



**Agenda**  
**Gallatin Municipal Board of Zoning Appeals**

**Thursday, November 17, 2016**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

**Municipal Board of Zoning Appeals - 5:30 p.m.**  
**CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approve Prior Minutes: June 30, 2016 Gallatin Municipal Board of Zoning Appeals**

**REGULAR AGENDA**

1. **GMBZA RESOLUTION NO. 2016-13** **B-2679-16**  
**MARVA BICKNELL – 686 SMOKY MOUNTAINS DRIVE**  
**MARVA BICKNELL**

**PUBLIC HEARING**

OWNER AND APPLICANT REQUEST APPROVAL OF A VARIANCE OF 5' (FIVE FEET) FROM THE REQUIRED 20' (FEET) REAR YARD SETBACK PER THE CUMBERLAND PLACE NORTH, SECTION 1 & 2, MASTER DEVELOPMENT PLAN IN THE RESIDENTIAL 15 PLANNED RESIDENTIAL DEVELOPMENT (R15 PRD) DISTRICT, TO PERMIT CONSTRUCTION OF A COVERED PORCH IN THE REQUIRED REAR YARD, ON PROPERTY IS LOCATED AT 686 SMOKY MOUNTAINS DRIVE.

2. **OTHER BUSINESS**
3. **MOVE TO ADJOURN**

# ITEM 1

GMBZA Resolution No. 2016-13

**RESOLUTION OF THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS APPROVING A VARIANCE OF FIVE (5) FEET FROM THE REQUIRED 20 FOOT REAR YARD REQUIREMENTS, PER THE CUMBERLAND PLACE NORTH, SECTION 1 & 2, MASTER DEVELOPMENT PLAN, FOR LOT 120, CUMBERLAND PLACE NORTH, SECTION 2 SUBDIVISION (TAX PARCEL 148I/A/028.00), ZONED RESIDENTIAL-15 PLANNED RESIDENTIAL DEVELOPMENT (R15 PRD), LOCATED AT 686 SMOKY MOUNTAINS DRIVE. (B-2679-16)**

**WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS** considered the request for a five (5) foot variance from the required 20 foot rear yard on Lot 120, Cumberland Place North, Section Two Subdivision (Tax Map 148I, Group A, and Parcel 028.00) as recorded in Plat Book 23, Page 347-350 R.O.S.C., TN, to permit the construction of a Single-Family Dwelling with a covered deck, at its regular meeting on November 17, 2016; and

**WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS** reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Municipal Board of Zoning Appeals Staff Report, and evidence and testimony presented during the meeting; and

**WHEREAS, THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS** is required in its deliberations, pursuant to the Cumberland Place North, Section 1 & 2, Final Master Development Plan, to indicate the specific requirement under which the variance is being considered and state specific findings and specifically identify the hardships warranting such action by the Board; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS** makes the following findings pursuant to T.C.A. Section 13-7-206; Section 13-7-207(3); and Section 15.05.030 of the Gallatin Zoning Ordinance:

- Section 1. The request for a variance of five (5) feet from the required 20 foot rear yard per the Cumberland Place North, Section 1 & 2, Final Master Development Plan, to permit the construction of single-family dwelling with a covered deck on Lot 120 (Parcel 148I/A/028.00), meets all nine (9) of the Standards for a Variance as described in the body of the Staff Report and as set forth in Gallatin Zoning Ordinance, Section 15.05.030:
- A. The particular physical surroundings, shape, topographic conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this Ordinance were carried out;

# ITEM 1

- B. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;
- C. The variance will not authorize activities in a zone district other than those permitted by this Ordinance;
- D. Financial returns is not be considered the basis for granting the variance;
- E. The alleged difficulty or hardship was not created by any person having an interest in the property after the effective date of this Ordinance;
- F. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;
- G. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- H. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and
- I. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

Section 2. Action – The Gallatin Municipal Board of Zoning Appeals hereby approves a variance of five (5) feet, from the required 20 foot rear yard setback per the Cumberland Place North, Section 1 & 2, Master Development Plan, to permit the construction of single-family dwelling with a covered deck on Lot 120, Cumberland Place North, Section 2 Subdivision (Tax parcel 148I/A/028.00), with the following conditions:

1. The variance shall be substantially consistent with the one (1) sheet plot plan and seven (7) sheet building plans, for the Bicknell variance request, stamp-dated November 2, 2016. The covered porch/deck shall not be enclosed with walls or glass/windows to incorporate the area as under-air livable space.
2. The applicant shall complete and submit a plat amendment to allow construction of the approved deck into the 25' landscape easement.

**BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL BOARD OF ZONING APPEALS** that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 11/17/2016

**ITEM 1**

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Jimmy Moore, Chair

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Homer Vaughn, Secretary

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY



**ITEM 1**  
**PLANNING DEPARTMENT STAFF REPORT**  
**686 Smoky Mountains Drive - Variance Request – B-2679-16**  
**Located on Smoky Mountains Drive, West of Acadia Court**  
**Date: November 17, 2016**

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**REQUEST: THE OWNER AND APPLICANT REQUEST A VARIANCE OF FIVE (5) FEET FROM THE REQUIRED 20 FOOT REAR YARD REQUIREMENTS, PER THE CUMBERLAND PLACE NORTH, SECTIONS 1 & 2, MASTER DEVELOPMENT PLAN, FOR TAX PARCEL 148I/A/028.00, ZONED RESIDENTIAL-15 PLANNED RESIDENTIAL DEVELOPMENT (R15 PRD), LOCATED AT 686 SMOKY MOUNTAINS DRIVE. (PC FILE# B-2679-16)**

**OWNER:** MARVA BICKNELL

**APPLICANT:** MARVA BICKNELL

**STAFF RECOMMENDATION:** GMBZA RESOLUTION NO. 2016-13

**STAFF CONTACT:** JILLIAN OGDEN

**MBZA MEETING DATE:** NOVEMBER 17, 2016

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***PROPERTY OVERVIEW:***

The owner and applicant request a variance of five (5) feet from the required 20 foot rear yard requirements, per the Cumberland Place North, Section 1 & 2, Master Development Plan, for tax parcel 148I/A/028.00, zoned Residential-15 Planned Residential Development (R15 PRD), located at 686 Smoky Mountains Drive. The lot is currently vacant. The owner proposes to build a Single-Family Residence with a two-story covered deck. A Dwelling One-Family Detached is a permitted use in the R15 zone district. (Attachment 1)

***Requested Variance***

The owner and applicant requests a five (5) foot rear yard variance, per the Cumberland Place North, Section 1 & 2, Final Master Development Plan, to permit the construction of a two-story covered deck for a proposed single-family residence, on Lot 120 (Tax Map 148I Group A Parcel 28). The lot is located at the end of a cul-de-sac at 686 Smoky Mountains Drive. If approved, the variance would permit a 15 foot rear yard for the area containing the proposed covered deck.

**CASE BACKGROUND:**

***Property History and Previous Approvals***

On April 26, 2004, the Planning Commission recommended approval to rezone 29.197 (+/-) acres from Residential-40 (R40) to Residential-20 Planned Residential Development (R20 PRD) and 68.030 (+/-) acres from Residential-40 (R40) to Residential-15 Planned Residential Development (R15 PRD) with a Preliminary Master Development Plan for Cumberland Place North, Sections 1 &

2, for land located at 1272 Lock 4 Road. On July 6, 2004, City Council approved Ordinance #00406-028 (File# 3-6-04).

On September 27, 2004, the Planning Commission approved the Final Site Development Plan for Sections 1 & 2 (File# 8-45-04) and the Preliminary Plat for Cumberland Place North, Section 2. Cumberland Place North, Section 2 (File# 1-28-04B), containing 41 single-family residential lots on 16.925 (+/-) acres, is located along Lock 4 Road. (Attachment 2)

On May 23, 2005, the Planning Commission approved the Final Plat for Cumberland Place North, Section 2, containing 41 lots on 16.925 (+/-) acres located on Lock 4 Road (File# 1-2-05C). The plat was recorded on October 18, 2006 (P.B. 23, Pgs. 347-350 R.O.S.C., TN). (Attachment 3)

Lot 120 is currently vacant and is the only undeveloped lot within Cumberland Place North, Section 2. This lot is approximately 9,721 (+/-) square feet in size and is located at the end of a cul-de-sac. Two developed residential lots, Lots 119 and 121, are adjacent to the south and northeast boundaries of the lot, respectively. To the west is a wooded tract, owned by the United States Army Corps of Engineers, which is part of the Old Hickory Lake Reservation.

The applicant and owner is requesting this variance to permit a covered deck to encroach into the rear yard. As seen on the site plan, the deck would be attached to the rear of the proposed two-story residence and would encroach ten (10) feet into the landscape easement and five (5) feet into the rear yard. This would reduce the width of the landscape easement and the width of the rear yard to 15 feet at the location of the proposed deck. Gallatin Zoning Ordinance Section 15.03.020.C requires the owner to submit a plot plan for review by Staff to acquire building permits.

The chart below shows the setback and easement requirements for Lot 120 according to the Cumberland Place North Final Master Development Plan and Final Plat.

<b>PROPERTY LINE</b>	<b>TYPE</b>	<b>DISTANCE (FROM PROPERTY LINE)</b>
FRONT	Front P.U.D.E.	10 Feet
	Front Yard	25 Feet
SIDES	Side P.U.D.E.	10 Feet
	Side Yard	10 Feet
REAR	Rear P.U.D.E.	10 Feet
	Rear Yard	20 Feet
	Buffer & Landscape Easement	25 Feet

According to the applicant, the restrictive covenants of the subdivision and the shape of the lot create limitations unique to this lot. Although the lot is not the smallest lot in the subdivision, its width to depth ratio is approximately 3:1 at its widest point within its buildable area. The lot has a buildable area with a depth of approximately 35 feet in the center and a width that ranges from approximately 60 feet to 100 feet.

The restrictive covenants also limit the buildable area of this lot. It is noted both in the restrictive covenants and on the plat that the enclosed living area of residences within this subdivision must be at least 1,500 square feet. The applicant stated that a one-story house was not an option for this lot because of this requirement. Additionally, the applicant stated that the restrictive covenants do not allow a deck to be installed on the side of a residence in view of the road. These factors contribute to the limiting nature of the lot.

If the variance is approved, the applicant must also complete and submit a plat amendment to the Planning staff for the proposed encroachment into the 25-foot wide landscape easement. This is an administrative request and can be approved at the staff level.

Applicable definitions and sections from the Gallatin Zoning Ordinance that apply to this case are listed below.

## **APPLICABLE G.Z.O. DEFINITIONS**

### **02.02 Definitions**

Master Development Plan – Used within the context of the planned unit development provisions refers to a preliminary plan, which may be approved by the Planning Commission and the Mayor and Aldermen. The “Master Development Plan” shall mean the proposal for the development of a planned unit development including, but not limited to, the requirements for a preliminary plan as stipulated in the various articles of this Ordinance.

