



City of Bartlett
David Parsons, Mayor

BOARD OF ZONING APPEALS AGENDA

Thursday, August 15, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Approval of Minutes and Findings of Fact of the July 18, 2024 meeting.

New Business

PUBLIC HEARING

1. Michelle Ye, with DT design studio, is requesting a variance from the minimum front yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located Phases 3, 4, and 5 of the Walker Farms subdivision on New Brownsville Road, which is within the "RS-12" Single Family Residential Zoning District.
2. Walter Gill, property owner of 7256 Andrews Road, is requesting a variance from the minimum side yard setback requirement of the Bartlett Zoning Ordinance. The subject property is within the "RS-18" Single Family Residential Zoning District.

Discussion

Decision

Open Discussion

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

Adjourn

BOARD OF ZONING APPEALS
THURSDAY, August 15, 2024 - 6:30 P.M.
Staff Comments

New Business
PUBLIC HEARING

1. **Michelle Ye, with DT design studio, is requesting a variance from the minimum front yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located in Phases 3, 4, and 5 of the Walker Farms subdivision on New Brownsville Road, which is within the “RS-12” Single Family Residential Zoning District.**

INTRODUCTION: Michelle Ye, with DT design studio, is requesting a variance from the minimum front yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located Phases 3, 4, and 5 of the Walker Farms subdivision on New Brownsville Road, which is within the “RS-12” Single Family Residential Zoning District.

BACKGROUND: In 2004, the Memphis and Shelby County's Land Use Control Board and the Shelby County Commission granted approval of the Walker Farms PD, a 295-single family residential lot Outline Plan. The Outline Plan consisted of 158.07-acres to be developed in phases with minimum lots sizes starting from 10,000 square feet. The Outline Plan required a front yard building setback of thirty-five (35) feet along the frontage of Walker Farms Drive and Farmland Way while allowing for a front yard building setback of thirty (30) feet along the other street frontages within Walker Farms Planned Development.

On October 2, 2006, the Bartlett Planning Commission recommended to the Board of Mayor and Aldermen that the project be annexed into the City of Bartlett, and that it be zoned “RS-12” Residential. On December 12, 2006, the Board of Mayor and Aldermen granted the annexation of the property along with the recommended zoning. On March 2, 2009, the Bartlett Planning Commission approved the final plan for 80-lots to be developed. On June 3, 2019, the Bartlett Planning Commission approved the construction and final plans for the 21 lots of Phase 2 to be developed.

APPLICANT'S REQUEST/SUMMARY: The specific request by the applicant is to allow a twenty (20 foot front yard setback for the cul-de-sac lots (Lots 12-15, 28-31, 64-68, 75-77, 79-82, and 112-121), and the lots with a twenty-five (25) foot wide sewer easement in the rear yard of Lots 50-63, 85, and 93-99 of Walker Farms Planned Development Phases 3, 4, and 5. This application is based on special conditions and circumstances that exist which are peculiar to the

subject property. In particular, the Zoning Ordinance required front yard setback would reduce the homes on the cul-de-sac lots to either be much smaller than the neighboring homes or completely unbuildable. Also, the City Engineer has requested an expanded rear yard setback for the lots burdened with the rear yard sewer easement, so the Zoning Ordinance required front yard setback would reduce those homes to either be much smaller than the neighboring homes or completely unbuildable.

The specific request is from Article V, Chart 2 (Bulk Regulations and Permitted Residential Densities) requiring a minimum thirty-five (35)-foot front yard setback in the "RS-12" single family residential zoning district. The applicant is proposing a twenty (20)-foot front yard setback, resulting in a variance of fifteen (15) feet.

Should the Board of Zoning Appeals grant this request, the required minimum front yard setback for the cul-de-sac lots (Lots 12-15, 28-31, 64-68, 75-77, 79-82, and 112-121), and the lots with a twenty-five (25) foot wide sewer easement in the rear yard (Lots 50-63, 85, and 93-99) of Walker Farms Planned Development Phases 3, 4, and 5 will be reduced from thirty-five (35)-feet to twenty (20)-feet, resulting in a variance of fifteen (15) feet.

Comments:

1. Phases 3, 4, and 5 of the Walker Farms Planned Development require obtaining construction and final plan approvals prior to being developed.
2. Any person or persons, or any board, taxpayer, department, board or bureau of the City aggrieved by any decision of the Board of Zoning Appeals may seek review by a court of record of such decision, in the manner provided by the laws of the State of Tennessee.

ACTION: MOTION BY _____ SECONDED BY: _____

Proposed Motion: To approve the request for a variance to allow a twenty (20)-feet front yard setback to apply to Lots 12-15, 28-31, 64-68, 75-77, 79-82, 112-121, 50-63, 85, and 93-99, of Walker Farms Planned Development Phases 3, 4, and 5 subject to conditions.

VOTE:	Conroy	Burton	Hunt	King	Kaiser
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YES	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain

2. Walter Gill, property owner of 7256 Andrews Road, is requesting a variance from the minimum side yard setback requirement of the Bartlett Zoning Ordinance. The subject property is within the “RS-18” Single Family Residential Zoning District.

INTRODUCTION: Walter and Jean Gill, property owners of 7256 Andrews Road, are requesting a variance from the minimum side yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located within the “RS-18” Single Family Residential Zoning District.

BACKGROUND: The subject property is Lot 1 of the Dunaway Subdivision developed in 1981. On July 28, 2020, the applicant submitted plans for a 1,560 square foot garage and porch addition. Along with the plans the applicant submitted a signed and sealed engineered foundation form letter approving the foundation slab which had been poured by the applicant's concrete subcontractor. At the time of submittal, the applicant was informed the building footprint was too wide and needed to account for the side-yard setback of 12 feet. A revised set of plans were submitted removing the addition out of the side yard setback.

During the addition's final inspection in June, 2024, Code Enforcement discovered the building was built within the twelve (12) foot side yard setback.

APPLICANTS' REQUEST SUMMARY: The applicant is requesting a variance for a home addition that encroaches four (4) feet (7) inches into the required minimum side yard setback of twelve (12) feet. The applicant states the concrete subcontractor assumed the neighbors' fence line was the property line and used that for the building's southeast elevation.

The specific request for the variance is from Article V, Section 6, Chart 2 (Bulk Regulations and Permitted Residential Densities) of the Bartlett Zoning Ordinance, “residential properties within the “RS-18” zoning district are required to have a minimum side yard setback of twelve (12) feet.

Should the Board of Zoning Appeals grant this variance, a four (4) foot seven (7) inch encroachment would be allowed, resulting in a seven (7) foot three (3) inch side yard setback at the closest distance from the side property line.

Comments:

1. The property owner and the contractor are one and the same. Mr. Walter Gill owns Pro-One Construction.
2. Staff is aware of an ongoing lawsuit between the applicant and a neighbor concerning drainage issues for both lots with pre-existing drainage issues that have been identified by the FEMA flood map layers. The drainage issues are a completely separate issue that is a civil matter between the two neighbors.
3. Any person or persons, or any board, taxpayer, department, board or bureau of the City aggrieved by any decision of the Board of Zoning Appeals may seek review by a court of record of such decision, in the manner provided by the laws of the State of Tennessee.

ACTION: MOTION BY _____ SECONDED BY: _____

Proposed Motion: To approve the request for a variance to allow a four (4) foot, seven (7) inch encroachment, resulting in a seven (7) foot, three (3) inch side yard setback for the property located at 7256 Andrews Road, subject to conditions.

VOTE:	Conroy	Burton	Hunt	Parsons	Kaiser
YES	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain

Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Board of Zoning Appeals
Application for Variance Approval

Property Address for which Variance Is Requested Walker Farms PD, Ph. 3-5 (New Brownsville Rd.)

Description of Variance Requested (separate letter or sheet may be attached) _____

Please see letter attached

Property Owner Blue Sky Communities, Inc. (Contractual Owner) Phone 901-854-0525

Company Name _____ Fax _____

Address 177 Crescent Drive, Collierville, TN 38017

Applicant Michelle Ye Phone 901-646-5077

Company Name DT design studio Fax _____

Address 6465 N. Quail Hollow Rd. Suite 401, Memphis, TN 38120

Submitted by Michelle Ye *Michelle Ye* 7/18/24
(printed name) (signature) (date)

Email Address michelle@dt-designstudio.com Phone 901-646-5077 Fax _____

- ☒ Attach a checked-off "**Variance Checklist**" and all items required therein.
- ☒ Include a fee of \$300.00 with this application (check payable to the City of Bartlett).
- ☒ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

I, the property owner(s) hereby authorize the filing of this application.

Mark Matthews, D.R. BSC, Inc. *YHoub* 7-18-24
(print name) (signature) (date)

RECEIVED

JUL 18 2024

CITY OF BARTLETT

Variance Checklist

The applicant shall provide the following information twenty (21) days prior to the scheduled hearing date.

This information shall be provided on sheets 8½" x 11" in size or folded to that size. **Ten (10) sets of this information shall be submitted**, with each set containing one copy of each document.

- ☒ 1. This application form.
- ☒ 2. A Plot Plan showing subject property and public street rights-of-way. If the property is encumbered by easements, show the type and location on the Plot Plan.
- ☒ 3. The names and addresses of all property owners within three hundred (300) feet of the applicant's property or a minimum of ten (10) property owners, whichever is greater.
- ☒ 4. One copy of the names and addresses required in #3 above on self-adhesive mailing labels.
- ☒ 5. A Vicinity Map showing the subject property and all parcels within the distances described in #3 above. Every parcel shall indicate the owner's name and the street that each parcel fronts upon.
- ☒ 6. A written explanation demonstrating how the following requirements are met.
- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - Literal interpretation of the provisions of this Ordinance would deprive the

applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

- The special conditions and circumstances do not result from the actions of the applicant.
- 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.

(Note: "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.")

- ☒ 7. Any other information deemed necessary and requested by the Board.

The applicant should attend the meeting of the Board of Zoning Appeals, to present and answer questions on this application. The meeting is normally at 6:30 p.m. on the third Thursday of each month, at City Hall, 6400 Stage Road.

Questions also may be sent by email to the Department's planners:

- Kim Taylor, ktaylor@cityofbartlett.org
- Sam Harris, samharris@cityofbartlett.org
- Leslie Brock, leslie.brock@cityofbartlett.org

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

July 18, 2024

Kim Taylor
Planning Department
City of Bartlett
6382 Stage Road
Bartlett, TN 38134

**RE: WALKER FARMS, PHASES 3-5
BZA VARIANCE REQUESTS**

Ms. Taylor,

On behalf of the future Owner of Walker Farms Phases 3-5, Blue Sky Communities, we are pleased to submit this application to the City of Bartlett's Board of Zoning Appeals for two related variance requests. Please refer to the Variance Request Exhibit for more information on where these requests are being sought.

The property is currently zoned RS-12, which has a 35' minimum front setback. A PD overlay for the property permits a front setback of 30' or 35' in the PD Areas these requests apply to.

REQUEST 1

The purpose of this variance request is to allow a 20' front yard setback on the ends of cul-de-sacs in the development in order to create more consistency in the streetscape and home size.

Specifically, the lots we are requesting this variance for are those located at the ends of the cul-de-sacs only where the ROW bulbs out, which consist of the following lots as shown on the Preliminary Plot Plan and Variance Request Exhibit:

- Lots 12-15
- Lots 28-31
- Lots 64-68
- Lots 75-77
- Lots 79-82
- Lots 112-121

Out of Phases 3-5 remaining to be developed, only ± 30 lots would be receiving this variance, or about 25% of these phases. Please note that survey, design, and engineering are ongoing for this project, and the Preliminary Plot Plan may change, including the final number of lots. Our request would include any additional lots at the end of a cul-de-sac that may be part of the final design.

REQUEST 2

After meetings with the City, it was brought to our attention that the sewer easement along the west property line of Phase 3 is 25' and the current rear setback in the PD is 24'. To further protect the sewer line during construction, the City's Engineer suggested that we expand the rear setback in this area to 30' where feasible. We can accommodate this request if a variance is granted to reduce the front setback to 20', such that the overall buildable depth remains

roughly the same. The only place where it would not be possible to provide 30' rear setback is at lot 65 due to the cul-de-sac bulb-out limiting buildable depth, so we are maintaining the approved rear setback for lots 64-66. These 3 lots are already part of Variance Request 1.

To create a more consistent streetscape, the 20' front setback request is carried across the street (lots 86-92) and along the street to the next intersection (lots 50-52). This will make the locations where the setback transitions back to 30' feel more natural. Additionally, a 30' rear setback at lots 50-53 will help give more room near the wet weather conveyance. The total number of lots this variance would apply to would be about 23, or about 19% of Phases 3-5.

