RECORD BOOK 4670, PAGE 456 ROSCT  
TOTAL ACRES: 0.92 ACRES  
ZONING: R3  
NO. OF LOTS: 1  
MIN. LOT SIZE: 40,000 S.F.  
VARIANCE REQUIRED: NO  
FEMA PANEL NO.: 47165C0264G  
PROPERTY WITHIN FLOOD ZONE? NO  
RESTRICTIVE COVENANTS WANTED? NO  
IF YES, RECORD BOOK: \_\_\_\_\_  
LENGTH OF NEW ROADS (FT.): 0  
SETBACKS: FRONT 25' REAR 30' SIDE 20'

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET. FURTHERMORE, I HEREBY CERTIFY THE BOUNDARY LINES SHOWN HEREON ARE BALANCED AND CLOSED WITH A CLOSURE ERROR NOT EXCEEDING ONE TEN THOUSAND (0.0001) FEET.

DATE: 9/10/06 SIGNATURE: [Signature] RLS NO.: 1708

Ord. File No. 150148S  
Coord. File No. 080095E

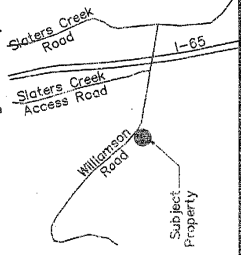


**Legend**  
IP(O) Iron Pin (Old)  
BM(O) Iron Bar Monument (Old)  
M.B.S.L. Minimum Building Setback Line  
P.U.D.E. Public Utility and Drainage Easement  
L1 Refer to Line Table Shown Hereon for Data  
C1 Refer to Curve Table Shown Hereon for Data



**OWNER:**  
NAME: CHARLES W. DUKE  
ADDRESS: 1032 LOUISVILLE HIGHWAY  
GOODLETTSVILLE, TN. 37072  
TELEPHONE: (615) 394-5050  
**DEVELOPER:**  
NAME: CHARLES W. DUKE  
ADDRESS: 1032 LOUISVILLE HIGHWAY  
GOODLETTSVILLE, TN. 37072  
TELEPHONE: (615) 394-5050

# Vicinity Map



## CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR SURETY POSTING

I, HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS AND AREAS SHOWN ON THIS SUBDIVISION PLAT HAVE BEEN FIELD SURVEYED AND THE RESULTS OF THE SURVEY ARE SHOWN ON THE PLAT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAD BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 9-15-15 NAME: *Public Works Dept* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE BEEN ADVISED BY THE PLANNING COMMISSION THAT THE PLAT HAS BEEN FIELD SURVEYED AND THE RESULTS OF THE SURVEY ARE SHOWN ON THE PLAT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAD BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 9-21-16 OWNERS: *Barbara Coats*

## CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SUBDIVISION PLAT FOR HOWARD W. CARTER SUBDIVISION" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH DEPOSIT HAS BEEN FILED TO GUARANTEE SUCH INSTALLATION.

DATE: 12/16/16 NAME: *Barbara Coats* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

## CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SUBDIVISION PLAT FOR HOWARD W. CARTER SUBDIVISION" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH DEPOSIT HAS BEEN FILED TO GUARANTEE SUCH INSTALLATION.

DATE: 9-15-15 NAME: *Public Works Dept* TITLE: *Public Works Dept* AGENCY: *Public Works Dept*

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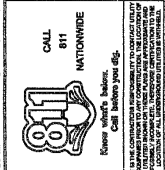
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MILLERSVILLE SUBDIVISION REGULATIONS, AND THAT THE PLAT IS ACCURATE AND CORRECTLY REPRESENTS THE ACTUAL SURFACE CONDITIONS OF THE PROPERTY. I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN HEREON ARE BALANCED AND CLOSED WITH A CLOSURE ERROR NOT EXCEEDING ONE TO TEN THOUSAND (1/10,000) FEET.

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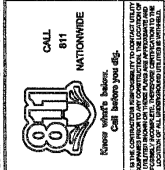
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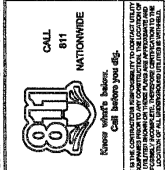
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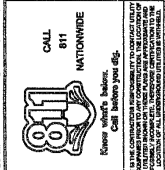
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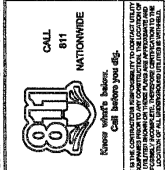
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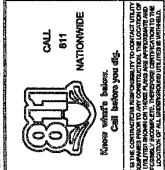
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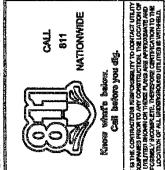
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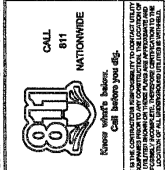
Some utilities have different colors. Please call 811 for more information.

## Curve Table

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH
C1	08°47'08"	825.00	65.38	126.50	126.38
C2	28°21'30"	135.00	39.16	76.72	75.94

NUMBER	DIRECTION	DISTANCE
L1	S 88°53'58" W	40.92
L2	S 87°00'02" W	66.96
L3	S 29°22'10" E	13.57
L4	N 22°08'09" W	14.87

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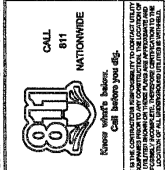
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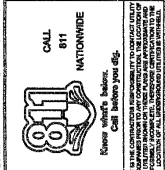
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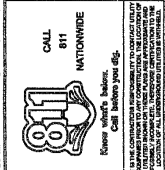
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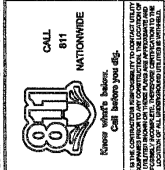
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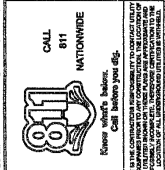
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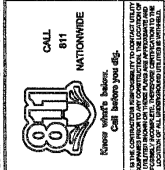
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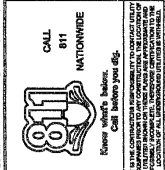
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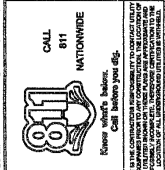
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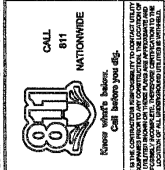
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NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	08°47'08"	825.00	63.38	126.50	S 30°46'32" E	126.38
C2	28°21'30"	155.00	39.16	76.72	S 40°33'43" E	75.94