Yard – That part of a zone lot extending open and unobstructed from the lowest level to the sky along the entire length of a lot line, and from a lot line equivalent to a depth or width set forth in the applicable regulations.

Yard, Rear – A yard extending for the full length of a rear lot line.

## **APPLICABLE G.Z.O. SECTIONS**

### **15.05 Zoning Variances**

The Board of Zoning Appeals may grant variances where it makes findings of fact based upon the standards prescribed in this section.

#### **15.05.030 Standards for Variances**

Section 15.05.030 of the Gallatin Zoning Ordinance states the Board of Zoning Appeals shall not grant a variance unless it makes findings based upon evidence presented to it as described in nine (9) specific criteria that are listed below. The applicant responded to these standards in writing (Attachment 4). The Board shall determine if this variance request meets all nine (9) of the following standards for a variance as required by the Gallatin Zoning Ordinance as described below.

The variance request for a five (5) foot reduction in the required 20 foot rear yard setback for the proposed deck meets the nine (9) standards for a variance as follows. The proposed encroachment within the rear yard is not for the primary structure of the house but for a two-story covered deck that will serve as an ingress and egress from house to the back yard.

- A. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this Ordinance were carried out must be stated.
- The elongated shape of the parcel and the setbacks as documented on the master development plan are limiting features of this property and contribute to the difficulties of constructing a residence to meet the desire of the owners and satisfy the requirements of the restrictive covenants. The lot has a buildable area with a depth of approximately 35 feet at its centerline and a width that ranges from approximately 60 feet to 100 feet. While this is not the smallest lot in the subdivision, its proportions do contribute to the lot's challenges. Any ingress/egress for the house to the back yard would likely encroach into the required setbacks. Section 12.01.015, G.Z.O., *Permitted Obstruction of Required Yards* permits uncovered concrete patios projecting not more than 50% into a required yard. However, the applicant wants to construct a deck with a second floor doorway with a roof. Without the variance, only a patio or open air deck would be permitted from the rear of the house at ground level.
- B. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
- This variance request is subject to this property only. No other properties would be entitled to a variance if the Board agreed to grant this variance.
- C. The variance will not authorize activities in a zone district other than those permitted by this Ordinance.
- This variance will not authorize any use or activity that is currently not permitted in the R-15 PRD zoning district.
- D. Financial returns only shall not be considered as a basis for granting a variance.
- If granted, the variance would permit the property owner to construct a covered two-story deck on the rear of their proposed residence. The owners would use the deck as a personal amenity and not strictly for the financial returns of a future sale.
- E. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this Ordinance.
- The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of the Ordinance. The applicant recently purchased the property to build a single-family residence. The restricted lot was approved with the Master Development Plan and subdivision plat.
- F. That granting the variance requested would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
- If granted, this variance would not confer on the owner any special privilege that is currently denied by the Gallatin Zoning Ordinance to any other property or building within this zone district. Other residents could construct similar additions to homes without a variance since most other lots are not constrained with a smaller and unusual building envelope. Only Lots 118 and 126 within this subdivision are similarly constrained. Although these lots are already developed, they would also likely require a variance for a similar request. The parcel is limited due to its shape and restrictive covenant regulations on the subdivision.

- G. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- According to the applicant's site plan, the requested variance of five (5) feet is the minimum variance necessary for the proposed deck to be constructed and provide a practical use of a covered deck.
- H. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
- If granted, the variance will have a minimal effect on adjacent property or nearby owners or properties as the deck is for personal use. The rear portion of the lot is designated with special flood hazard area (Zone AE), based on the latest adopted Flood Insurance Rate Map. However, the proposed deck is not within the flood zone AE.
- I. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
- If granted, the variance will not impair an adequate supply of light and air to adjacent property. The rear property line of this parcel is adjacent to property owned by the United States Army Corps of Engineers Old Hickory Lake Reservation. There are no residences behind the subject property. Also, while the deck will be covered, it will not be enclosed.

15.05.040 Non-conformity Does Not Constitute Grounds for Granting of a Variance

No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

15.05.050 Prohibition of Use Variances

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

15.05.060 Conditions and Restrictions by the Board

The Board may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the provisions set out in Section 15.05.030 to reduce or minimize the injurious effect to such variation; upon surrounding property and better carry out the general intent of this Ordinance. The Board may establish expiration dates as a condition or as a part of the variances.

If this variance request is approved, the owner shall submit a plot plan for the parcel, per Gallatin Zoning Ordinance Section 15.03.020.C, for review by Staff to acquire building permits.

**ENGINEERING DEPARTMENT COMMENTS**

The Engineering Division reviewed the variance request, and all of their comments were addressed.

**OTHER DEPARTMENTAL REVIEW COMMENTS**

Other City Departments reviewed the variance request, and only one department made a comment. The Codes Department did not recommend this request for approval.

**RECOMMENDATION**

Staff recommends that the Gallatin Municipal Board of Zoning Appeals approve GMBZA Resolution No. 2016-13 granting a variance of five (5) feet from the 20 foot rear yard required by the Cumberland Place North, Section 1 & 2, Master Development Plan, on Lot 120, Cumberland Place North, Section 2 Subdivision (Tax parcel 148I/A/028.00), as shown on a one (1) sheet plot plan and seven (7) sheet building plans, for the Bicknell variance request, stamp-dated November 2, 2016, with the following conditions of approval:

- 1. The variance shall be substantially consistent with the one (1) sheet plot plan and seven (7) sheet building plans, for the Bicknell variance request, stamp-dated November 2, 2016. The covered porch/deck shall not be enclosed with walls or glass/windows to incorporate the area as under-air livable space.
- 2. The applicant shall complete and submit a plat amendment to allow construction of the approved deck into the 25' landscape easement.

**ATTACHMENTS**

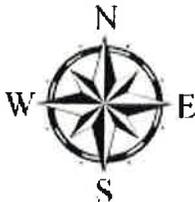
Attachment	1	Location Map
Attachment	2	Cumberland Place North, Section 1 & 2, Final Site Development Plan
Attachment	3	Cumberland Place North, Section 2 – Final Plat (P.B. 23 Pgs. 347-350)
Attachment	4	Applicants response to the Standards for Variance and Supplemental Letter with Site Plan for Proposed Residence

# ATTACHMENT /

## 686 SMOKY MOUNTAINS DRIVE VARIANCE REQUEST

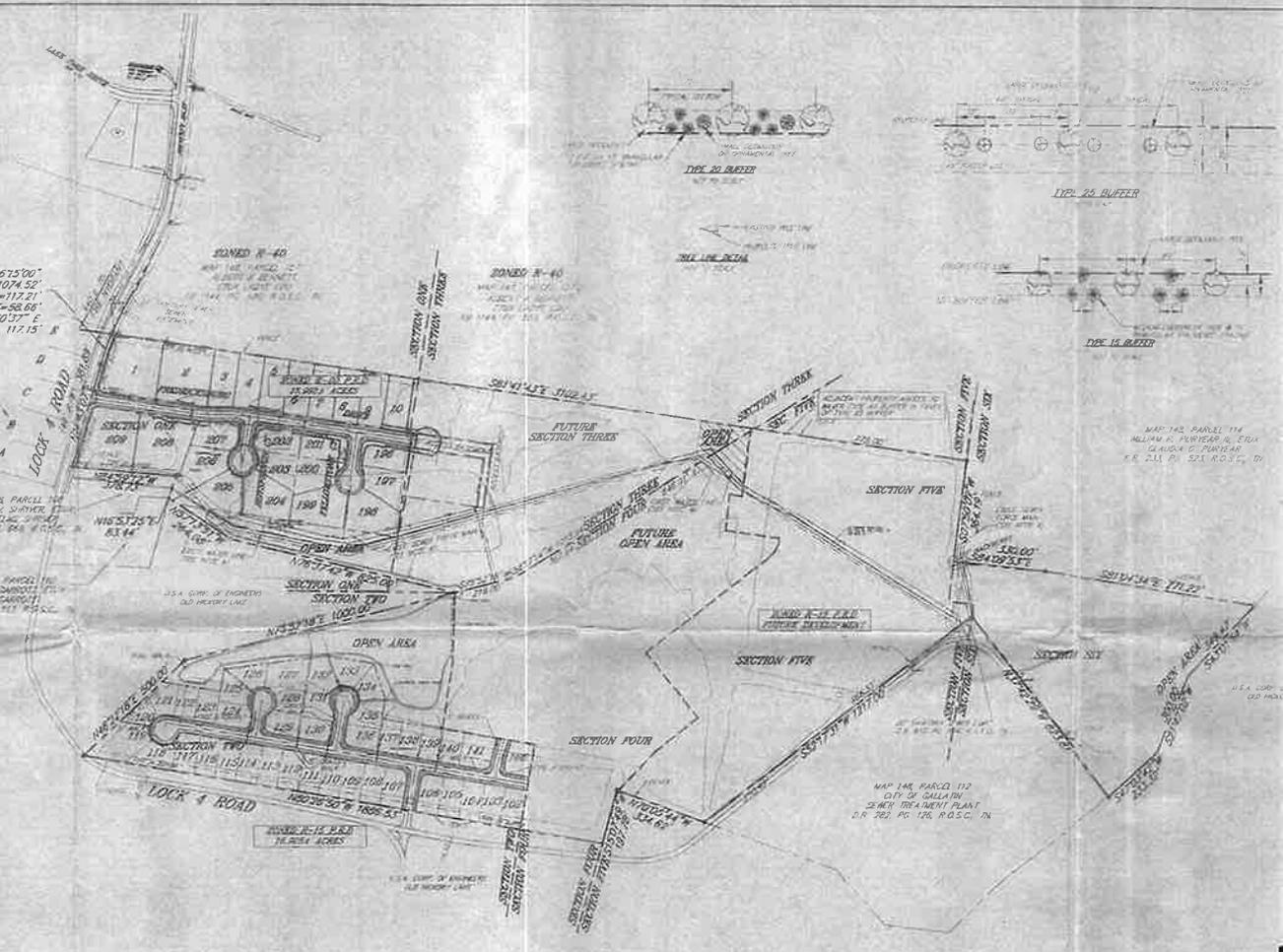


**ZONED: RESIDENTIAL-15 PLANNED  
RESIDENTIAL DEVELOPMENT  
PC FILE #B-2679-16**

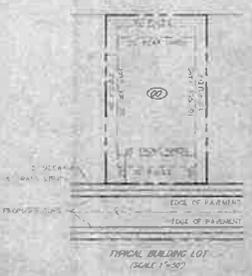


B-2679-16

- A. MAP 174A PARCEL 347, PARCELS 347-351, BIRMINGHAM, AL. IN SOUTHWEST QUARTER OF SECTION 16, T12N, R10E, S11W.
- B. MAP 148 PARCEL 117, PARCELS 117-121, SECTION 16, T12N, R10E, S11W.
- C. MAP 148 PARCEL 117, PARCELS 117-121, SECTION 16, T12N, R10E, S11W.
- D. MAP 148 PARCEL 117, PARCELS 117-121, SECTION 16, T12N, R10E, S11W.
- E. MAP 148 PARCEL 117, PARCELS 117-121, SECTION 16, T12N, R10E, S11W.