JUSTIFICATIONS

The following justifications respond to the City's requirements for approving these variances:

a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

- Request 1:
 - The undeveloped phases of Walker Farms PD have significant site challenges limiting the feasibility of completing this development. For example, to connect Phase 2 to Phase 1 through Walker Farms Dr., the street must cross a stream and a wet-weather conveyance. Most of the cul-de-sac lots on the plan are in lower areas of the site, requiring additional fill to bring them out of the floodplain.
 - Out of the 295 lots that were approved in the PD, Phase 1 and Phase 2 consist of 99 lots, closely matching the original layout. Due to site constraints, the remaining Phases 3-5 can only accommodate around 121 lots compared to the 196 lots that are permitted for these phases.
 - The significant infrastructure costs in combination with the reduction in developable lots for the remaining Phases 3-5 uniquely created the conditions for which Request 1 is sought.
- Request 2:
 - The existing sewer condition relevant to Request 2 is also a unique aspect of the site, in which no additional clearance can be provided for the sewer without this variance.

b) Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

- Request 1:
 - Literal interpretation of the 30' setback (per the PD) or the 35' setback (per the Bartlett Zoning Ordinance) would force the homes at the end of the cul-de-sacs to either be much smaller or unbuildable. The typical lot size is 80' x 125' (or 90' x 125' in the case of Lots 112-116). However, in some locations, the required cul-de-sac dimensions can force the lots at the end to be a minimum of about 105' deep.
 - This is most evident in lots 12 and 15. The typical buildable depth along that street is 71' after taking out the front and rear yard setbacks, but in lots 12 and 15, the buildable depth would be a minimum of about 51' if the 30' setback of the PD were maintained, creating a significant difference in home size allowed. Our request of a 20' setback would help mitigate this issue by providing slightly more buildable depth only for these special cases, so that the minimum depth is roughly 61'. This 10' difference helps provide the flexibility needed for floorplan options that appear more consistent with the rest of the homes on the same street.
- Request 2:
 - A 6' reduction in buildable depth in order to accommodate the requested sewer clearance would similarly reduce the size of homes compared to the rest of Walker Farms PD.

c) The special conditions and circumstances do not result from the actions of the applicant.

- Request 1:
 - The future Owner of Phases 3-5 was not involved in the original Planned Development (approved in Shelby County) or the previous phases of Walker Farms PD.
- Request 2:
 - The request for an expanded rear setback along the west property line of Phase 3 came from the City Engineer.

d) 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.

- Rather than giving any special privileges above what has been approved and built for Walker Farms PD, the variances requested are intended to mitigate deficiencies caused by site constraints in order to bring the affected lots into closer alignment with the lots in the rest of the PD.
 - More flexibility in buildable area allows homes to be similar in size to those that are already built and those proposed to be built along the rest of the street network. This keeps home values more stable across the neighborhood compared to having much smaller homes at the ends of the cul-de-sacs or the west side of Phase 3.
 - Request 1:
The streetscapes when driving into the cul-de-sacs would appear more consistent with the rest of the street, given that the ROW bulb-out would not push the homes as far back comparatively.
 - Request 2:
The homes on the west side of Hill Farm Drive will be consistent with those across the street if the buildable depth can be maintained through this variance.
- In addition, any negative impacts would be minimal due to the limited visibility of these particular lots from outside the development or existing phases. The 20' front setback requested would still allow enough space for cars to park on the driveway without overhanging and blocking the sidewalk.

The future Owner and Design team are committed to providing the City of Bartlett with housing options that are attractive and attainable. We appreciate your consideration of our variance requests. If we can provide any other supporting information, please don't hesitate to contact me.

Note: This letter has been updated as of July 26, 2024 to add in Request 2 after meetings with the City.

Sincerely,

A handwritten signature in black ink that reads "Michelle Ye". The signature is written in a cursive, flowing style.

Michelle Ye, PLA, ASLA
Principal, DT design studio

B0138A A00052 - HARRIS CORNELIUS M SR & ALICIA

B0138A A00077 - KOPF DAVID B & KRISTIN M

B0138A A00076 - LANDRUM ASHLEY M & DOUGLAS B

B0138A A00075 - FARRAR ALEJANDRO C

B0138A A00074 - GARCIA REBEKAH S & TOMAS

B0148 00758 - TRAYLOR DAVID S & MARY L

B0148 00399 - TURNER JAMES M

B0138 00179 - CLAUNCH CHRISTOPHER & ASHLEY

B0138 00178 - CHESTER G DAVID & MARY R

B0138A A00071 - ROGERS ERIC T & VANESSA Y

B0138A A00070 - KITCHENS CHRISTOPHER D & SIRILACK V

B0138A A00047 - TRUSKA GARRET J

B0138A A00005 - LEAKE CALVIN & SABRINA

B0138A A00044 - TAYLOR KATHRYN B & KARL E LUDDINGTON

B0138A A00008 - BRYANT NAPOLEON JR

B0138A A00042 - ARTIS DEANGELOS

B0138A A00010 - BOHANON SHARELLE

B0138A A00053 - WILLIAMSON AMANDA & MILTON

B0138A A00041 - BEWAJI OLUWATOSIN A & OLUWADARA

B0138A A00011 - POWELL GEORGE JR & ADELL J GATEN-POWELL

B0138A A00054 - MITCHELL RAPHAEL

B0138A A00040 - GRAHAM DANA AND TERI CURLIN (RS)

B0138A A00067 - QAMMOUM MAHER A SR & REHAM S A GAFFAF

D0139 00073 - GOSHORN BERNADINE T (LE) AND NEUMON T

B0138A A00002 - BROOKS BRUCE O II

B0138A A00048 - MINOR KEITH T & KIMBERLY

B0138A A00003 - BOGAN ZANNY R & GWENDOLYN

B0138A A00004 - LEE ANDREW R AND CHANDLER A PARKS (RS)

B0138A A00046 - CLARK LATOYA & RODRIQUES

B0138A A00060 - WELLS DALE T JR & GAIL S

B0138A A00061 - MARTIN RONDALYN N AND LESTER BASKEN (RS)

B0138A A00069 - BOONE CURTIS R

B0138A A00034 - BRYSON WILBUR & ANGELA

B0138A A00018 - BAILEY MONOLITO & CORA A

B0138A A00086 - CITY OF BARTLETT

B0138A A00029 - GUAY BEVERLY & RENE

B0138A A00031 - BEANE JARED M & ANGELA

B0138A A00030 - LOWRANCE WESLEY G & HILLARY P

D0138 00012 - PETTIT AILEEN AND IDA F PICKENS ET AL

B0138 00037 - CLAUNCH CHRISTOPHER J & ASHLEY R

B0138 00089 - SCALLIONS WILLIAM D

B0138 00039C - COSS ADAM B & JESSICA

B0148 00042 - LANDRUM ASHLEY M & DOUGLAS B

B0138A A00043 - KENNETZ DENNIS R JR & MIRIAM P

B0138A A00009 - CALLENDER RICARDO & JESSICA

B0138A A00055 - SMITH MICHAEL A & CATHERINE M

B0138A A00056 - HURST FAMILY TRUST

B0138A A00073 - RAGLAND CHESTER J & JENNIFER L

B0138A A00057 - MONTAGUE ARNETRIA F & ARNETT D III

B0138A A00072 - WOLFE ROBERT J & KEONA L

B0138A A00058 - ADAMS ELLERY & EUNICIA

B0138A A00059 - WRIGHT MARIO D & NICOLE

B0138A A00026 - MONTGOMERY ERIC D

B0138A A00064 - BERKOWITZ MASON AND DANIELLE LYONS

B0138A A00065 - CARPENTER ROBERT D

B0138A A00006 - COLLIER BILL S AND KATHY C DINO AND

B0138A A00045 - HARVEY FREDRICK B SR & SHIRLEY A

B0138A A00007 - DALSKY EDWARD M & JENNIFER

B0138A A00079 - RAWLINSON CEDRIC C

B0138A A00080 - HOLCOMB JAMES R

B0138A A00051 - AL-BEDOUR ARWA A

B0138A A00078 - TAYLOR MARY Y

B0138A A00062 - JONES LANE F & ARETHA D

B0138A A00027 - SRIPERUMBUDURU GOUTHAM K & SRIDEVI

B0138A A00021 - EVAN ERIC D & RACHEL A MCPHERSON

B0138A A00068 - DAMANTS ANITA

B0138A A00063 - PAVELEC SCOTT D & KIM

B0138A A00033 - TERRELL KIMBERLY AND CHANDRA SUMERALL

B0138A A00019 - DALTON REVOCABLE LIVING TRUST

B0138A A00084 - WALKER FARMS HOMEOWNERS ASSOCIATION INC

B0138A A00001 - REGENCY HOMEBUILDERS LLC

B0138A A00050 - TALBERT FAMILY LIVING TRUST

B0148 00034 - SCALLIONS WILLIAM D

B0138A A00085 - WALKER FARMS HOMEOWNERS ASSOCIATION INC

B0138A A00081 - WALKER FARMS HOMEOWNERS ASSOCIATION INC

B0148 00397 - MCKINNEY MICHAEL

B0148 00038 - FLINN GEORGE S JR

B0138 00145 - CHESTER BRIAN D

B0138 00176 - REGENCY HOMEBUILDERS LLC

B0148V G00022 - CITY OF BARTLETT

B0148V G00021 - REGENCY HOMEBUILDERS LLC

B0148V G00019 - REGENCY HOMEBUILDERS LLC

B0148V G00011 - BARTOLOME HERSLEY V

B0148V G00010 - MANGUIOB LEAH B & LEO L F

B0148V G00009 - HART MALISA L AND NYREE T JOHNSON (RS)

B0148V G00008 - REGENCY HOMEBUILDERS LLC



WALKER FARMS PD PARCEL B0138 00176

VICINITY MAP BARTLETT, TN

\\2017srv\Company\DTProj\DT Job File\24.641 - Grant - Walker Farms PD\EXHIBITS\2024-07-18 VICINITY MAP\11x17 - VICINITY MAP
© 2024, DALHOFF THOMAS design studio

DT DESIGN STUDIO

6465 North Quail Hollow Rd | Suite 401
Memphis, Tennessee 38120
901.646.5070
dt-designstudio.com





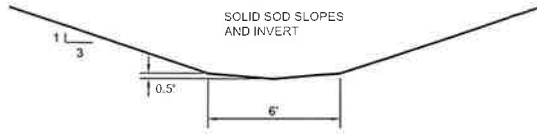
PHASE 2
WALKER FARMS P.D.
PLAT BOOK 301, PAGE 35

PHASE 5

PHASE 3

PHASE 1
WALKER FARMS P.D.
PLAT BOOK 259, PAGE 19

PHASE 4



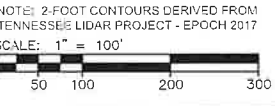
60' WIDE LOTS
(MIN 10,000 SF)



90' WIDE LOTS
(MIN 11,250 SF)



NOTE: PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON FIRM MAP NUMBER 47157C0190 G, DATED FEBRUARY 6, 2013. 100 YEAR FLOOD ELEV. VARIES 247 - 248 (LOOSAHATCHIE RIVER) PER THE FEMA PROFILE. THE 10-YEAR FLOOD ELEVATION VARIES FROM ±244.8 TO ±246.5



WALKER FARMS P.D.
BARTLETT, TENNESSEE
FOR
BLUE SKY COMMUNITIES

PARKER, ESTES & ASSOCIATES, INC.
SURVEYING - PLANNING - ENGINEERING
3460 RIDGE MEADOW PARKWAY
MEMPHIS, TENNESSEE 38115-4000
(901) 360-9805
Email: parkerestes@bellsouth.net

SKETCH PLAN
PHASES 3, 4, 5

C000

07/09/2024

REVISIONS		
NO.	DESCRIPTION	DATE

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PROJECT NAME

SHEET TITLE

SCALE:

DATE:

07/09/2024

Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Board of Zoning Appeals
Application for Variance Approval

Property Address for which Variance Is Requested 7256 Andrews Rd, Bartlett, TN 38135

Description of Variance Requested (separate letter or sheet may be attached) We are requesting a 4 ft side yard variance as the addition was built 4 ft too close to the side yard set back. We should have been 12 ft from the south property line but we are actually 9 ft from the property line. Surveyors will be on the property 7/15/2024 to get an accurate measurement.

Property Owner Walter & Jean Gill Phone 901-487-7510

Company Name _____ Fax _____

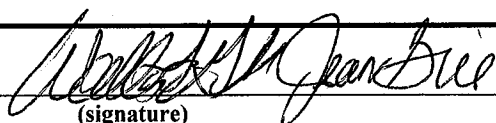
Address 7256 Andrews Rd, Bartlett, TN 38135

Applicant Walter & Jean Gill Phone 901-487-7510

Company Name _____ Fax _____

Address 7256 Andrews Rd, Bartlett, TN 38135

Submitted by Walter & Jean Gill
(printed name)


(signature)

7/9/2024
(date)

Email Address pro1ofn@gmail.com Phone 901-487-7510 Fax n/a

_____ Attach a checked-off "Variance Checklist" and all items required therein.

_____ Include a fee of \$300.00 with this application (check payable to the City of Bartlett).

_____ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

I, the property owner(s) hereby authorize the filing of this application.