- GENERAL NOTES**
- NO EXISTENCE OF RECORD COULD BE FOUND FOR THE UTILITY LINES SHOWN EXCEPT ON THE 20' SPACING GRID EXISTENCE.
  - SEE REFERENCED MAPS HAVE JOHNSON ESTATE, DATED FEB. 22, 2005, IN W.B. 58 PG. 64, D.C.S.C., IN.
  - MAP AND PARCELS NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSORS MAPS. THE SUBJECT PROPERTY OWNED BY THIS TRACT IS PART OF PARCELS 117 & 118, T12N, R10E, S11W.
  - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE OBTAINED FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OWNER. ACTUAL FIELD LOCATIONS AND SIZES OF EACH LINE SHOULD BE DETERMINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO CLAIMS THEREAFTER MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY CONSTRUCTION HAS BEGUN ON THIS SITE, CALL 1-800-357-3111 FOR UNDERGROUND UTILITY LOCATIONS.
  - ALL BELIEVED SURFACE IMPROVEMENTS AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREIN.
  - THE PROPERTY IS ZONED AS RES-10.
  - BOUNDARY DATA SHOWN IS FROM THE "BOUNDARY SURVEY OF THE MARY JANE JOHNSON PROPERTY FOR 2007" DATED BY G.E.S. INC., DATED SEPTEMBER 26, 1998, AND REVISED OCTOBER 16, 1998. BEARINGS HAVE BEEN REVERSED TO CORRESPOND TO PLANE COORDINATE SYSTEM. MAP 41.
  - ELEVATION DATA IS AS SHOWN.
  - TOPOGRAPHY SHOWN HEREIN WAS DERIVED FROM RANDOM FIELD SHEETS TAKEN WITH AN ELECTRONIC TOTAL STATION AND GPS RECEIVERS. CONTOUR INTERVAL = 5'.
  - A REVIEW OF FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4708C, FLOOD EFFECTIVE DATE NOV. 21, 2002, SHOWS THAT NO PART OF THIS PROPERTY TO BE BUILT AND/OR REAR YARD PLAN IS IN A FLOOD HAZARD AREA.
  - INSTALL DIRT FENCE AROUND TOPSOIL STOCKPILE AREAS. CONTRACTOR IS RESPONSIBLE TO INSTALL AND MAINTAIN PROPOSED FENCE MEASURE AS NOTED IN ATTACHMENT B WITH LEGS.
  - SOIL PERMIT REQUIRED.
  - ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE 13.03.
  - 3' SIGNAGE WILL BE INSTALLED ON BOTH SIDES OF ALL STREETS.
  - ALL EXISTING FENCE SHOWN IS BOUNDARY.



**THIS LOT AND HOUSE SIZES SHALL BE AS FOLLOWS**

1. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 2. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 3. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 4. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 5. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 6. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 7. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 8. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 9. 20' PLANNED RESIDENTIAL DEVELOPMENT  
 10. 20' PLANNED RESIDENTIAL DEVELOPMENT

**TOTAL LAND USE CHART - SINGLE FAMILY RES.**

USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	10,000	100%
OPEN SPACE	0	0%
ROADS	0	0%
UTILITIES	0	0%
TOTAL	10,000	100%

**PLANT LEGEND**

SYMBOL	DESCRIPTION	CONTOUR
(Symbol)	PLANTING	10'
(Symbol)	PLANTING	20'
(Symbol)	PLANTING	30'
(Symbol)	PLANTING	40'
(Symbol)	PLANTING	50'
(Symbol)	PLANTING	60'
(Symbol)	PLANTING	70'
(Symbol)	PLANTING	80'
(Symbol)	PLANTING	90'
(Symbol)	PLANTING	100'

(ENTRANCE PLANTS NOT INCLUDED IN ABOVE TABLE)  
 (Symbol) = EXISTING TREES



**REVISED  
RESUBMITTAL**

**DEVELOPER:** JARRETT BUILDERS  
 401 CUMBERLAND HILLS DRIVE  
 HENDERSONVILLE, TN 37025

**OWNER:** MARY JANE JOHNSON  
 1212 LOCK FOUR ROAD  
 GALLATIN, TN 37068

SVC 1 & 2 = 38.81 ACRES  
 TOTAL AREA = 99.47 ACRES

**RECEIVED**  
 FEB 16 2005  
 GALLATIN PLANNING  
 & ZONING

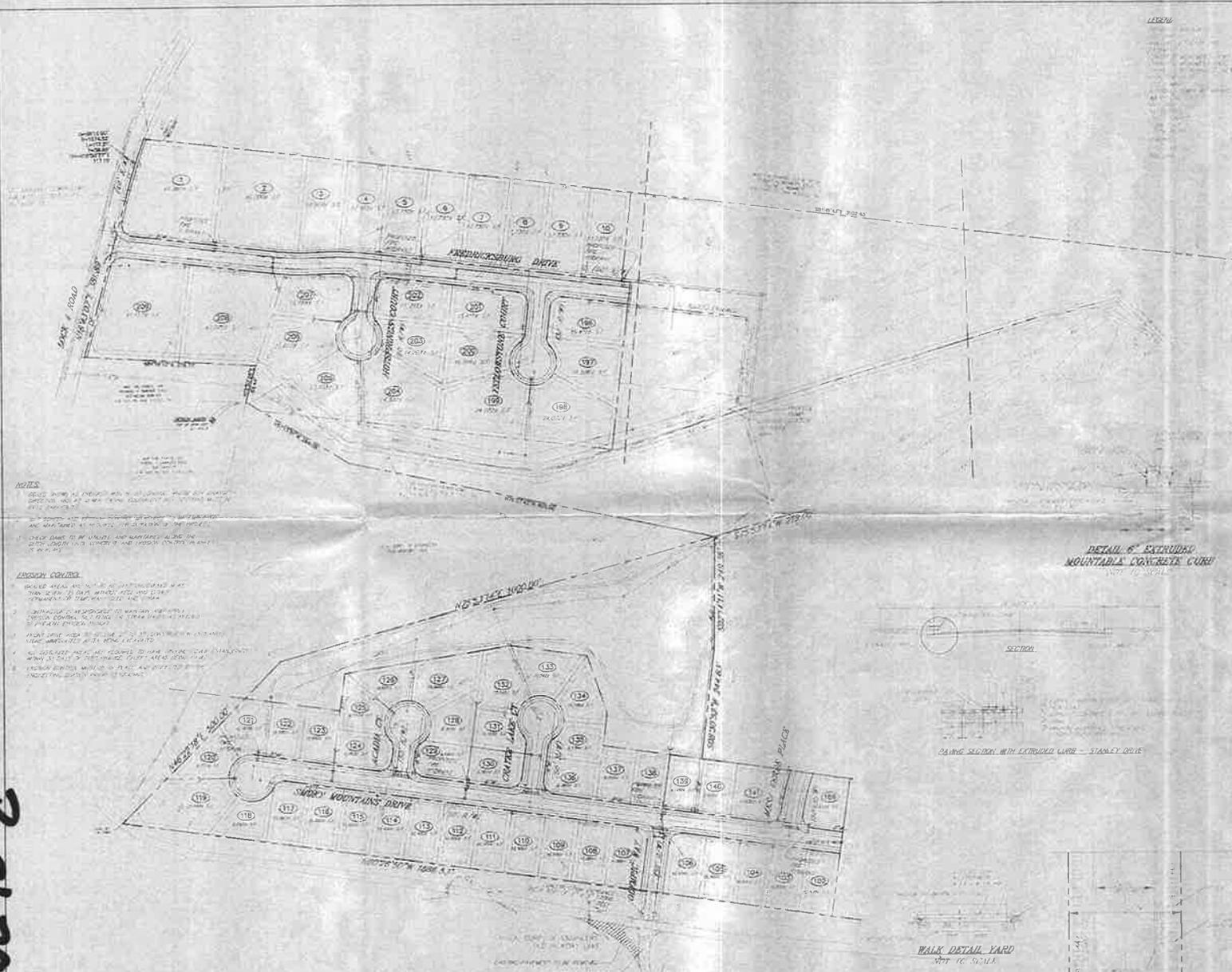
**FINAL SITE DEVELOPMENT PLAN  
 SECTIONS ONE AND TWO OF  
 CUMBERLAND PLACS NORTH  
 FOR JARRETT BUILDERS  
 LOCK FOUR ROAD, CITY OF GALLATIN,  
 AND CITY DISTRICT, SUMNER, TENNESSEE**

DATE: 01/21/05  
 SHEET NO. 001 OF 03

8-44-04

PREPARED BY:  
**Goodwin Engineering &  
 Design Group PLC.**  
 1116 Postwaite Road, Portland, TN 37146  
 TEL: (615) 518-7943

B-2679-16



**LEGEND**

Proposed Building
Proposed Parking
Proposed Road
Proposed Utility
Proposed Signage
Proposed Landscape
Proposed Stormwater
Proposed Easement
Proposed Right-of-Way
Proposed Boundary
Proposed Survey
Proposed Utility
Proposed Easement
Proposed Right-of-Way
Proposed Boundary
Proposed Survey

**GENERAL NOTES**

1. THE DRAWING IS PREPARED BY THE ARCHITECT FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
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**NOTES**

1. THESE SHEETS ARE PREPARED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

**PROPOSED CONCRETE**

1. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
2. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
3. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
4. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
5. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
6. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
7. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
8. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
9. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
10. PROPOSED CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.

**DETAIL 6' EXTRUDED MOUNTAIN CONCRETE CURB**  
NOT TO SCALE



**RAISING SECTION WITH EXTRUDED CURB - STAIRS ONLY**

**WALK DETAIL YARD**  
NOT TO SCALE

**WALK DETAIL WITH STREET**  
NOT TO SCALE

RECEIVED  
FEB 16 2006  
GALLATI PLANNING & ZONING

Approved  
3/15/09

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/16/06	ISSUE FOR PERMITS
2	03/15/09	REVISED PER PERMITS

**SITE 1 & 2 - 32.81 ACRES**  
**TOTAL AREA - 32.81 ACRES**

**FINAL SITE DEVELOPMENT PLAN**  
**SECTIONS ONE AND TWO OF**  
**CUMBERLAND PLACE NORTH**  
**FOR LAWRETT BUILDERS**  
2014 FAIR ROAD, CITY OF GALLATI,  
3RD CIVIL DISTRICT, SUMNER, TENNESSEE

**ATTACHMENT 2**

RECEIVED  
MILL

8-45-09

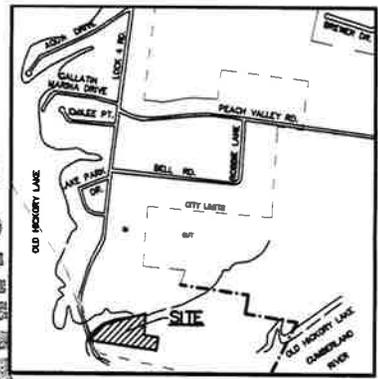
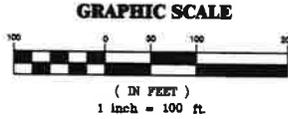
Goodwin Engineering & Design Group PLC  
1115 Fortson Ford Road, Portland, TN 37148  
PH: (615) 519-7043

**SURVEYOR'S NOTES:**

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: JERRY W. JARRETT, ETUX R.B. 2084, PG. 662, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 111.01, ON TAX MAP 148.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
8. THIS PROPERTY IS ZONED "R-15 P.R.D." AS OF THE DATE OF THIS SURVEY.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47185C04280 & 47185C04290, SHOWS PART OF THE PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN, DATED NOVEMBER 21, 2002, ZONE AE & X.
11. NO ACCESS TO LOCK 4 ROAD EXCEPT BY OLYMPIC WAY.
12. NO BUILDING ALLOWED IN LANDSCAPE BUFFERYARD.
13. ELEVATION CERTIFICATES AND DEVELOPMENT PERMITS ARE REQUIRED FOR CONSTRUCTION ON LOTS 119 AND 120.
14. HOUSE SIZE RESTRICTIONS: (ENCLOSED LIVING AREA) LOTS 102 THRU 144 AND 166 - MIN. 1,300 S.F.

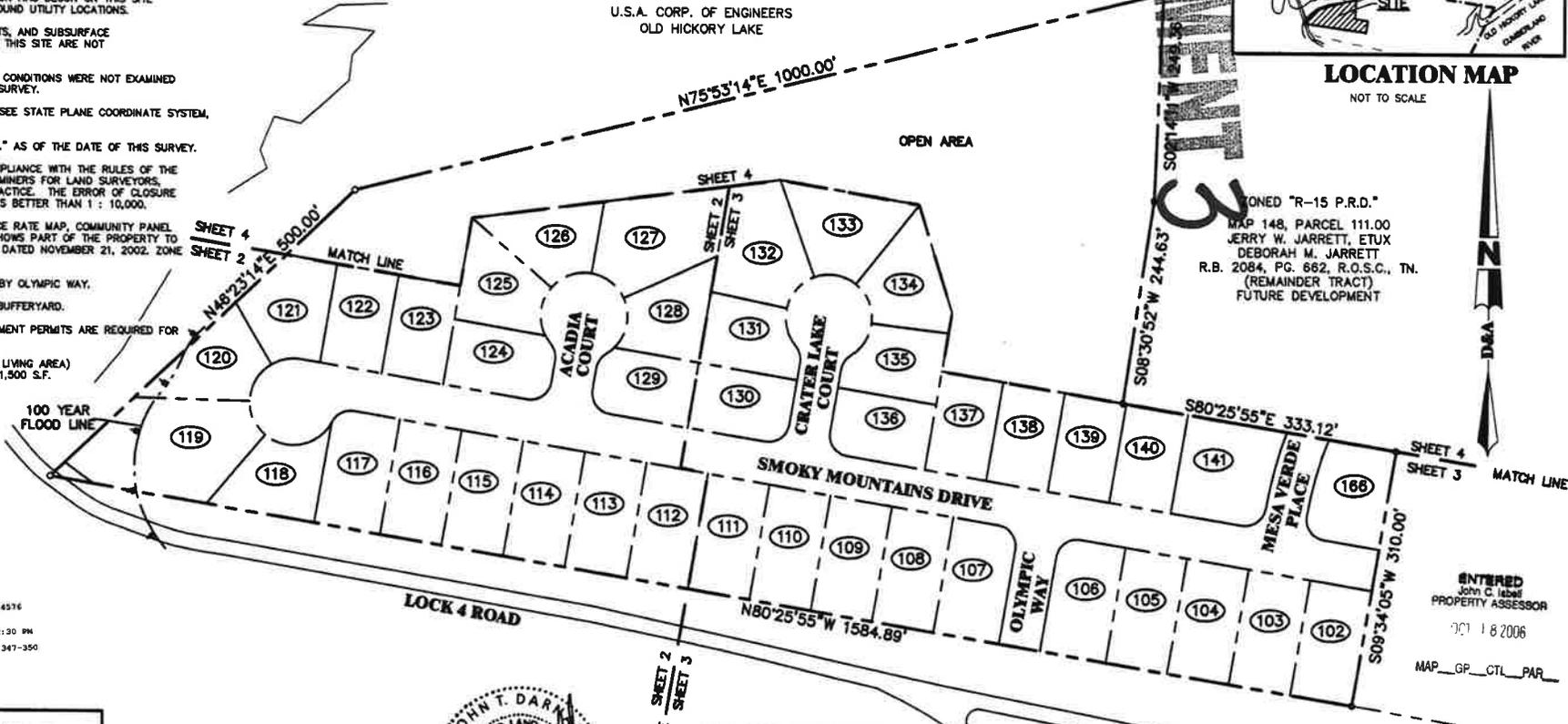
**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- PUBLIC UTILITY & DRAINAGE ESMT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT
- STORM SEWER



**LOCATION MAP**  
NOT TO SCALE

B-2679-110



ATTACHMENT 3

ZONED "R-15 P.R.D."  
MAP 148, PARCEL 111.00  
JERRY W. JARRETT, ETUX  
DEBORAH M. JARRETT  
R.B. 2084, PG. 662, R.O.S.C., TN.  
(REMAINDER TRACT)  
FUTURE DEVELOPMENT



Pamela L. Whicker, Register  
Sumner County Tennessee  
Exp. 06/30/2008  
No. 654464  
State: 0.00  
Clerk: 0.00  
Dist: 2.00  
Total: 62.00  
10/18/2006 at 12:30 PM  
plat Book 53 Pgs 347-350



U.S.A. CORP. OF ENGINEERS  
OLD HICKORY LAKE

**OWNER / DEVELOPER:**  
JERRY W. JARRETT, ETUX  
DEBORAH M. JARRETT  
467 CUMBERLAND HILLS DRIVE  
HENDERSONVILLE, TN. 37075

REVISED: JUNE 29, 2006 - PER PLANNING COMMENTS  
REVISED: FEBRUARY 9, 2005 - PER PLANNING COMMENTS

**CERTIFICATION OF COMMON AREAS DEDICATION**  
JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE 1 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED 10-16-06 AND RECORDED WITH THIS PLAT, SAID ARTICLE 1 IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE: 10-16-06  
Signature: John T. Darnall

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**  
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 10/09/2006  
SEWER SYSTEM 10/09/2006

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2084, PG. 662, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE UNIFORM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE: 10/30/06  
OWNER: JERRY W. JARRETT, ETUX  
DEBORAH M. JARRETT

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE: 6-20-06  
REGISTERED LAND SURVEYOR: John T. Darnall

**CERTIFICATE OF APPROVAL OR BONDING OF ROADS**  
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 10/17/06  
CITY ENGINEER: [Signature]

**Darnall & Associates, LLC**  
LAND SURVEYING - LAND DEVELOPMENT SERVICES  
CONSTRUCTION STAKING - DESIGN  
106 Joelin Avenue Gallatin, Tennessee 37065  
Ph. 615-206-6942 Fax 615-206-6943 darnallandassociates@comcast.net

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 10-17-06  
CHAIRMAN'S INITIALS: [Signature]

**CUMBERLAND PLACE NORTH, SECTION TWO**  
**FINAL PLAT**  
**LOCK 4 ROAD, CITY OF GALLATIN,**  
**3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE**

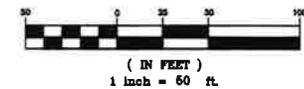
TOTAL ACRES = 18.925±	TOTAL LOTS = 41
ACRES OF NEW ROAD = 2.58±	FEET OF NEW ROAD = 1,971±
OWNER: JERRY W. JARRETT, ETUX	CIVIL DISTRICT: 3RD
SCALE: 1"=100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #04-009
SUMNER COUNTY	STATE OF TENNESSEE
DATE: JANUARY 26, 2005	SHEET NO. 1 OF 4

**CURVE TABLE**

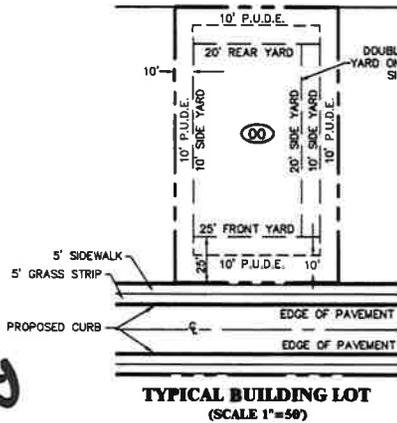
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00	39.27	90°00'00"	S35°25'55"E	38.38
C2	25.00	31.89	72°37'13"	N83°10'28"E	28.31
C3	52.00	228.27	252°37'13"	N26°44'32"W	83.81
C4	25.00	39.27	90°00'00"	S54°34'05"W	38.38
C5	25.00	21.60	48°30'28"	S15°11'08"E	20.94
C6	52.00	253.23	279°00'53"	S80°25'55"E	67.53
C7	25.00	21.60	48°30'28"	N34°19'18"E	20.94
C8	25.00	39.27	90°00'00"	N35°25'55"W	38.38
C9	25.00	39.27	90°00'00"	S54°34'05"W	38.38
C10	25.00	21.60	48°30'28"	S15°11'08"E	20.94
C11	52.00	253.23	279°00'53"	S80°25'55"E	67.53
C12	25.00	21.60	48°30'28"	N34°19'18"E	20.94
C13	25.00	39.27	90°00'00"	N35°25'55"W	38.38
C14	25.00	39.03	89°27'28"	S84°30'21"W	38.19
C15	540.00	95.82	10°10'02"	N15°11'38"E	95.70
C16	490.00	95.43	11°09'30"	N15°48'22"E	95.28
C17	25.00	39.58	90°39'32"	N35°06'09"W	38.58

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	25.00	39.27	90°00'00"	N54°34'05"E	38.38
C19	52.00	83.60	103°08'00"	S78°33'00"W	61.27
C20	52.00	48.39	51°03'59"	N26°23'00"W	44.83
C21	52.00	52.60	58°17'20"	N30°17'40"E	50.85
C22	52.00	38.42	40°07'45"	N79°30'12"E	38.88
C23	52.00	11.91	13°07'32"	N33°22'38"W	11.89
C24	52.00	61.27	87°30'18"	N08°58'38"E	57.78
C25	52.00	53.44	58°52'39"	N7°07'48"E	51.12
C26	52.00	50.85	55°48'27"	S52°31'41"E	48.67
C27	52.00	84.09	170°34'28"	S10°39'48"W	60.08
C28	52.00	11.91	13°07'32"	S55°30'48"W	11.89
C29	52.00	48.98	51°48'39"	N14°03'02"W	45.41
C30	52.00	52.90	58°17'20"	N40°58'58"E	50.85
C31	52.00	53.02	58°25'31"	S80°39'37"E	50.78
C32	52.00	53.90	58°17'20"	S22°18'12"E	50.85
C33	52.00	47.41	52°14'03"	S32°07'50"W	45.78
C34	338.89	43.10	07°21'23"	N 53°56'01" W	43.07