Walter & Jean Gill
(print name)


(signature)

7/14/2024
(date)

We are requesting a Variance due to the concrete subcontractor used the neighbor's south 6 ft fence post as the property line. The concrete subcontractor assumed neighbor's fence mowing line determined the property line. The concrete subcontractor explained he added 1 ft to his measurement to give us an 1ft clearance from the property line. The neighbor maintains his yard to this fence line. This gave the concrete subcontractor the impression it was in fact the property line.

I have used this same concrete subcontractor for over 20 years. He has always been very accurate with his measurements on concrete forms and have not had any issues with slabs in the past. He assured me we were 1 ft to the good on the slab measurement so I did not question his judgement.

We always try to do the things the right way, that is, we pull permits, request our inspections, we call and ask questions so that things are done the right way.

Walter & Jean Gill

7/14/2024

Variance Checklist

The applicant shall provide the following information twenty (21) days prior to the scheduled hearing date.

This information shall be provided on sheets 8½" x 11" in size or folded to that size. **Ten (10) sets of this information shall be submitted**, with each set containing one copy of each document.

- ✓ 1. This application form.
- ✓ 2. A Plot Plan showing subject property and public street rights-of-way. If the property is encumbered by easements, show the type and location on the Plot Plan.
- ✓ 3. The names and addresses of all property owners within three hundred (300) feet of the applicant's property or a minimum of ten (10) property owners, whichever is greater.
- ✓ 4. One copy of the names and addresses required in #3 above on self-adhesive mailing labels.
- ✓ 5. A Vicinity Map showing the subject property and all parcels within the distances described in #3 above. Every parcel shall indicate the owner's name and the street that each parcel fronts upon.
- ✓ 6. A written explanation demonstrating how the following requirements are met.
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - b. Literal interpretation of the provisions of this Ordinance would deprive the

applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

- c. The special conditions and circumstances do not result from the actions of the applicant.
- d. 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.

(Note: "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.")

- ✓ 7. Any other information deemed necessary and requested by the Board.

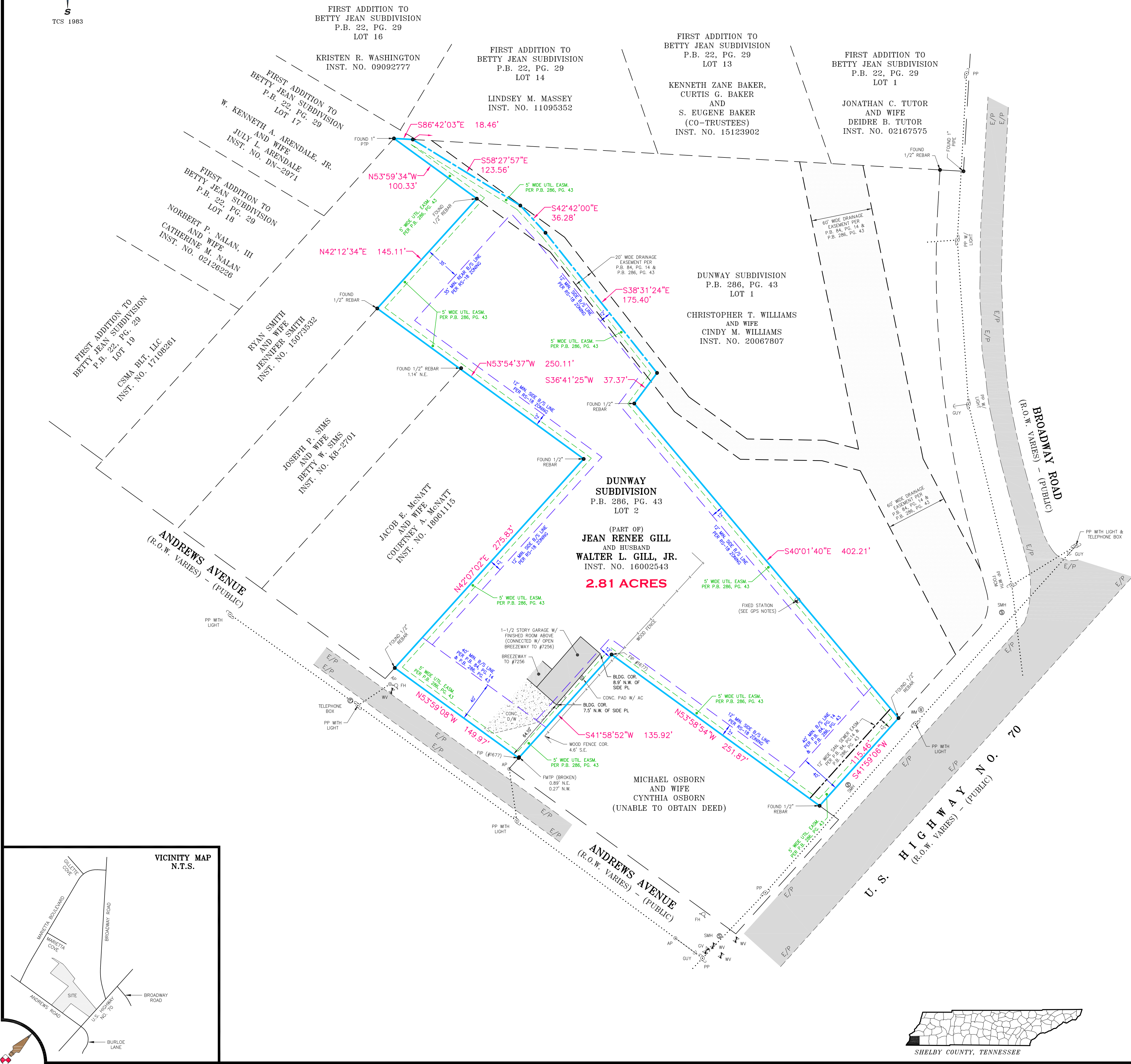
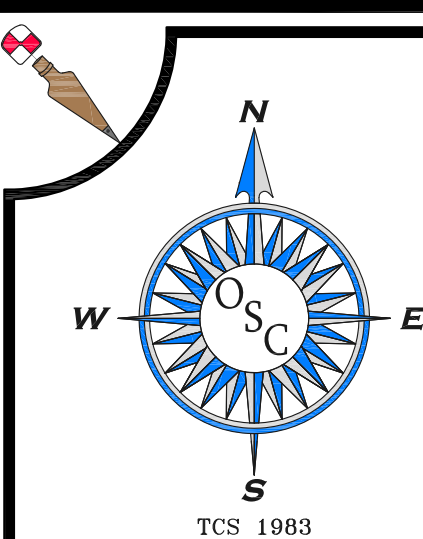
The applicant should attend the meeting of the Board of Zoning Appeals, to present and answer questions on this application. The meeting is normally at 6:30 p.m. on the third Thursday of each month, at City Hall, 6400 Stage Road.

Questions also may be sent by email to the Department's planners:

- Kim Taylor, ktaylor@cityofbartlett.org
- Sam Harris, samharris@cityofbartlett.org
- Leslie Brock, leslie.brock@cityofbartlett.org

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

7256 ANDREWS ROAD



GPS NOTES:

1. For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on/between the dates of 07-15-2024.
2. A Trimble R8s dual frequency receiver was used.
3. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.
4. Positional accuracy of the GPS vectors does not exceed: Horizontal 0.05' - Vertical 0.10'.
5. Combined Grid Factor: 1.0000040896 centered on Fixed Station 1 as shown herein.
6. It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category I Survey.

LEGEND:

A/C	AIR CONDITIONER
AP	ANCHOR POLE
B/S	BUILDING SETBACK
BLDG	BUILDING
CONC	CONCRETE
COR	CORNER
E	EAST
E/UTL	EASEMENT
E/P	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FIP	FOUND 1/2\"/>

SURVEY NOTE:

This survey is being prepared for the purpose of applying for a Zoning Setback Variance from the City of Bartlett for the finished construction of a 1-1/2 Story garage with finished room southeast of the existing residence located at 7256 Andrews Road.

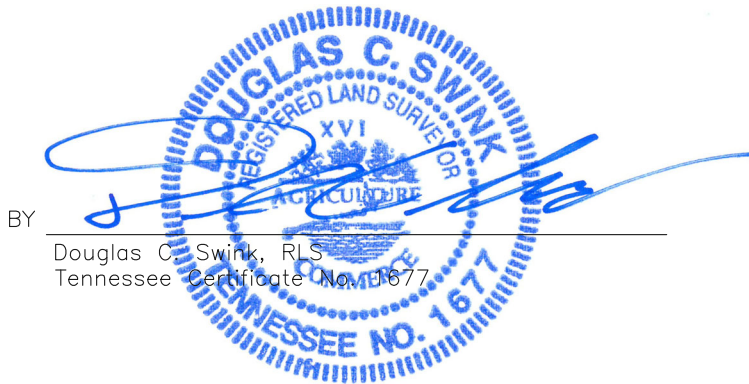
The 40' Min. B/S Lines, as shown on this survey, are per the Dunway Subdivision plats recorded in P.B. 84, Pg. 14 and re-recorded in P.B. 286, Pg. 43.

The 12' Min. Side B/S Lines and the 35' Min. Rear B/S Line, as shown on this survey, are per the Zoning Ordinance for the City of Bartlett, Tennessee for the RS-18 Residential zoning district.

CERTIFICATE:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is greater than 1:10,000, and is in compliance with the current Tennessee minimum standards of practice.

OLLAR SURVEYING COMPANY, LLC.



BY

Douglas C. Swink, Registered Professional Surveyor, No. 1617, State of Tennessee

NOTES:

1. Survey prepared for Walter L. Gill, Jr.
2. Bearings are relative to TCS 1983 as defined by TCA 66-6-101.103. Coordinates shown herein are grid coordinates expressed in U.S. foot.
3. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
4. No deeds, easements, etc. were provided to Ollar Surveying Company, LLC. We have provided our own research and do not guarantee same as to accuracy or completeness.
5. Adjoining property owners' and deed references and street information were provided by Ollar Surveying Company, LLC. and are not guaranteed as to accuracy or completeness.
6. Adjoining property lines as shown were not surveyed at this time, unless noted by location of property corners. Adjoining property lines derived using deeds as shown.
7. There are visible structures located on this property that are not shown.
8. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
9. For the purpose of this survey, interior improvements (if shown) which have dimensions to the exterior boundary line(s) as shown herein can be definitively relied upon. Non-dimensioned interior improvement locations (if shown) are graphic representations and should not be used for design purposes.
10. Subsurface and environmental conditions were not examined or considered as a part of this survey.
11. Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
12. If this survey plat is provided in electronic form (AutoCad Drawing file), said copy must be compared to the original survey issued (either sealed hard copy or digitally sealed Adobe PDF) to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on said AutoCad Drawing file transmitted unless first compared to the original sealed document issued at the time of the survey.
13. Ollar Surveying Company, LLC will provide, if requested, printed versions of this survey and will have the original seal of surveyor. Additionally, a digitally sealed Adobe PDF version of this survey will be provided to the party(ies) listed in Note #1 as well as any party(ies) listed in the survey certification.
14. This survey has been prepared for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification. Said survey, either sealed hard copy or digitally sealed Adobe PDF is the property of Ollar Surveying Company, LLC and those party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification.

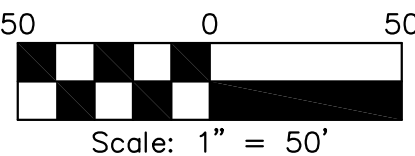
Except for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification, this survey may not be copied, reproduced or distributed, nor shall any alteration be made to this survey in whole or in part, without the expressed written permission of Ollar Surveying Company, LLC.

Further, this survey, either digitally sealed Adobe PDF, photocopied replication or the like, may not be used by any person/company other than those listed in Note #1 and/or the party(ies) listed in the survey certification i.e. attorney(ies), real estate agent(s), surveying company(ies) or similar type company(ies) for the facilitation of future transactions involving this surveyed property without the expressed written permission of Ollar Surveying Company, LLC.

15. I/We have not reviewed nor do we express any opinion as to if this property lies within a Special Flood Hazard Area.
16. Reference is hereby made to Warranty Deed recorded in Instrument No. 16062543 for that conditions, restrictions, etc. that affects this property.
17. Reference is hereby made to Dunway Subdivision recorded in Plat Book 84, Page 14 and re-recorded in Plat Book 286, Page 43 for conditions, restrictions, etc. that affect this property as shown herein.

SURVEY OF
PART OF THE
**JEAN RENEE GILL
AND HUSBAND
WALTER L. GILL, JR.**

PROPERTY
RECORDED IN
INST. NO. 16002543
BEING
DUNWAY SUBDIVISION
LOT 2
RECORDED IN
PLAT BOOK 286, PAGE 43
BARTLETT, SHELBY COUNTY, TENNESSEE
SCALE: 1"=50' DATE: JULY 15, 2024



B0157 E00012 - SHORT PERRY V & MICHELLE K
B0157 E00011 - EMMERT MARK A
B0157 E00024 - RAYO ANTONIO
B0157 E00023 - STIVERS LILY E
B0157 E00016 - CROMWELL CYNTHIA G REVOCABLE TRUST
B0157 E00017 - ARENDALE W KENNETH A JR & JULY L
B0157 E00018 - NALAN NORBERT P III & CATHERINE M
B0157 00172 - SMITH RYAN A & JENNIFER E
B0157 E00019 - CSMA BLT LLC
B0157 00413 - MCNATT JACOB E & COURTNEY A
B0157 J00072 - BERNARD JOHN M & KIMBERLY S
B0157K B00073 - CARTER CARLIE A
B0157K B00072 - HOBBS JOE E JR
B0157K B00071 - HOLLIS WESLEY D
B0157 J00076 - MARTINIE JENNIFER & JUSTIN
B0157 J00077 - JACKSON PALMER B & MARCIA R
B0157 E00015 - JOHNSON WILLIAM B AND TINA JOHNSON (RS)
B0157 E00001 - TUTOR JONATHAN C & DEIDRE B
B0157 E00013 - BAKER KENNETH Z LIVING TRUST
B0157 E00022C - LITTLE NICKIE
B0157 00412 - SIMS BETTY LIVING TRUST
B0157 J00073 - BOYLE MEGHAN
B0157 00168C - OSBORN CYNTHIA & MICHAEL
B0157 J00074 - RALEIGH PRIMITIVE BAPTIST CHURCH
B0157 J00075 - VAN TILBURG DIANNE P REVOCABLE LIVING

B0157K B00075 - BARTLETT CITY OF

B0157K C00001 - WARREN R TERRY & MILDRED B

B0157K C00026 - KEY LINDA G

B0157K C00027 - BARTLETT CITY OF

B0157 00583 - SAENZ ISIDORO & LUCIA BARRAZA SALAS

B0157 00410 - WILLIAMS CHRISTOPHER T & CINDY M

B0157 E00014 - HOLMES SHERRILL

B0157 00411 - GILL JEAN R & WALTER L JR

SHORT PERRY V & MICHELLE K
3552 MARIETTA CV #
BARTLETT TN 38135

BERNARD JOHN M & KIMBERLY S
7225 ANDREWS RD #
BARTLETT TN 38135

SIMS BETTY LIVING TRUST
7234 ANDREWS RD #
BARTLETT TN 38135

EMMERT MARK A
3450 HARRELL RD #
ARLINGTON TN 38002

CARTER CARLIE A
3483 BROADWAY ST #
BARTLETT TN 38133

BOYLE MEGHAN
7231 ANDREWS RD #
BARTLETT TN 38135

RAYO ANTONIO
3535 MARIETTA BLVD #
MEMPHIS TN 38135

HOBBS JOE E JR
3471 BROADWAY ST #
MEMPHIS TN 38133

OSBORN CYNTHIA & MICHAEL
6870 DEERFIELD RD #
BARTLETT TN 38135

STIVERS LILY E
287 AMANDA ST #
MEMPHIS TN 38117

HOLLIS WESLEY D
3463 BROADWAY ST #
BARTLETT TN 38133

RALEIGH PRIMITIVE BAPTIST CHURCH
35 MERRILL RD #
MILLINGTON TN 38053

CROMWELL CYNTHIA G REVOCABLE TRUST
8601 HIGHWAY 70 #
ARLINGTON TN 38002

MARTINIE JENNIFER & JUSTIN
7276 US HIGHWAY 70 #
BARTLETT TN 38133

VAN TILBURG DIANNE P REVOCABLE LIVING
7257 ANDREWS RD #
MEMPHIS TN 38135

ARENDALE W KENNETH A JR & JULY L
3522 MARIETTA BLVD #
MEMPHIS TN 38135

JACKSON PALMER B & MARCIA R
6373 PRAIRIE VIEW DR #
BARTLETT TN 38134

BARTLETT CITY OF
6400 STAGE RD #
MEMPHIS TN 38134

NALAN NORBERT P III & CATHERINE M
3512 MARIETTA BLVD #
MEMPHIS TN 38135

JOHNSON WILLIAM B AND TINA JOHNSON (RS)
3542 MARIETTA CV #
BARTLETT TN 38135

WARREN R TERRY & MILDRED B
3422 BURLOE LN #
MEMPHIS TN 38133

SMITH RYAN A & JENNIFER E
7224 ANDREWS RD #
MEMPHIS TN 38135

TUTOR JONATHAN C & DEIDRE B
3521 BROADWAY RD #
MEMPHIS TN 38135

KEY LINDA G
3417 BURLOE LN #
MEMPHIS TN 38133

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

BAKER KENNETH Z LIVING TRUST
3548 MARIETTA CV #
BARTLETT TN 38135

BARTLETT CITY OF
6400 STAGE RD #1
BARTLETT TN 38134

MCNATT JACOB E & COURTNEY A
7246 ANDREWS RD #
BARTLETT TN 38135

LITTLE NICKIE
3517 MARIETTA BLVD #
BARTLETT TN 38135

SAENZ ISIDORO & LUCIA BARRAZA SALAS
2706 HARLINGEN DR #
MEMPHIS TN 38133

WILLIAMS CHRISTOPHER T & CINDY M
7310 US HIGHWAY 70 #E
BARTLETT TN 38133

HOLMES SHERRILL
3546 MARIETTA CV #
BARTLETT TN 38135

GILL JEAN R & WALTER L JR
7256 ANDREWS RD #
BARTLETT TN 38135



APPLICATION FOR BUILDING PERMIT
OFFICE OF
BARTLETT CODE ENFORCEMENT
6382 STAGE ROAD
BARTLETT TN 38134
901-385-6425

7256 Andrews Rd RS-18 38135
 Address Zip Code

1 Dunaway
 Lot # Subdivision Name

Garage & Porch addition
 Type of Work to be Constructed

Walter & Renee Gill (901) 487-7510
 Property Owner & Phone Number

Pro One Construction of TN 049199
 Contractor GC/HC Contractor License Number

(901) 487-7510 n/a
 Phone Number Fax Number

pro1ofth@gmail.com

 Rooms
 Restrooms
 Bedrooms
 1 Stories
 Windows
 Ext. Doors
 Front Yard(s)
 Rear Yard
 12' Side Yard(s)
 1st Floor (Sq. Ft.)
 2nd Floor (Sq. Ft.)
 714 Other Floors (porches)
 846 Att. Garage
 Det. Garage
 1560 Total Area
\$78,000 Valuation (Total cost of project)

Note: Issuance of Building Permit SHALL NOT be held to permit or to be approval of the violation of any provisions of any county, city or state law.

 Electrical Permit
 Gas Permit
 Mechanical Permit
 Plumbing Permit

90.00 Building Permit Fee
 \$4.00 Permit Issuing Fee
 2% Credit Card Fee CK# 9524
94.00 Total Fee

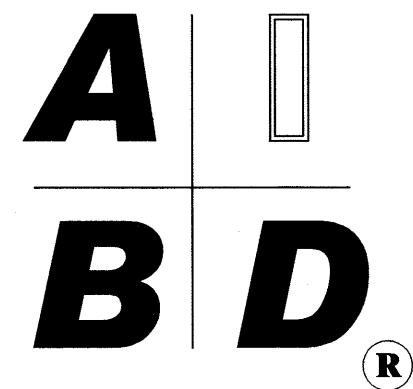
[Signature] 6/2/2020
 Responsible Person Date

Notify building department for final inspection prior to use and occupancy. Failure to comply shall be a misdemeanor subject to court action

The subdivision covenants must be reviewed by the owner/builder for compliance. Covenants are not enforceable by the city.

107 7/6/2020
* 12' SETBACK ON R.H. SIDE. APPROVAL

This application is not a permit and grants no rights or privileges.



Custom Designed
Addition for

Walter Gill

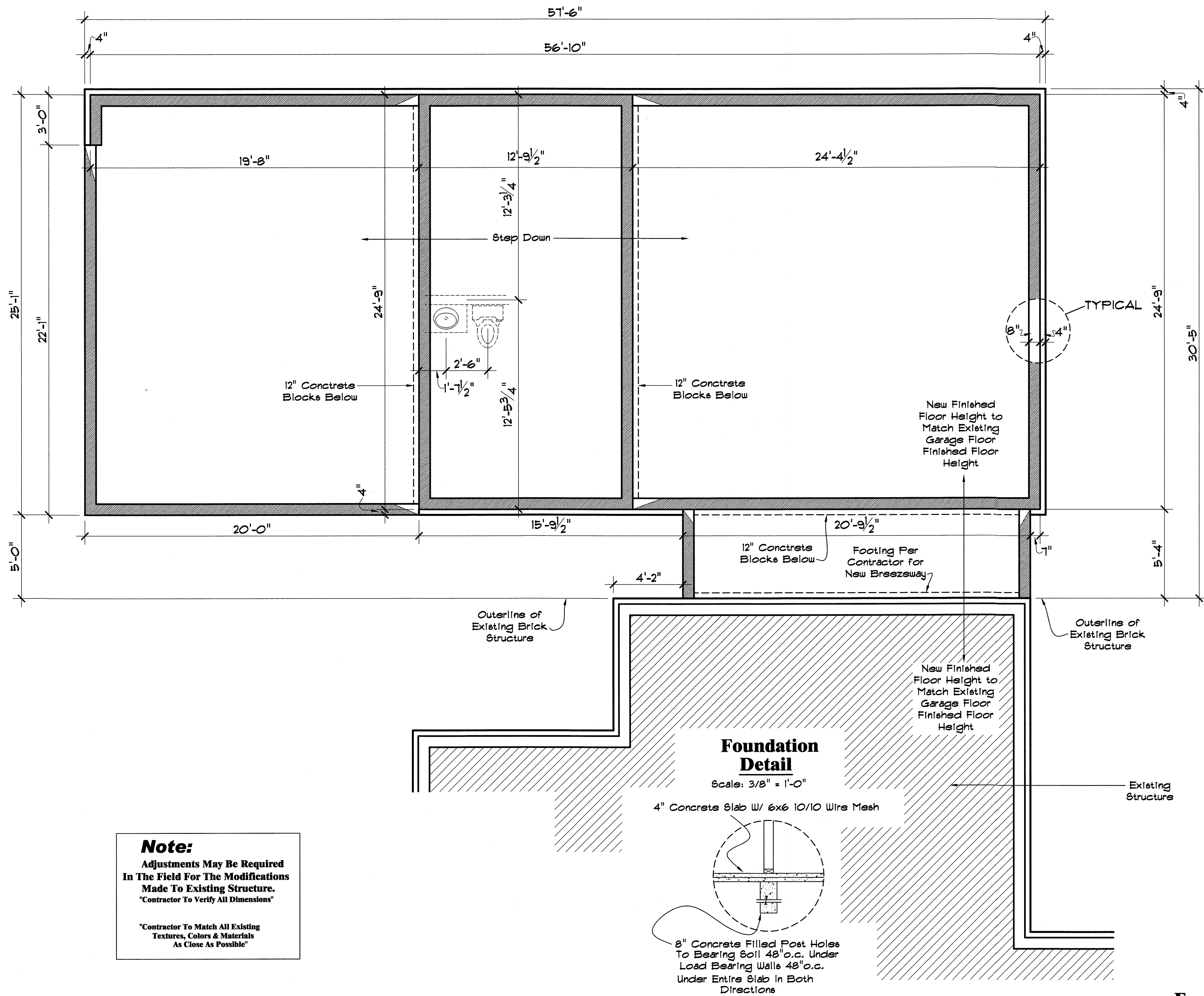
Creative **HOME DESIGNS, INC.**®

MEMPHIS
(901) 386-3660

MURFREESBORO
(615) 890-2855

CHATTANOOGA
(423) 648-2099

NASHVILLE
(615) 366-9893



REVISIONS

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND REQUIREMENTS BEFORE CONSTRUCTION AND BE RESPONSIBLE FOR SAME.

A
B
D

Creative HOME DESIGNS, INC.®

6610 Summer Knoll Cove, Bartlett, TN, 38134

(901) 386-3660

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES PRIOR TO CONSTRUCTION.

COPYRIGHT © 2018, BY CREATIVE HOME DESIGNS, INC. ALL RIGHTS RESERVED

DATE
6-14-2018

DRAWN
rc

JOB NO.