**GRAPHIC SCALE**



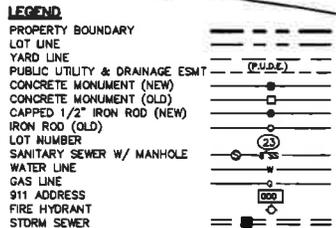
**ATTACHMENT 3**



U.S.A. CORP. OF ENGINEERS  
OLD HICKORY LAKE

**B-2679-10**

Patricia L. Whitaker, Registrar  
Sumner County Tennessee  
Rec #: 65464  
Fee: \$2.00  
Class: 0.00  
Date: 10/18/2006 at 12:30 PM  
Total: \$2.00  
Plat Book 23 Pgs 347-350



**CERTIFICATION OF COMMON AREAS DEDICATION**  
JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE 1. DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED AND RECORDED WITH THIS PLAT, SAID ARTICLE 1 IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.  
DATE: 10-16-06  
DATE: 10-16-06

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**  
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.  
DATE: 10/19/06  
CITY ENGINEER: [Signature]

**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 R.E. 2084, PG. 862, R.O.S.C. TN, AND 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 ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.  
DATE: 10/19/06  
DEBORAH M. JARRETT

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.  
DATE: 6-30-05  
REGISTERED LAND SURVEYOR: [Signature]

**CERTIFICATE OF APPROVAL OR BONDING OF ROADS**  
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS; OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE: 10-17-06  
CITY ENGINEER: [Signature]

**CUMBERLAND PLACE NORTH, SECTION TWO**  
**FINAL PLAT**  
**LOCK 4 ROAD, CITY OF GALLATIN,**  
**3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE**

TOTAL ACRES = 16.925±  
ACRES OF NEW ROAD = 2.581±  
OWNER: JERRY W. JARRETT, ETUX  
SCALE: 1"=50'  
SURVEYOR: DARNALL & ASSOC.  
DATE: JANUARY 28, 2005

TOTAL LOTS = 41  
FEET OF NEW ROAD = 1,971±  
CIVIL DISTRICT: 3RD  
CITY OF GALLATIN  
JOB #04-009  
STATE OF TENNESSEE  
SHEET NO. 2 OF 4

SEE NOTES SHEET 1 OF 4

REVISED: JUNE 29, 2006 - PER PLANNING COMMENTS  
REVISED: FEBRUARY 9, 2005 - PER PLANNING COMMENTS

ENTERED  
John C. Isbell  
PROPERTY ASSESSOR  
OCT 18 2006

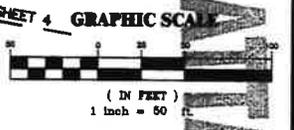
MAP\_GP\_CTL\_PAR

B-2679-10

Form 1.0 - Subdivider Registration  
 Sumner County Tennessee  
 Book 11 61466  
 Page 10  
 10/18/2006, 08:12:20 PM  
 CLERK  
 0:00  
 0:00  
 0:00  
 0:00  
 0:00  
 0:00  
 Plat Book 23 Page 367-350



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C01	25.00	39.27	90.0000	S35°25'55"E	35.36
C02	25.00	31.89	72°37'13"	N83°19'32"E	29.81
C03	52.00	229.27	252°37'13"	N26°44'32"W	83.81
C04	25.00	39.27	90.0000	S54°34'05"W	35.36
C05	25.00	21.60	49°30'28"	S15°11'08"E	20.94
C06	52.00	253.23	279°00'53"	S80°25'55"E	67.53
C07	25.00	21.60	49°30'28"	N34°19'18"E	20.94
C08	25.00	39.27	90.0000	N35°25'55"W	35.36
C09	25.00	39.27	90.0000	S54°34'05"W	35.36
C10	25.00	21.60	49°30'28"	S15°11'08"E	20.94
C11	52.00	253.23	279°00'53"	S80°25'55"E	67.53
C12	25.00	21.60	49°30'28"	N34°19'18"E	20.94
C13	25.00	39.27	90.0000	N35°25'55"W	35.36
C14	25.00	39.27	90.0000	S54°34'05"W	35.36
C15	540.00	95.82	101°02'02"	N15°11'38"E	95.70
C16	490.00	95.43	110°20'30"	N15°48'22"E	95.28
C17	25.00	39.27	90.0000	N35°08'09"W	35.36
C18	25.00	39.27	90.0000	N54°34'05"E	35.36
C19	52.00	83.62	103°08'09"	S78°30'58"W	61.47
C20	52.00	46.35	51°53'59"	N24°23'00"W	44.83
C21	52.00	52.90	58°17'20"	N30°17'00"E	50.65
C22	52.00	38.42	40°07'45"	H79°30'12"E	38.68
C23	52.00	11.91	13°07'35"	N33°22'36"W	11.89
C24	52.00	61.27	67°30'18"	N06°56'18"E	57.78
C25	52.00	63.44	58°52'39"	H70°07'48"E	61.12
C26	52.00	50.85	53°48'27"	S52°31'21"E	48.87
C27	52.00	84.09	70°34'28"	S10°39'48"W	80.00
C28	52.00	11.91	13°07'35"	S22°30'48"W	11.89
C29	52.00	46.99	51°48'39"	N14°03'02"W	45.41
C30	52.00	52.90	58°17'20"	N40°58'58"E	50.85
C31	52.00	53.02	58°28'31"	S80°39'37"E	50.76
C32	52.00	62.90	65°17'20"	S22°18'12"E	50.85
C33	52.00	47.41	52°14'03"	S12°43'40"W	45.78
C34	338.89	43.10	07°21'23"	N 83°56'01" W	43.07



MAP 148, PARCEL 111.00  
 JERRY W. JARRETT, ETUX  
 DEBORAH M. JARRETT  
 R.B. 2084, PG. 662, R.O.S.C., TN.  
 (REMAINDER TRACT)  
 FUTURE DEVELOPMENT



**CERTIFICATE OF COMMON AREAS DEDICATION**  
 JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE TO CUMBERLAND PLACE NORTH DATED [ ] AND RECORDED WITH THIS PLAT, SAID ARTICLE IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE: 10-16-06  
 DATE: 10-16-06

**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 R.B. 2084, PG. 662, R.O.S.C., TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE NEIGHBORHOOD BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE: 6/30/06  
 DATE: 6/30/06

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION. AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THESE REGULATIONS.

DATE: 6-30-06  
 REGISTERED LAND SURVEYOR

**CERTIFICATE OF APPROVAL OR BONDING OF ROADS**  
 I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF CERTAIN.

DATE: 10/12/06  
 CITY ENGINEER

**Darnall & Associates, LLC**  
 LAND SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN  
 106 Joelin Avenue Gallatin, Tennessee 37068  
 Ph. 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 10-17-06  
 DATE: 10-17-06  
 COUNTY ENGINEER

REVISIONS:  
 REVISED: JUNE 29, 2006 - PER PLANNING COMMENTS  
 REVISED: FEBRUARY 9, 2005 - PER PLANNING COMMENTS

**CUMBERLAND PLACE NORTH, SECTION TWO**  
**FINAL PLAT**  
**LOCK 4 ROAD, CITY OF GALLATIN,**  
**3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE**

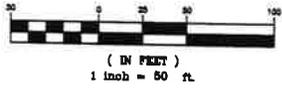
TOTAL ACRES = 16.925±  
 ACRES OF NEW ROAD = 2.581±  
 OWNER: JERRY W. JARRETT, ETUX  
 SCALE: 1"=50'  
 SURVEYOR: DARNALL & ASSOC.  
 SUMNER COUNTY  
 DATE: JANUARY 26, 2005

TOTAL LOTS = 41  
 FEET OF NEW ROAD = 1,971±  
 CIVIL DISTRICT: 3RD  
 CITY OF GALLATIN  
 JOB #04-009  
 STATE OF TENNESSEE  
 SHEET NO. 3 OF 4

ATTACHED  
 REGISTERED  
 PROPERTY ASSESSOR  
 JOHN T. DARNALL  
 No. 1571  
 STATE OF TENNESSEE

Pamela L. Whitaker, Registrar  
 Sumner County Tennessee  
 Rec'd: 06.00 Instrument #: 814576  
 State: 0.00  
 Clerk: 0.00 Recorded 10/18/2006 at 12:30 PM  
 SDP: 2.00  
 Total: 62.00 Plat Book 23 Pgs 347-350