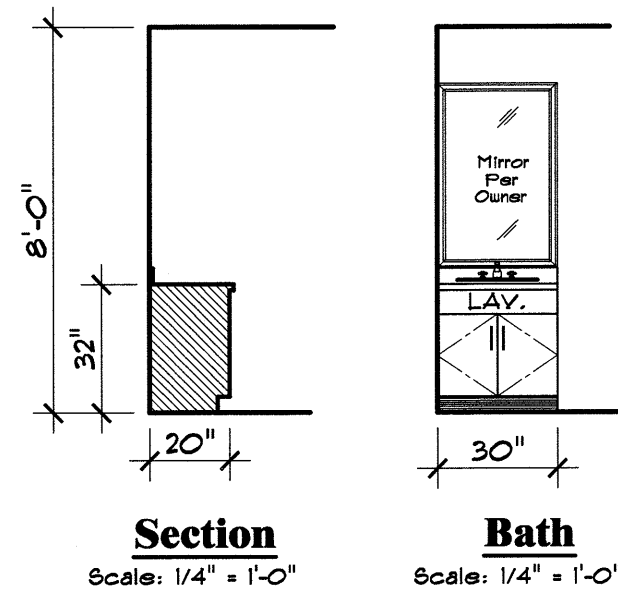
Walter Gill
Garage

SHEET
1

Note:

Adjustments May Be Required
In The Field For The Modifications
Made To Existing Structure.
"Contractor To Verify All Dimensions"

"Contractor To Match All Existing
Textures, Colors & Materials
As Close As Possible"



NOTE:

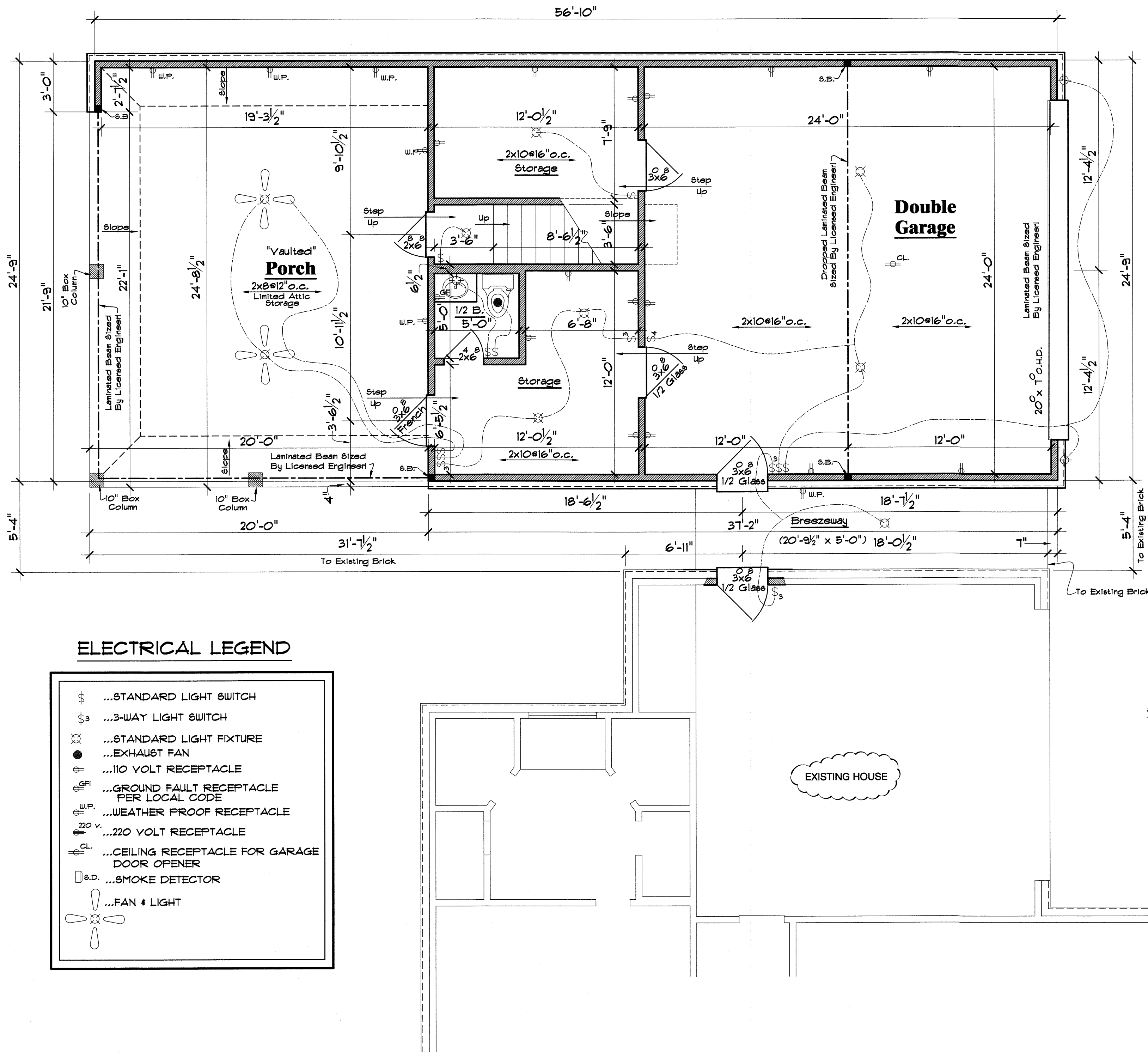
1. All Walls 4 1/2" Unless Noted Otherwise
2. Allow 5" For Brick Veneer
3. 8'-0" Ceilings

floor Plan

Scale: 1/4" = 1'-0"

Approximate Areas:

Garage / Storage	919
Porch	502
Portico	120
Total Covered	1541



ELECTRICAL LEGEND

- \$...STANDARD LIGHT SWITCH
- \$3 ...3-WAY LIGHT SWITCH
- ⊗ ...STANDARD LIGHT FIXTURE
- ...EXHAUST FAN
- ⌚ ...110 VOLT RECEPTACLE
- ⌚GFI ...GROUND FAULT RECEPTACLE PER LOCAL CODE
- ⌚W.P. ...WEATHER PROOF RECEPTACLE
- ⌚220 V. ...220 VOLT RECEPTACLE
- ⌚CL ...CEILING RECEPTACLE FOR GARAGE DOOR OPENER
- ⌚S.D. ...SMOKE DETECTOR
- ⌚FAN & LIGHT

REVISIONS

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

A | B
D®

creative HOM
6610 Summer Knoll Cove, Bartlett, Tn. 38134

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION

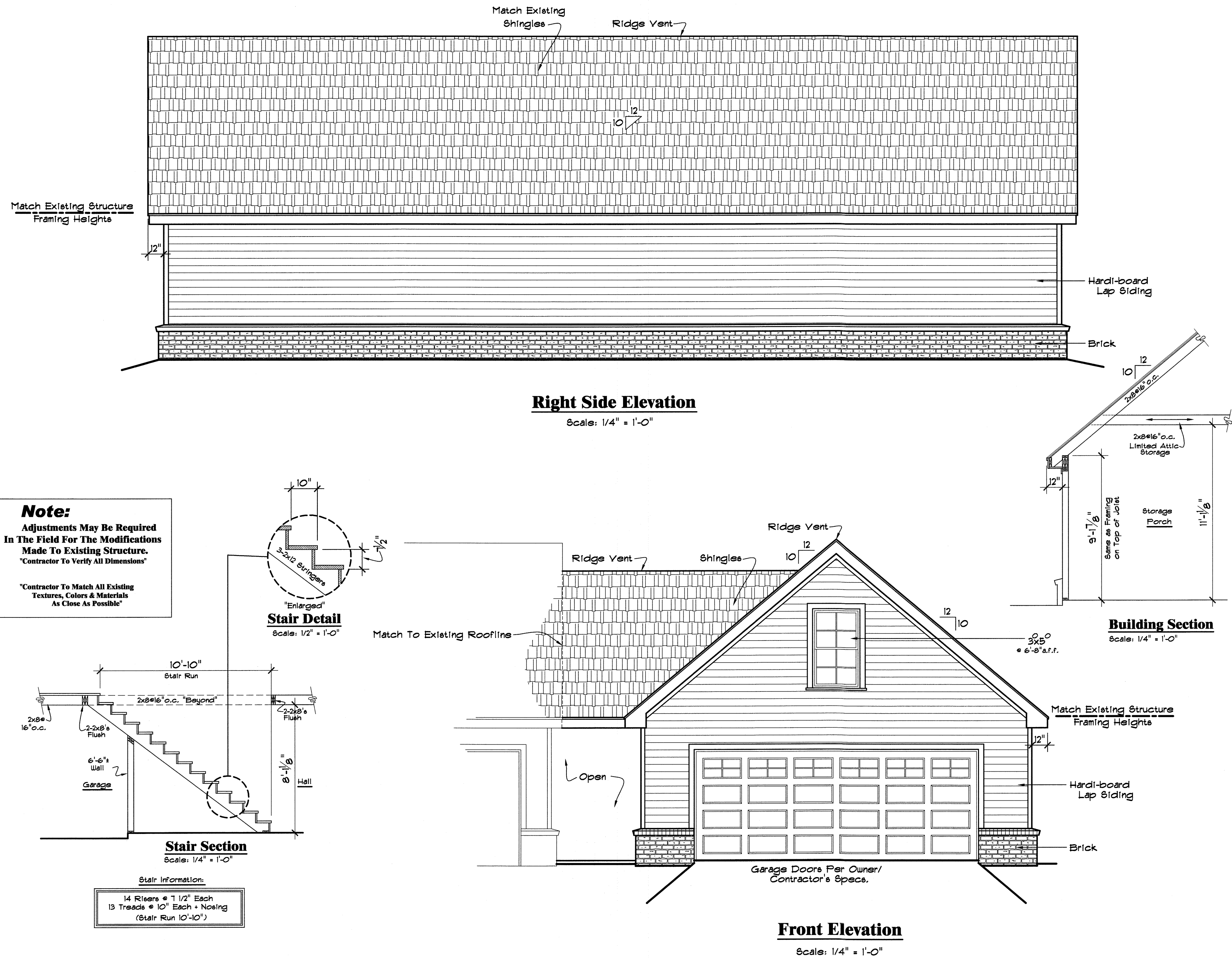
DATE
6-14-2018

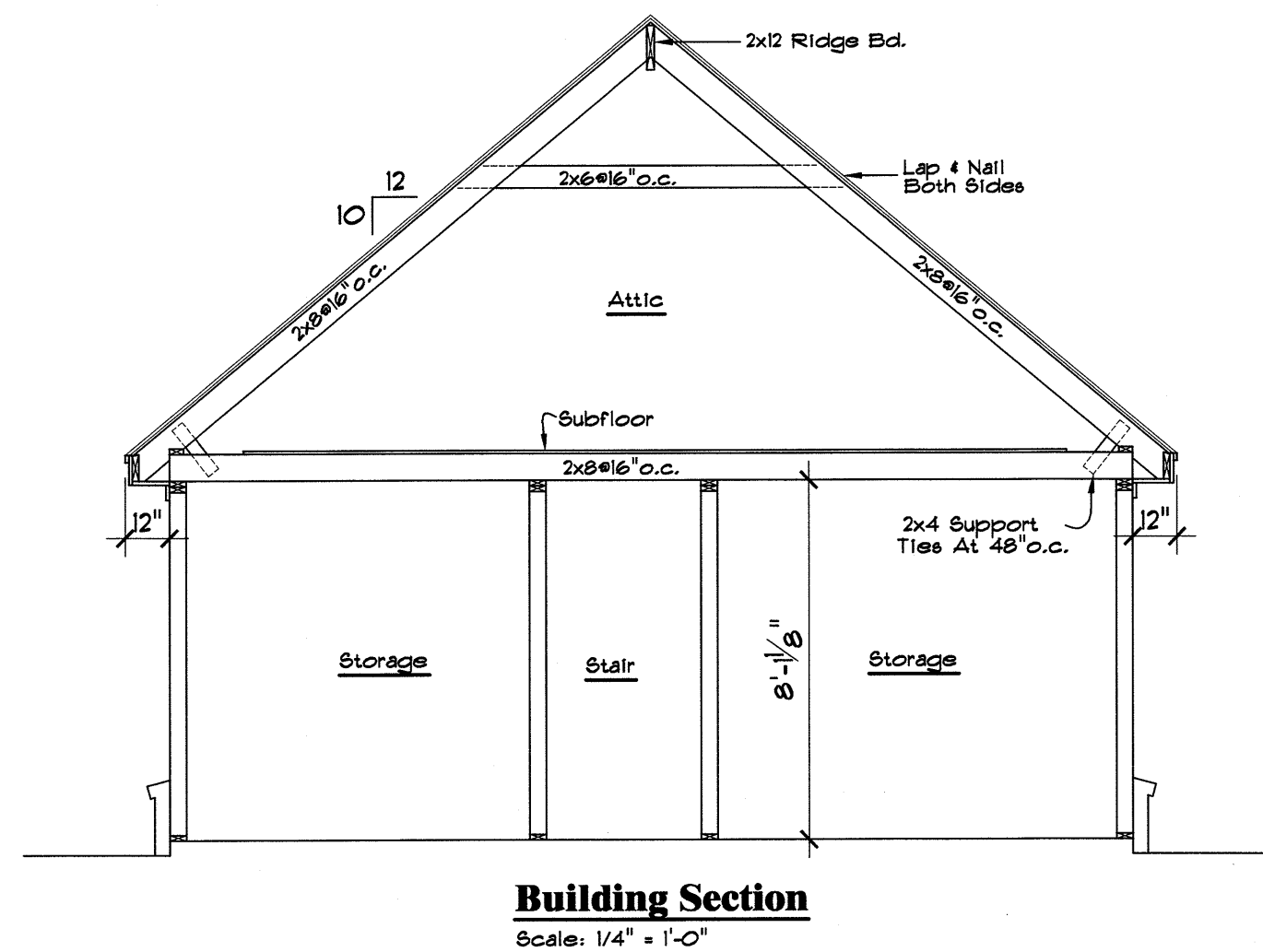
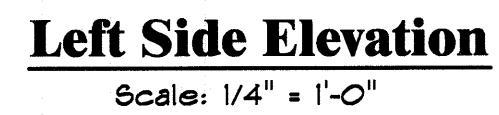
DRAWN
rc

JOB NO.