**GRAPHIC SCALE**

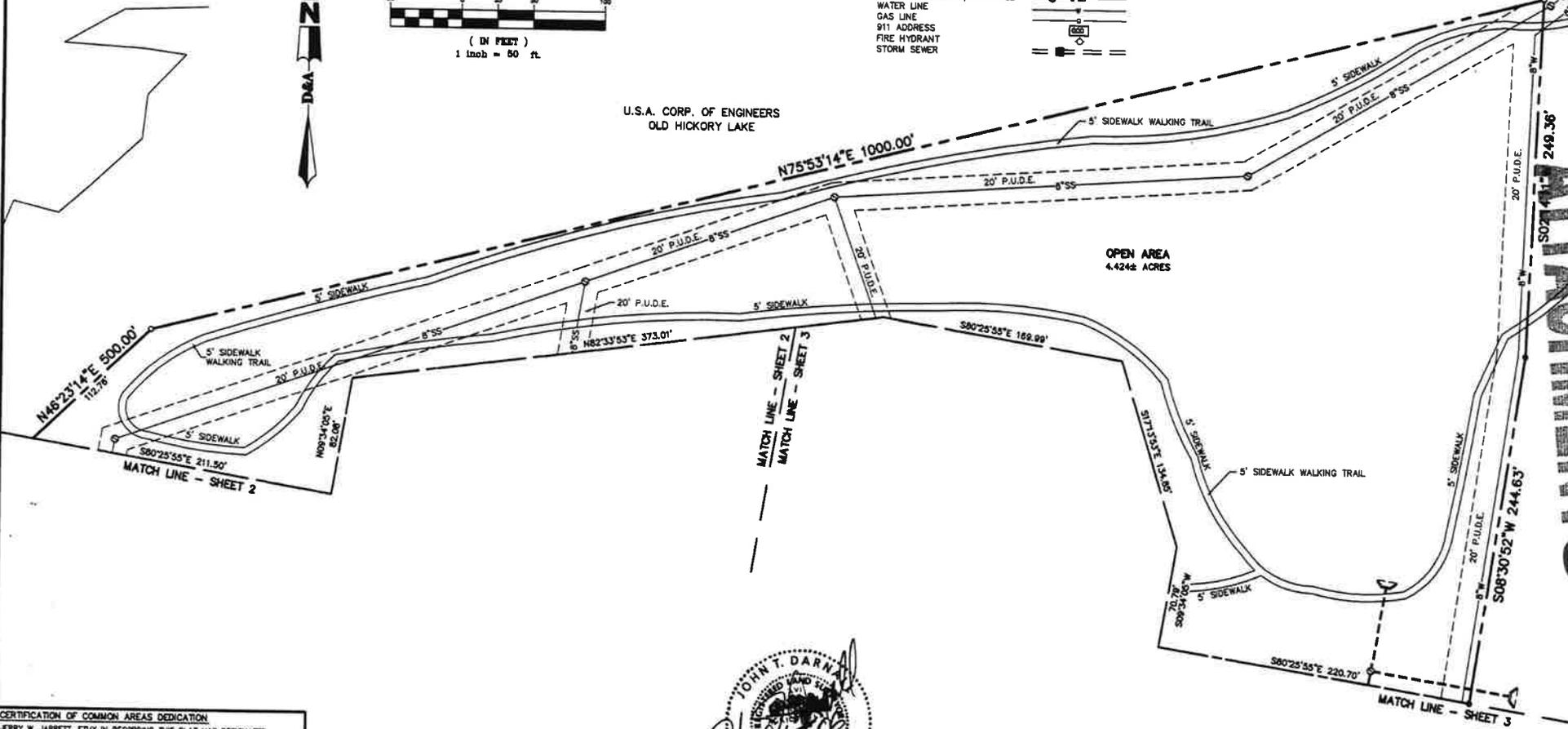


**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- YARD LINE
- PUBLIC UTILITY & DRAINAGE ESMT (P.U.D.E.)
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT
- STORM SEWER

MAP 148, PARCEL 111.00  
 JERRY W. JARRETT, ETUX  
 DEBORAH M. JARRETT  
 R.B. 2084, PG. 662, R.O.S.C., TN.  
 (REMAINDER TRACT)  
 FUTURE DEVELOPMENT

U.S.A. CORP. OF ENGINEERS  
 OLD HICKORY LAKE



**ATTACHMENT 3**



**CERTIFICATION OF COMMON AREAS DEDICATION**

JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE 1 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH, DATED 10/16/06, AND RECORDED WITH THIS PLAT. SAID ARTICLE IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE: 10-16-06  
 DATE: 10-16-06

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 10/09/06  
 SEWER SYSTEM 10/09/06

**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 R.B. 2084, PG. 662, R.O.S.C., TN. AND 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 ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE: 10/30/06  
 DATE: 10/30/06

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN ON THE SPECIFICATIONS IN THESE REGULATIONS.

DATE: 6-29-06

**CERTIFICATE OF APPROVAL OR BONDING OF ROADS**

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN REINSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 10/17/06

**Darnall & Associates, LLC**

LAND SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN

106 Joelin Avenue Gallatin, Tennessee 37085  
 Ph: 615-206-6942 Fax: 615-206-6943 darnallandassoc@comcast.net

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 10-17-06

SEE NOTES SHEET 1 OF 4

REVISED: JUNE 29, 2006 - PER PLANNING COMMENTS  
 REVISED: FEBRUARY 9, 2005 - PER PLANNING COMMENTS

**CUMBERLAND PLACE NORTH, SECTION TWO**

**FINAL PLAT**

**LOCK 4 ROAD, CITY OF GALLATIN,**

**3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE**

TOTAL ACRES = 16.925±	TOTAL LOTS = 41
ACRES OF NEW ROAD = 2.581±	FEET OF NEW ROAD = 1,971±
OWNER: JERRY W. JARRETT, ETUX	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #04-009
SUMNER COUNTY	STATE OF TENNESSEE
DATE: JANUARY 28, 2005	SHEET NO. 4 OF 4

PREPARED BY  
 John C. Howell  
 PROPERTY ASSESSOR  
 OCT 18 2006  
 MAP\_GP\_CTL\_PAR

November 1, 2016

The City of Gallatin, Tennessee  
Codes/Planning Department  
Board of Zoning Appeals  
% Jillian Ogden, Planner II  
132 West Main Street  
Gallatin, TN 37066



RE: Variance Request  
Sub: Cumberland Place North/Section 2/Lot 20  
Property Owner: Marva Dale Bicknell & Timothy S. Brown  
686 Smoky Mountains Drive, Gallatin, TN 37066

**ITEM !**

Dear Ms. Ogden,

The pre-planning meeting held on October 11, 2016 was helpful to clarify the information that the Board of Zoning Appeals needs for our request for a variance of the rear set back ordinance. Thank you for meeting with us and our builder Scott Blake, American Home Place. It is greatly appreciated.

In regards to our property located at 686 Smoky Mountains Drive, Gallatin, Tennessee, 37066, we have found in the pre-building process with American Home Place that a variance to the rear set back ordinance is needed due to hardship purposes. In response to answering the question of, "The particular physical surroundings, shape, topographic conditions of the specific property involve that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application to this Ordinance were carried," is stated in the following.

The property is managed by the Ghertner and Company, Home Owners Association (HOA) and governed by their regulations. They include the following list of requirements and other details to the need of a variance to the rear set back ordinance and the reason it is requested.

- 1500 square feet per HOA. This is not met on the first floor due to Lot #20 being too small.
- Therefore, a two story home (split level) must be built to meet this requirement.
- The first (lower) floor has a two car garage and 600 square feet of open floor (den) space.
- The second (main) floor living area has 1300 square feet.
- In order to build a modest home that fits on Lot #20 a variance is needed due to the deck/porch of the home's rear egress encroaching upon the rear set back.
- The variance request is not due to vanity, but a hardship on the owners. There is only a two (2') rear yard for a back egress even with this modest sized home. American Home Place surveyors

*B-2679-16*

VARIANCE CHECKLIST	
Project Name: 686 Smoky Mountains - Deck	34980 Map #: (120) Group: 1481A Parcel #: 028.00
Contact Person: Marva Bicknell	PC File Number:

The Variance checklist is designed to assist applicants with identifying the information that must be included on all Boards of Zoning Appeals (BZA) applications. Initial submittals must include a completed BZA Application Form, a completed Variance checklist, and nine (9) folded copies of the Variance documents by 4:30 PM on the submittal deadline.

The Municipal and Regional Boards of Zoning Appeals may grant variances where it makes findings of fact based upon the standards outlined below. Please provide a written description that explains how the variance being requested addresses the following nine standards for variances:

- The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this Ordinance were carried out must be stated;

The covered deck will provide a safe, nonslip egress from the home and will blend with similar decks on adjacent properties.

- The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;

The conditions upon which the petition for variance is based would not be applicable to other property within the same district. 686 Smoky Mountains is the only undeveloped lot in the subdivision. The lot has a small footprint on which to build, with a depth of 35'. Therefore, the variance is requested for the rear home's egress to encroach into the 20' rear yard by 5 feet.

- The variance will not authorize activities in a zone district other than those permitted by this Ordinance;

The variance will not authorize activities in a zone district other than those permitted by the "Rear Setback Ordinance." The variance request is at minimum for a safe egress of the home.

- Financial returns only shall not be considered as a basis for granting a variance;

A safe, nonslip egress of the home is the means of the request.

The deck addition would provide a safe, nonslip egress and is necessary for the retirement home.

- The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this Ordinance;

The request will not have a hardship on any person after the effective date of this Ordinance.

VARIANCE CHECKLIST	
Project Name: 686 Smoky Mountains - Deck	Map #: 120 Group: Parcel #: 1481 A 028.00 000
Contact Person: Marva Bicknell	PC File Number:

- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same districts;

The variance will not confer special privilege, but ensure a safe egress from the home.

- The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The variance is the minimum variance that will make possible the reasonable use of the land by providing a safe, nonslip egress to the home.

- The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and

The variance will not be injurious to other property and will improve the undeveloped land/lot. The covered deck will blend with those of adjoining properties.

- The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

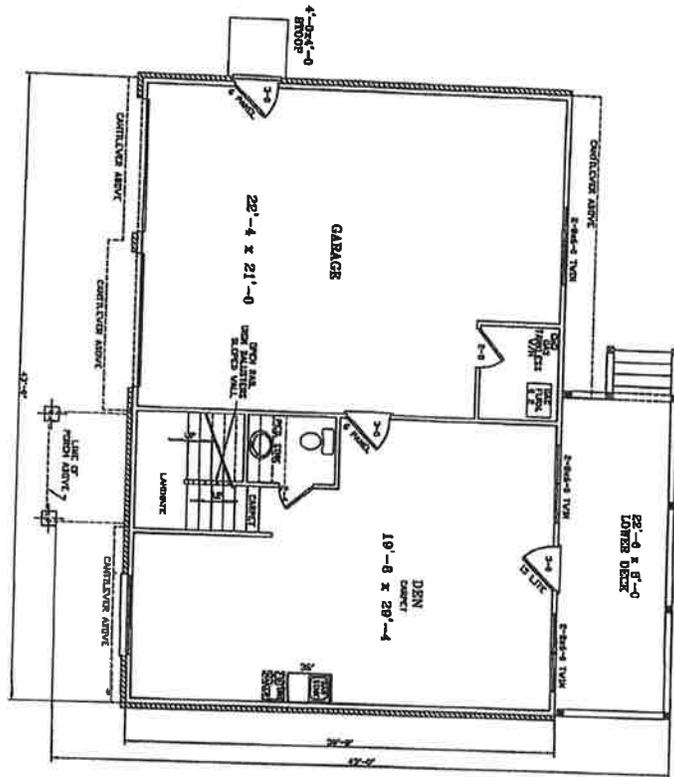
The variance will not impair light or air of properties on either side of the 686 Smoky Mountains. The variance will not increase road congestion to the front of the property, endanger the public safety, or diminish or impair property values. The covered deck will be constructed of building materials that will not increase danger of fire hazard in accordance with city codes.