Walter Gill
Garage

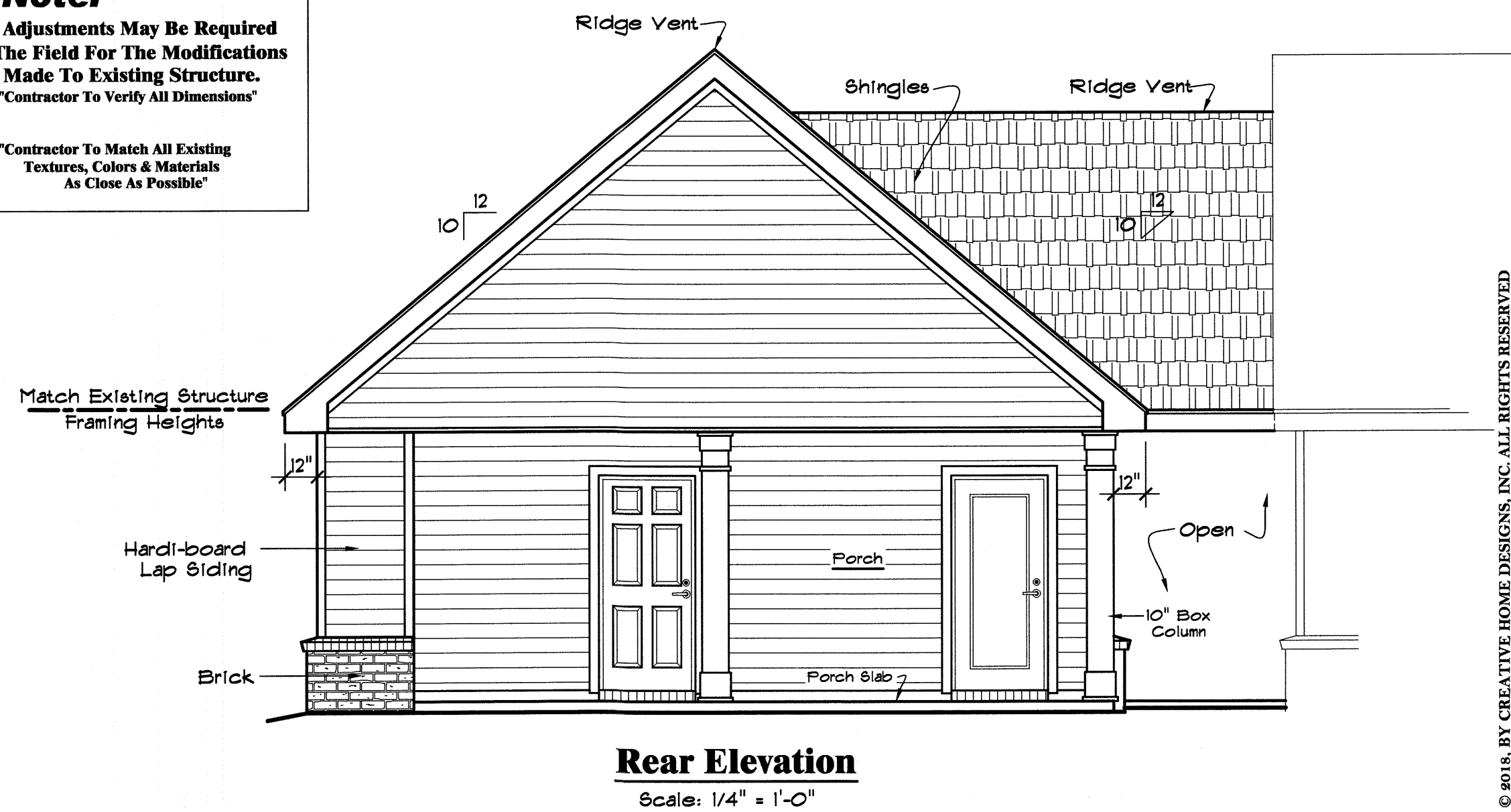
SHEET
3





Note:
Adjustments May Be Required
In The Field For The Modifications
Made To Existing Structure.
"Contractor To Verify All Dimensions"

"Contractor To Match All Existing
Textures, Colors & Materials
As Close As Possible"



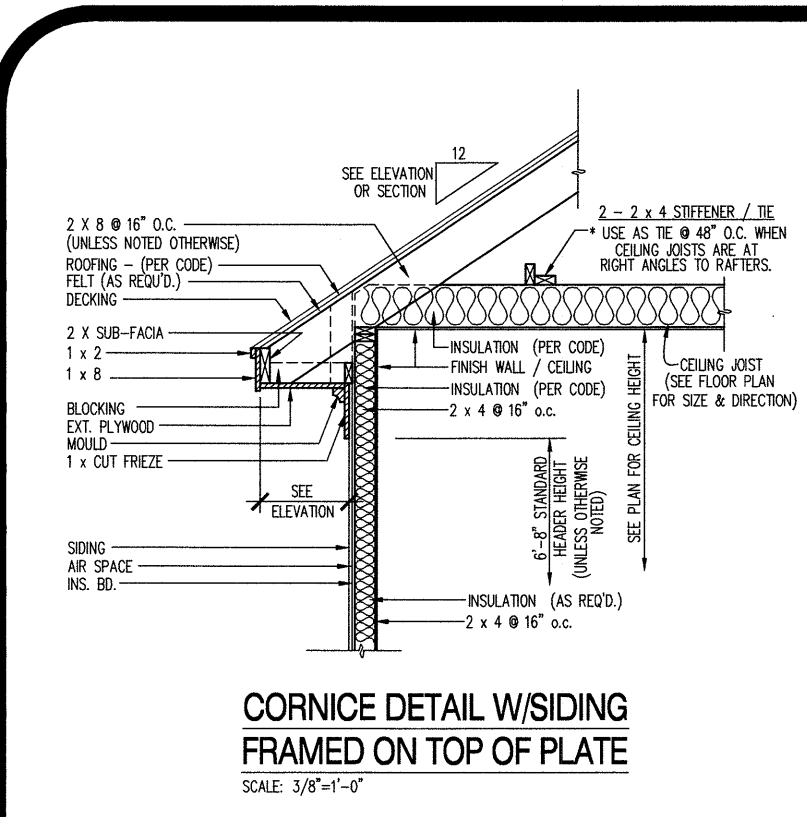
REVISIONS

IF ANY REVISIONS ARE MADE TO THESE DRAWINGS, THE REVISIONS MUST BE MADE IN THE MANNER SHOWN HEREIN. THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, AND MISTAKES, THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR ANY HUMAN ERROR. THE CONTRACTOR AND/OR SUBS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

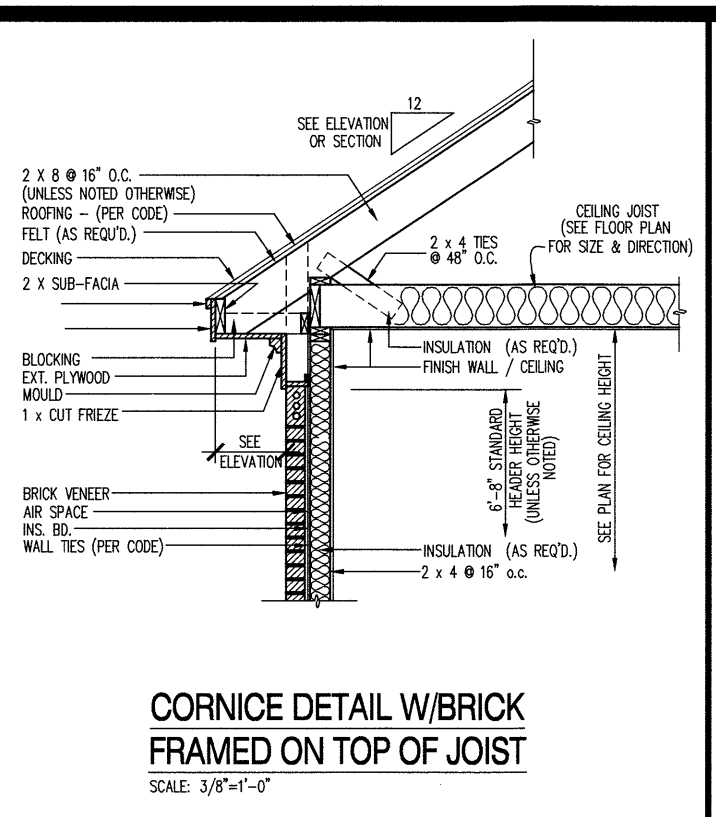
CREATIVE HOME DESIGNS, INC.
6610 SUMNER KNOLL COVE BARTLETT, TN. 38134
(901) 386-3660

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL GUIDE TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS NOT TO BE USED AS A SUBSTITUTE FOR THE CONTRACTOR'S OWN JUDGMENT AND VERIFICATION OF ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.

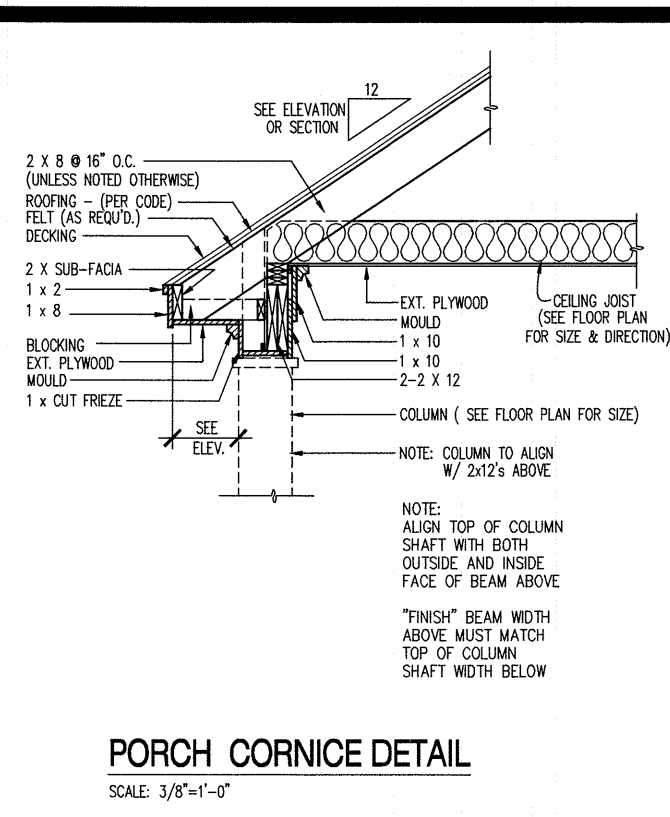
Details
SHEET
D-1



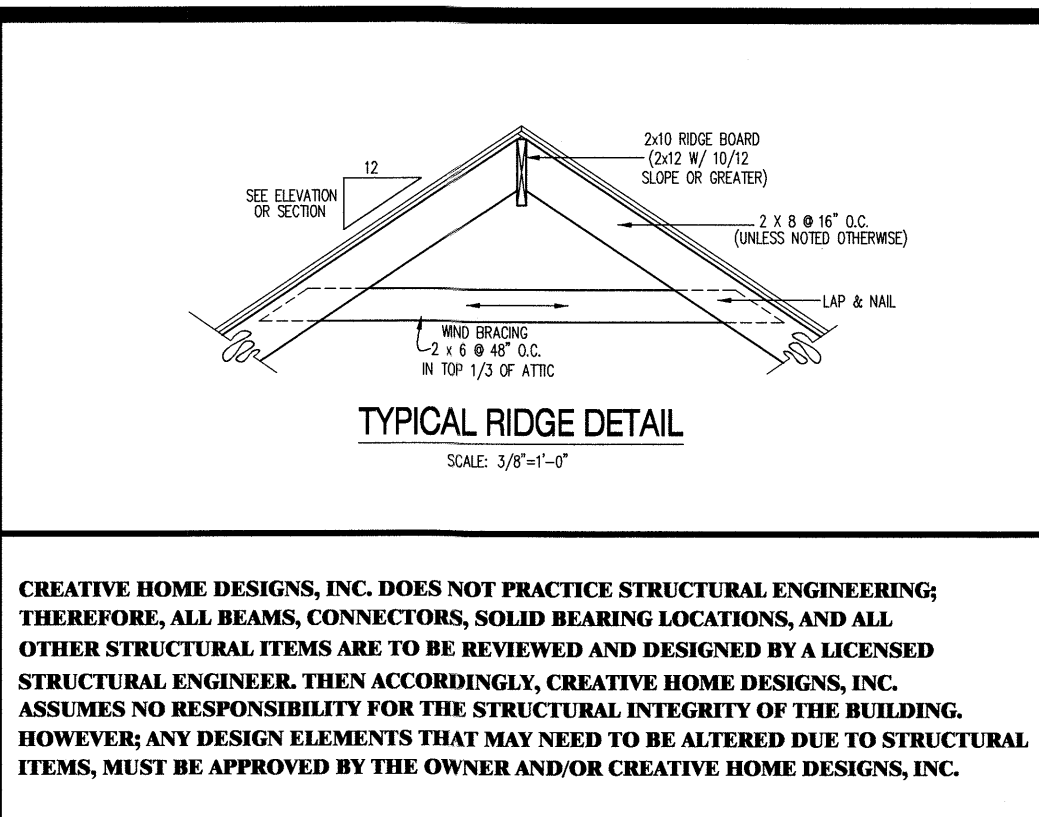
**CORNICE DETAIL W/SIDING
FRAMED ON TOP OF PLATE**
SCALE: 3/8"=1'-0"