OCT 11 2016



PRELIM. DESIGN PLAN

9/15/2016



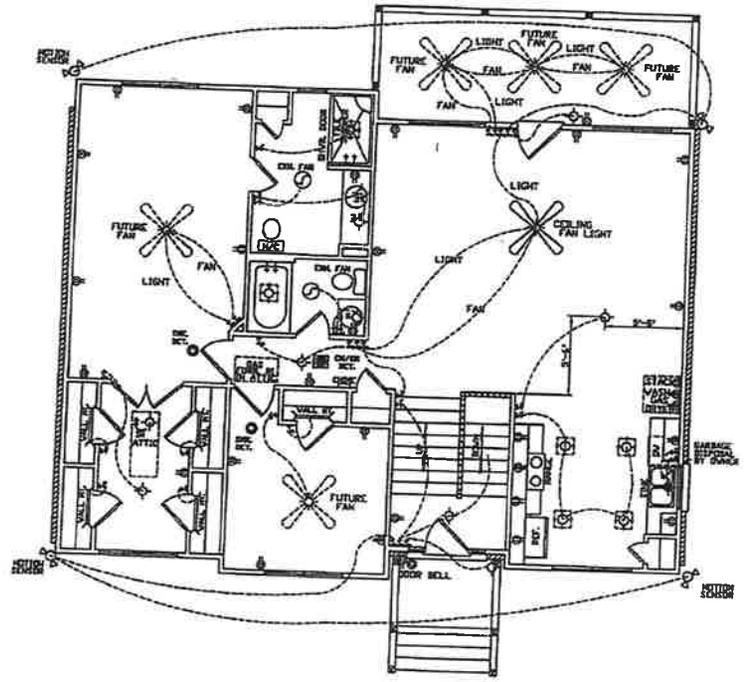
OCT 11 2016

PROPERTY OF <b>AMERICA'S HOME PLACE, INC.</b> © COPYRIGHT 1993 ALL RIGHTS RESERVED - NOTED VIOLATORS OF COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT ACT TO REPORT COPYRIGHT VIOLATIONS CALL ( 716 ) 632-1116 \$100 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.	THE <b>WESTFIELD</b> ( CUSTOM PLAN FOR ) <b>TIMOTHY S. BROWN &amp;          MARVA D. BICKNELL</b>	AREAS: UPPER HEATED 1279 S.F. LOWER HEATED 680 S.F. TOTAL HEATED 1959 S.F. GARAGE & STORAGE 608 S.F. COVERED PORCH 100 S.F. TOTAL UNDER ROOF 2649 S.F. LOWER DECK 100 S.F. CONC. SToop 18 S.F. JOB No. 42-16-00	DATE REVISIONS  ADT 2000	<b>2x4 EXTERIOR WALLS</b> UNLESS OTHERWISE NOTED	SHEET No. <b>2</b>
				<b>LOWER LEVEL</b>	DRAWN BY <b>TOM STANTON</b> CHECK BY <b>SCOTT BLAKE</b>

OCT 11 2016

PRELIM. DESIGN PLAN

9/15/2016



OUTLET, FIXTURE, & COMPONENT LOCATIONS ARE APPROXIMATE. ACTUAL WILL VARY DUE TO DESIGN AND CODE RESTRICTIONS & REQUIREMENTS. BUILDER AND HVAC CONTRACTOR RESERVE THE RIGHT TO LOCATE SUPPLY VENTS AND/OR LINES TO ACCOMMODATE OPTIMUM USAGE AND RESTRICTIONS DUE TO CODE & DESIGN REQUIREMENTS.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMP RECEPTACLE OUTLETS IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER, ART. 210-12(G) 1999 NEC.

NOTE: CONFORM ELECTRICAL WIRING & COMPONENTS TO CURRENT NEC PROVISIONS OF ONE-AND-TWO FAMILY DWELLINGS AS REGULATED BY GIVEN CODE.

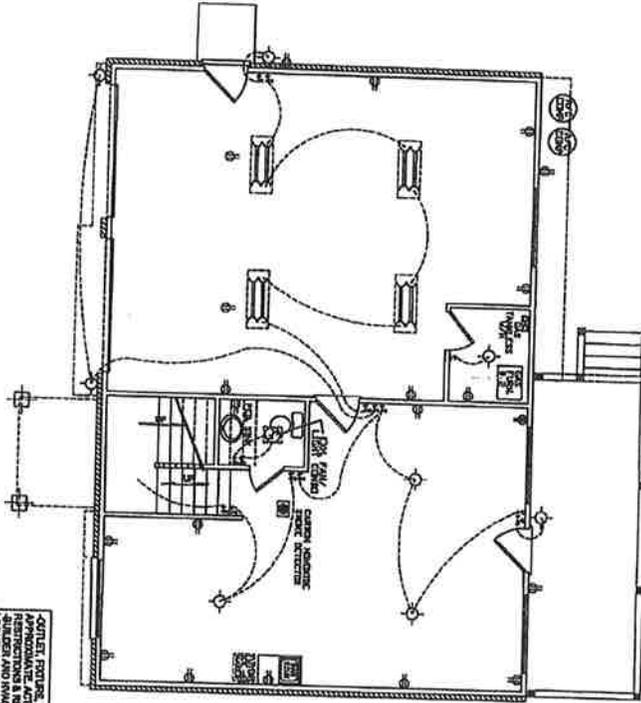
NOTE: BRACE LIVING RM AND ALL BEDROOMS FOR PADDLE FAN

- LEGEND**
- ◆ CIG OR WALL FIXTURE
  - ◆ PENDANT LIGHT
  - ◻ RECESSED CIG. FIXTURE
  - ⊗ EYEBALL CAN W/ TRIM
  - FLOURESCENT FIXTURE (CIG OR WALL MNT.)
  - 2 TUB FLOURESCENT FIXTURE (CEILING MOUNT.)
  - OUTLET
  - ⊕ OUTLET 220V
  - ⊕ OUTLET-TOP HOT
  - FLOOR OUTLET
  - ⊕ SWITCH
  - ⊕ SWITCH-3 WAY
  - ⊕ SWITCH-4 WAY
  - ⊕ 3POLE SWITCH
  - FLOURESCENT
  - DOOR BELL
  - COX FAN
  - SMOKE DETECTOR
  - CARBON MONOXIDE SMOKE DETECTOR
  - TELEPHONE
  - JUNCTION BOX
  - THERMOSTAT
  - TELEVISION
  - COX FAN / LIGHT CORN

PROPERTY OF <b>AMERICA'S HOME PLACE, INC.</b>	THE <b>WESTFIELD</b> (CUSTOM PLAN FOR) <b>TIMOTHY S. BROWN &amp; MARVA D. BICKNELL</b>	DATE	REVISED	DATE	REVISED
		ADT 2000		ADT 2000	
© COPYRIGHT 1993 - ALL RIGHTS RESERVED -	THE USE OF THIS PLAN IS CONTINGENT UPON THE CLIENT'S ACCEPTANCE OF THE PLAN AND THE VALIDITY OF THE FEDERAL COPYRIGHT ACT TO PROTECT ORIGINAL MATERIAL HEREON. NO LIABILITY FOR REPRODUCING OR ACTUAL CONTRACTOR PERFORMANCE.	AREAS: LIVING RM 1279 SF LOVER HEATED 1569 SF TOTAL HEATED 1569 SF GARAGE & STORAGE 690 SF UNFINISHED PORCH 180 SF LOVER DECK 2819 SF LOVER SITTING 16 SF JOB No.	2x4 EXTERIOR WALLS UNLESS OTHERWISE NOTED	UPPER LEVEL WIRING PLAN	5
				DRAWN BY TOM STANTON	OF 7

PRELIM. DESIGN PLAN

9/15/2016



OUTLET, SWITCH, & COMPONENT LOCATIONS ARE APPROXIMATE. ACTUAL WALL, WINDOW, DOOR, AND RESTRICTIONS & REQUIREMENTS, RESERVING THE RIGHT TO LOCATE SUPPLY VENTS AND RESTRICTIONS DUE TO CODE & DESIGN REQUIREMENTS.

OCT 11 2016

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 150V SINGLE PHASE, 15 AMP AND 20 AMP RECEPTACLES IN BEDROOMS SHALL BE PROTECTED BY AFCI-FULT CIRCUIT INTERRUPTER, ART. 210-12(CD) 1999 NEC.

NOTE: ALL ELECTRICAL WIRING & COMPONENTS TO CURRENT CODE PROVISIONS OF ONE- AND TWO-FAMILY DWELLINGS AS REGULATED BY GIVEN CODE.

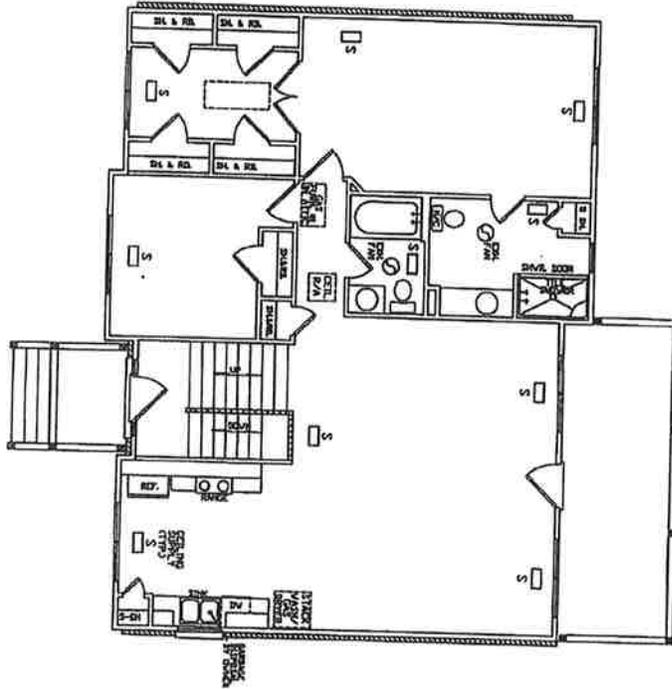
NOTE:  
BRACE LIVING RM. AND ALL BEDROOMS FOR PADBLE FAN

- LEGEND
- ◇ OLD OR WALL FEATURE
  - ⊕ PENDANT LIGHT
  - ⊙ RECESSED C.E. FEATURE
  - ⊗ EXTERNAL CAN V/ TWIN
  - ⊖ FLUORESCENT FIXTURE (CIG OR WALL MNT)
  - ⊘ ( ? CEILING MOUNT )
  - OUTLET
  - OUTLET 2-WAY
  - OUTLET -TOP MNT
  - FLOOR OUTLET
  - SWITCH
  - SWITCH-3 WAY
  - SWITCH-4 WAY
  - DIMMER SWITCH
  - FLOOR LAMP
  - ROOM SELL
  - EXL. FAN
  - SINK
  - REFRIG.
  - REFRIG. W/ FREEZER
  - SINK W/ DRAINAGE
  - TELEPHONE
  - JUNCTION BOX
  - THERMOSTAT
  - TELEVISION
  - EXL. FAN
  - LIGHT CONDO

PROPERTY OF <b>AMERICA'S HOME PLACE, INC.</b> © COPYRIGHT 1993 ALL RIGHTS RESERVED NOTE: VIOLATIONS OF COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT ACT TO REPORT COPYRIGHT VIOLATIONS CALL ( 770 ) 432-1120 \$100 REWARD FOR REPORTING AN ACTUAL COPYRIGHT VIOLATION.	THIS <b>WESTFIELD</b> ( CUSTOM PLAN FOR ) <b>TIMOTHY S. BROWN &amp;</b> <b>MARVA D. BICKNELL</b>	AREAS: UPPER HEATED 1379 S.F. LOWER HEATED 610 S.F. TOTAL HEATED 1989 S.F. GARAGE & STORAGE 808 S.F. COVERED PORCH 180 S.F. TOTAL UNDER ROOF 2849 S.F. LOWER DECK 180 S.F. CONCRETE STEPS 16 S.F.	DATE REVISIONS	2x4 EXTERIOR WALLS UNLESS OTHERWISE NOTED <b>LOWER LEVEL                  WIRING PLAN</b>	SHEET NO. <b>4</b>
	JOB No. <b>42-16-00</b>	DRAWN BY <b>TOM STANTON</b>	CHECK BY <b>SCOTT BLAKE</b>	DATE <b>ADT 2000</b>	OF <b>7</b>