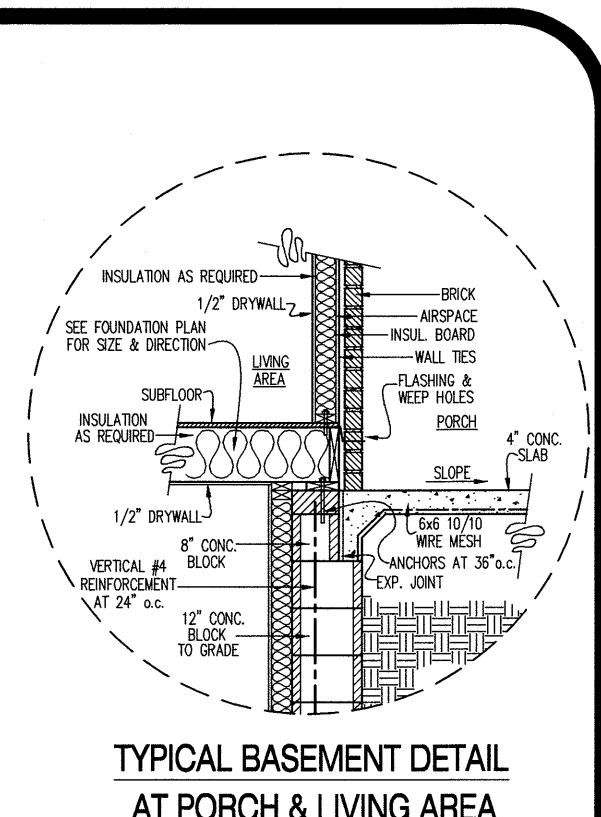
**CORNICE DETAIL W/BRICK
FRAMED ON TOP OF JOIST**
SCALE: 3/8"=1'-0"



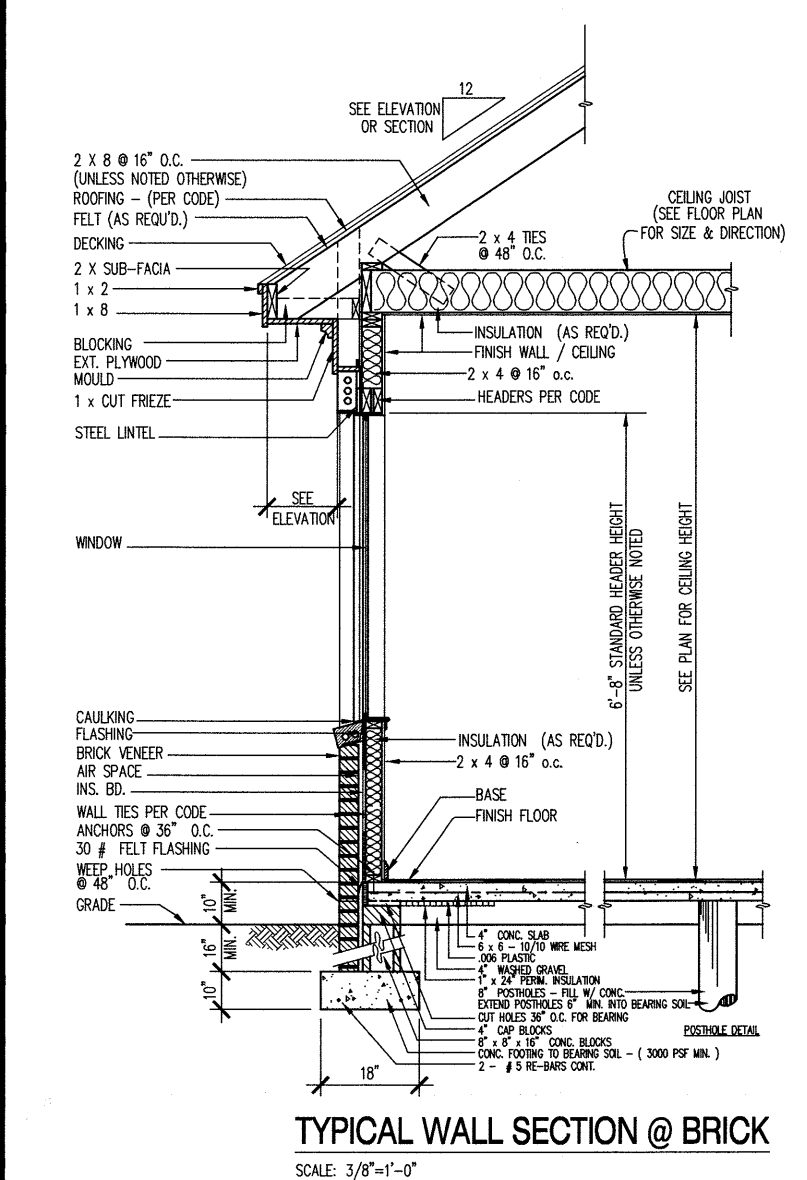
PORCH CORNICE DETAIL
SCALE: 3/8"=1'-0"



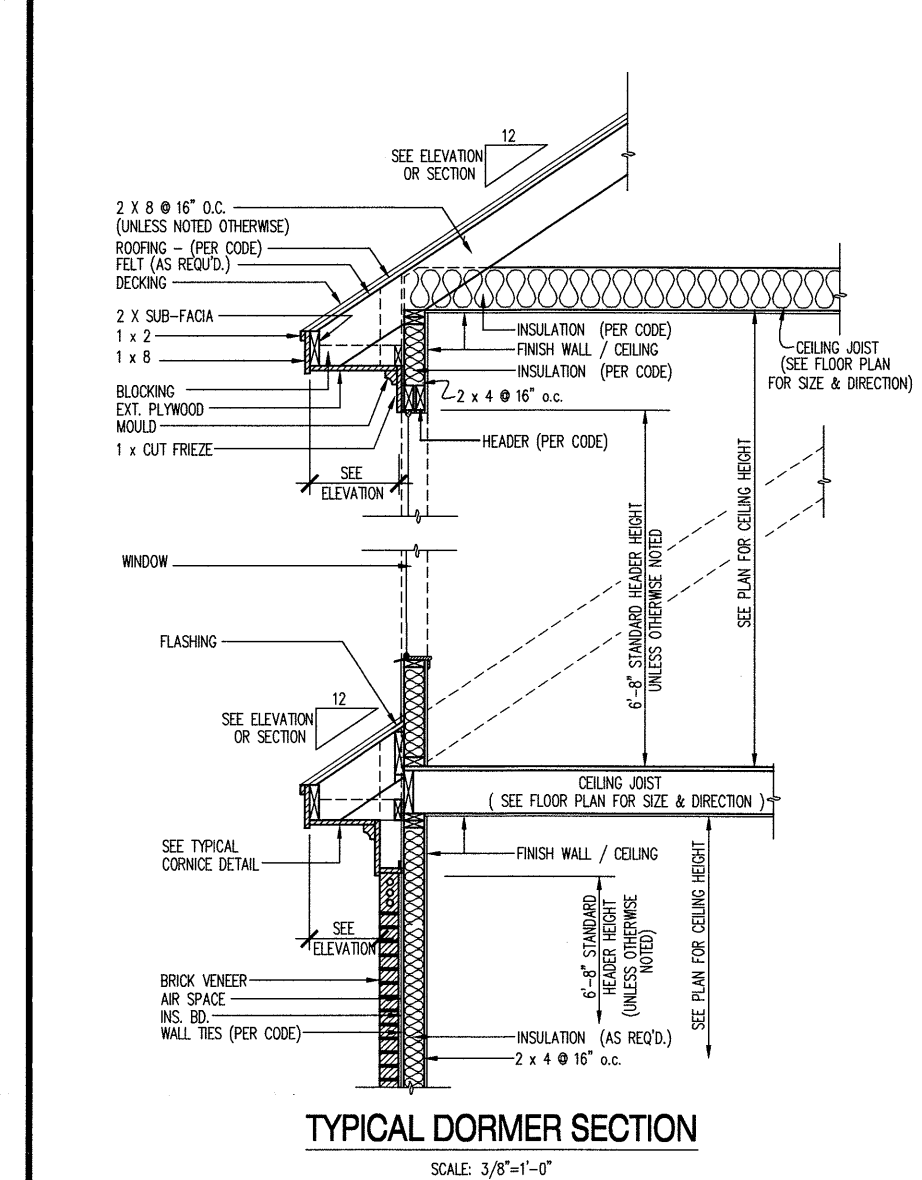
CREATIVE HOME DESIGNS, INC. DOES NOT PRACTICE STRUCTURAL ENGINEERING; THEREFORE, ALL BEAMS, CONNECTORS, SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS ARE TO BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THEN ACCORDINGLY, CREATIVE HOME DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS, MUST BE APPROVED BY THE OWNER AND/OR CREATIVE HOME DESIGNS, INC.



**TYPICAL BASEMENT DETAIL
AT PORCH & LIVING AREA**
SCALE: 3/8"=1'-0"



TYPICAL WALL SECTION @ BRICK
SCALE: 3/8"=1'-0"



TYPICAL DORMER SECTION
SCALE: 3/8"=1'-0"

FOUNDATION NOTES:

- FOUNDATION IS DESIGNED FOR A MAXIMUM SOILS BEARING PRESSURE OF 2,000 P.S.F. FOR SPREAD FOOTINGS.
- BOTTOM OF ALL FOOTINGS SHALL BEAR ON APPROVED NATURAL SOIL OR COMPACTED APPROVED FILL. ALL FOUNDATION AND SOILS WORKS SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SOILS REPORT.
- ALL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. EXCEPT AS SHOWN.
- REINFORCING SHALL BE A.S.T.M. SPEC. A625, GRADE 60.
- ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDING WITH THE LATEST EDITION OF A.C.I. DETAILING MANUAL.
- REINFORCING IN ALL CONCRETE WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS.
- LAP ALL STEEL REINFORCING BARS 18" MINIMUM AT SPLICES.
- ALL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION BEGINS.
- THE G.C. IS RESPONSIBLE FOR EMPLOYING A QUALIFIED CONSULTING ENGINEER TO INSPECT FOOTING EXCAVATIONS AND TO CERTIFY THAT FOUNDATION SOILS SUPPORTING FOOTING AND SLABS ARE ADEQUATE TO PROPERLY SUPPORT DESIGN LOADS.
- ALL MONOLITHIC SLABS TO BE DESIGNED AND INSPECTED BY A LICENSED ENGINEER.

FRAMING NOTES:

- ALL WOOD FRAMING SHALL BE STRESS-RATED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	BENDING STRESS	MODULUS OF ELASTICITY
JOIST & BEAMS -	1,500 PSI (#2KD)	1,600,000 PSI
STUDS, BRACING, & BLOCKING -	1,000 PSI (#2)	1,400,000 PSI
RAFTERS -	1,500 PSI (#2 KD)	1,600,000 PSI
LAMINATED WOOD -	2,400 PSI	1,900,000 PSI

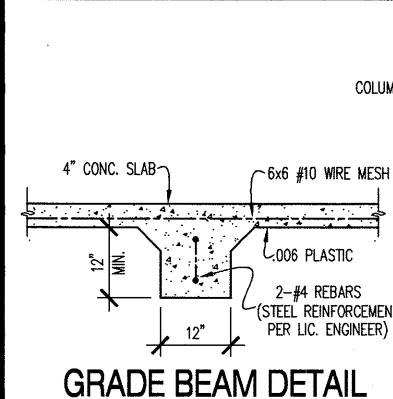
- ALL STUDS TO BE #2 SPRUCE (2x4@16"o.c. UNLESS OTHERWISE NOTED) (2x6 STUDS @ HEIGHT ABOVE 10'-0").
- BEAM SIZES NOT NOTED SHALL BE DESIGNED BY A LICENSED ENGINEER.
- PROVIDE SOLID SUPPORT AS REQUIRED UNDER ALL BEAMS AND HEADERS.
- RAFTER AND JOIST SPANS ARE BASED ON #2 YELLOW PINE (S.D.).
- WHERE APPLICABLE, PROVIDE DOUBLE JOIST UNDER PARTITION WALLS ABOVE WHICH RUN PARALLEL TO JOIST SPANS.
- WHEN APPLICABLE, PROVIDE SOLID BLOCKING BETWEEN JOIST UNDER PARTITION WALLS ABOVE WHICH RUN PERPENDICULAR TO JOIST SPAN.