PRELIM. DESIGN PLAN

9/15/2016



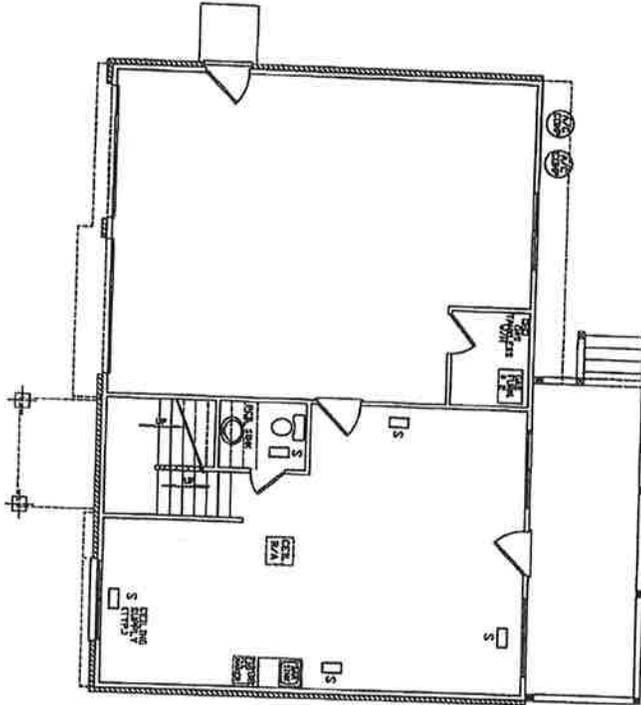
OCT 11 2016

QUANTITY, FINISHES, & EQUIPMENT LOCATIONS ARE APPROXIMATE. ACTUAL WILL VARY DUE TO DESIGN AND CONSTRUCTION. CONTRACTOR SHALL VERIFY THE RIGHT TO LOCATE EXISTING UTILITIES AND VENTING SYSTEMS TO ACCOMMODATE REQUIREMENTS.

PROPERTY OF <b>AMERICA'S HOME PLACE, INC.</b> © COPYRIGHT 1993 - ALL RIGHTS RESERVED - NOTICE: VIOLATORS OF COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW IN VIOLATION OF THE FEDERAL COPYRIGHT ACT TO REPORT COPYRIGHT VIOLATIONS CALL (770) 332-1188 \$100 REWARD FOR DISCOVERING AN ACTUAL COPYRIGHT VIOLATOR.	THE <b>WESTFIELD</b> (CUSTOM PLAN FOR) <b>TIMOTHY S. BROWN &amp;                  MARVA D. BICKNELL</b>	AREAS: UPPER HEATED 1379 S.F. LOWER HEATED 618 S.F. TOTAL HEATED 1999 S.F. GARAGE & STORAGE 480 S.F. COVERED PORCH 180 S.F. TOTAL UNDER ROOF 2849 S.F. LOWER DECK 180 S.F. CONC. STUOP 16 S.F.	DATE REVIEWED	2x4 EXTERIOR WALLS UNLESS OTHERWISE NOTED
		JOB No. ADP 2000	DRAWN BY: TOM STANTON CHECK BY: SCOTT BLAKE	INDEX No. 7

PRELIM. DESIGN PLAN

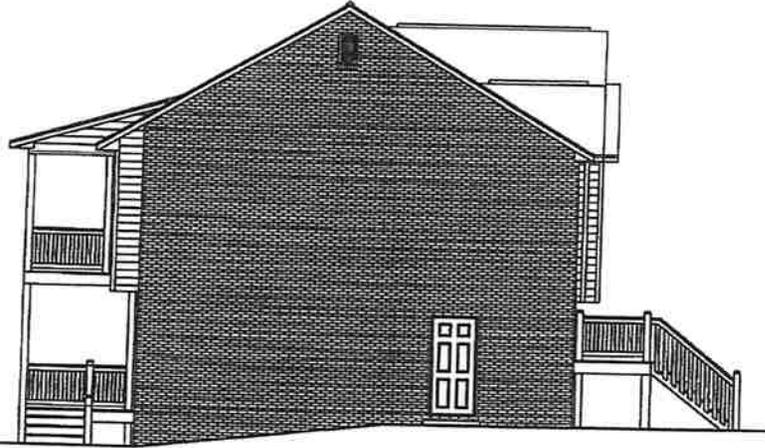
8/15/2016



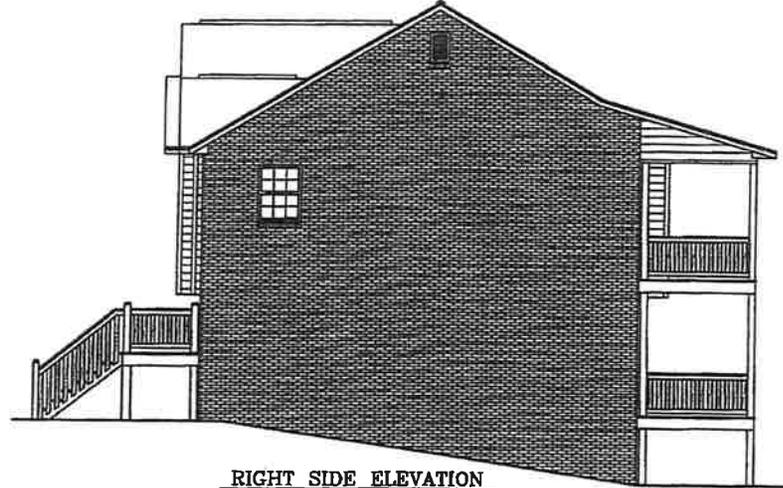
OCT 11 2016

CONTACT PROJECT & COMPANY LOCATIONS ARE  
 SHOWN FOR INFORMATION ONLY. THIS PLAN IS  
 RESTRICTED TO THE PROJECT AND NOT TO BE  
 REPRODUCED OR TRANSMITTED IN ANY FORM  
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING, OR BY  
 ANY INFORMATION STORAGE AND RETRIEVAL  
 SYSTEMS, WITHOUT PERMISSION IN WRITING  
 FROM THE ARCHITECT.

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		JOB No. <b>42-16-00</b> ADT 2000	DRAWN BY <b>TOM STANTON</b> CHECK BY <b>SCOTT BLAKE</b>	OF <b>7</b>	



RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

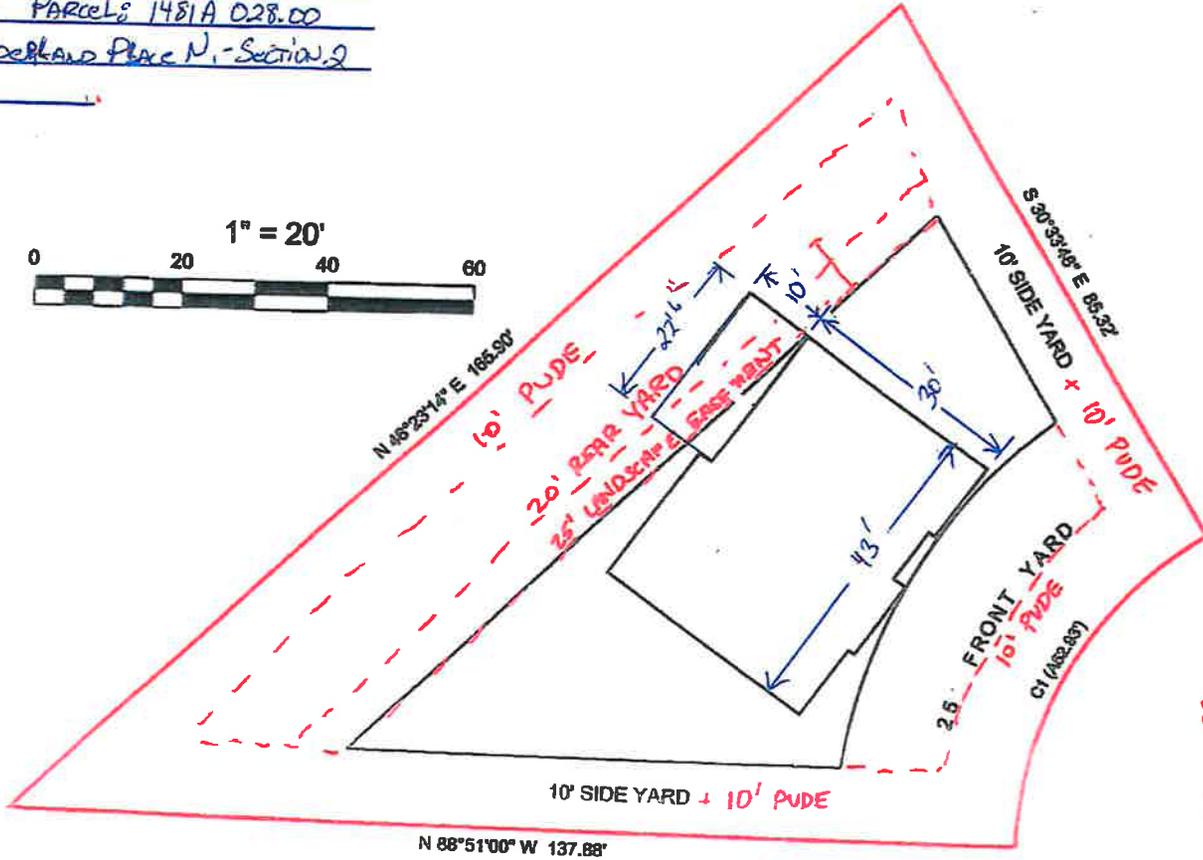
PRELIM. DESIGN PLAN

9/15/2016

OCT 11 2016

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AREAS HEATED LOWER HEATED TOTAL HEATED GARAGE & STORAGE COVERED PORCH LOWER LEVEL ROOF UPPER LEVEL ROOF TOTAL ROOF JOB No.		DATE REVISIONS		ADT 2000 1275 SF. 419 SF. 1693 SF. 680 SF. 100 SF. 2849 SF. 16 SF. 16 SF.		10/1/16	7

OWNER: TIMOTHY S. BROW; MARIA BICKNELL  
ADDRESS: 686 Smoky Mountain Dr. Gallatin TN 37066  
ZONING: RESIDENTIAL / AGRICULTURAL  
TAX MAP: 34980 PARCELS 1481A 028.00  
SUBDIVISION: CUMBERLAND PLACE N. - SECTION 2  
LOT: 120



B-2679  
 CHECK PRINT #1

OCT 11 2016

CURVE	PARTIAL	120' (120.00')	120' (120.00')	120' (120.00')	120' (120.00')