GENERAL NOTES:

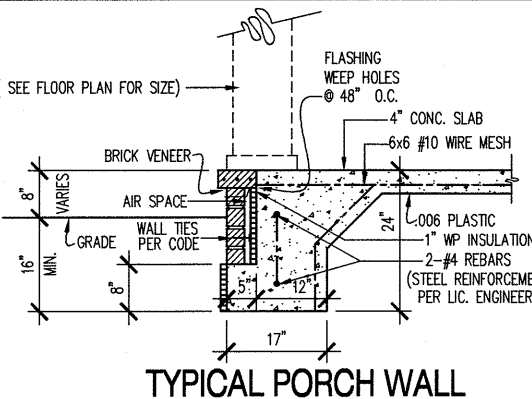
- PROVIDE STEEL LINTELS AT ALL BRICK OPENINGS AS REQUIRED.
- BRICK VENEER MUST BE SUPPORTED BY NON-COMBUSTIBLE MATERIALS TO FOOTING PER L.C. ENGINEER.
- PROVIDE SCREENED SOFFIT VENTS AT 96" O.C. AROUND HOUSE; CONTINUOUS AT ALL VAULTS; AND PROVIDE PROPER ROOF VENTILATION PER LOCAL BUILDING CODE REQUIREMENTS.
- ALL WINDOW SIZES SHOWN ARE NOMINAL-CONSULT WINDOW MANUFACTURER AND/OR GENERAL CONTRACTOR FOR ACTUAL SIZES AND ROUGH OPENING SIZES. VERIFY THAT ALL APPLICABLE WINDOWS MEET EGRESS REQUIREMENTS FOR LOCAL BUILDING CODES.
- THESE PLANS ARE TO COMPLY WITH THE 2009 IECC ENERGY CODE.
- CONTRACTOR TO VERIFY THAT STRUCTURE COMPLIES WITH 2012 INTERNATIONAL BUILDING CODE.
- CREATIVE HOME DESIGNS, INC. WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES MADE TO THIS PLAN.

MONOLITHIC FOUNDATION DETAILS
SCALE: 3/8"=1'-0"

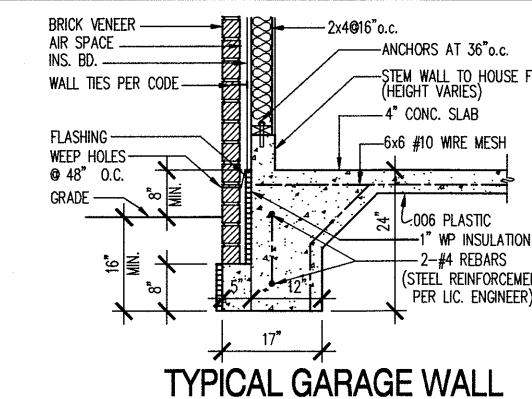
VAULT DETAIL
SCALE: 3/8"=1'-0"



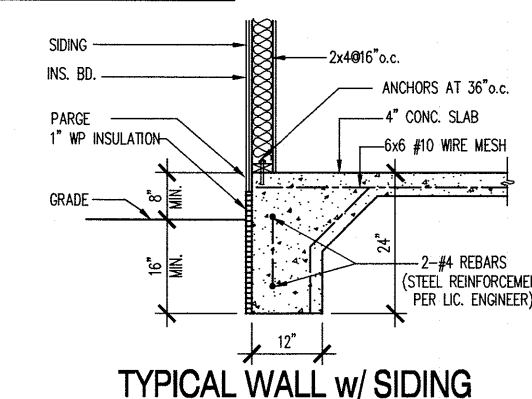
GRADE BEAM DETAIL



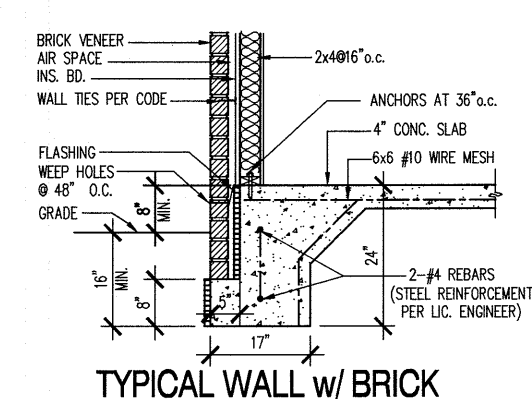
TYPICAL PORCH WALL



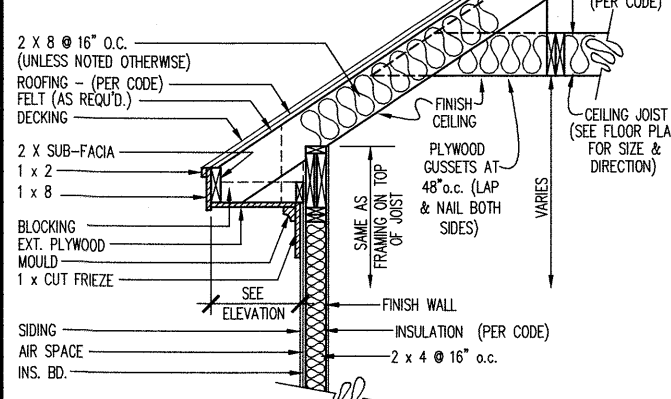
TYPICAL GARAGE WALL



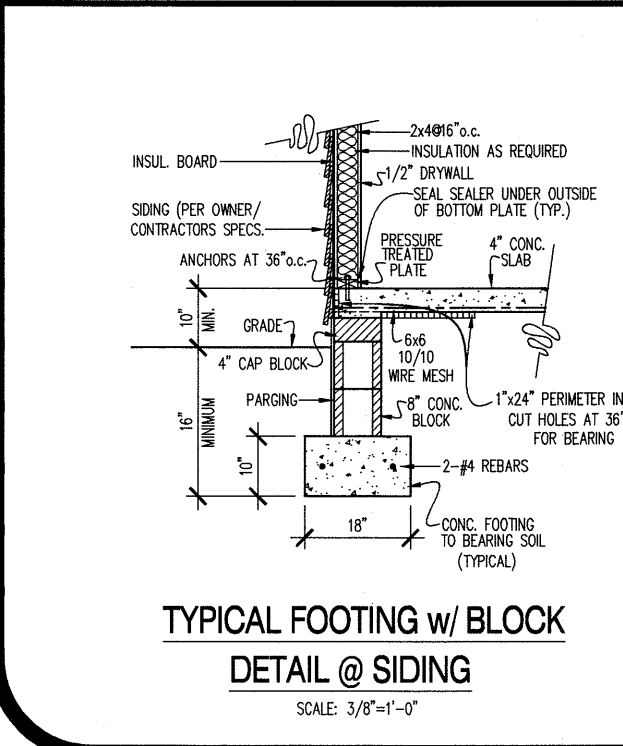
TYPICAL WALL w/ SIDING



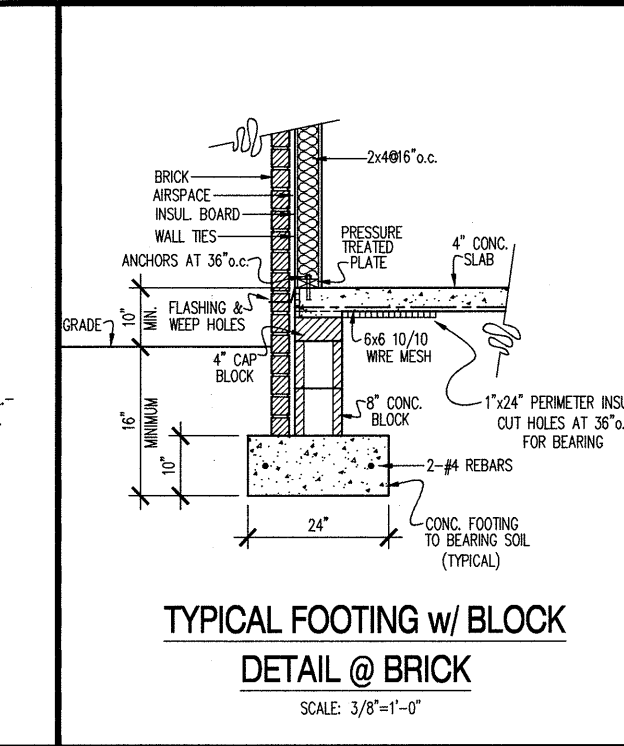
TYPICAL WALL w/ BRICK



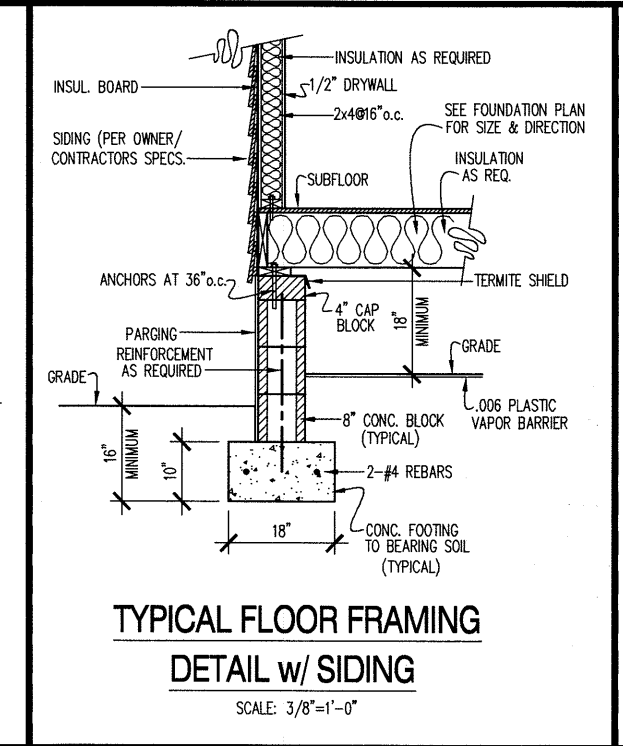
**TYPICAL BASEMENT DETAIL
AT LIVING AREA**
SCALE: 3/8"=1'-0"



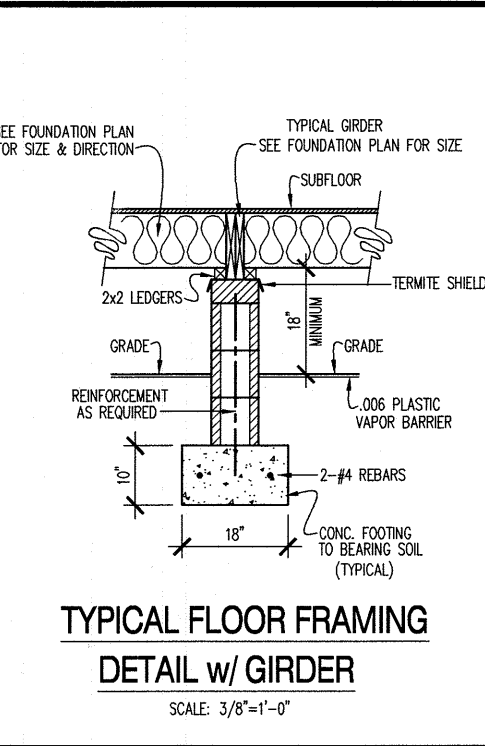
**TYPICAL FOOTING w/ BLOCK
DETAIL @ SIDING**
SCALE: 3/8"=1'-0"



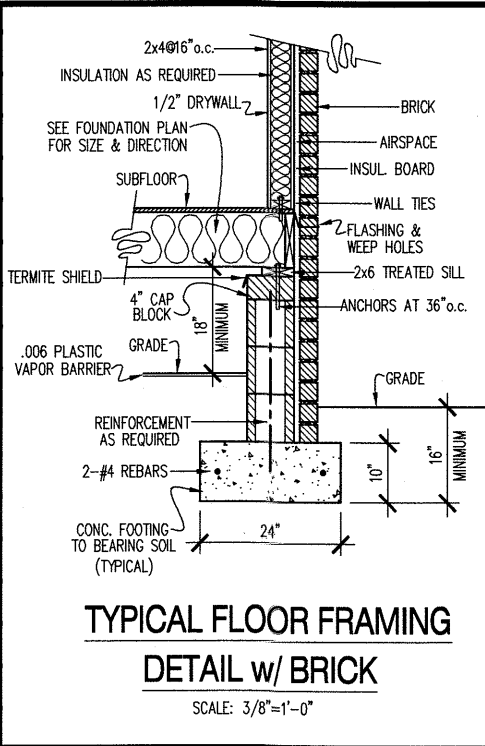
**TYPICAL FOOTING w/ BLOCK
DETAIL @ BRICK**
SCALE: 3/8"=1'-0"



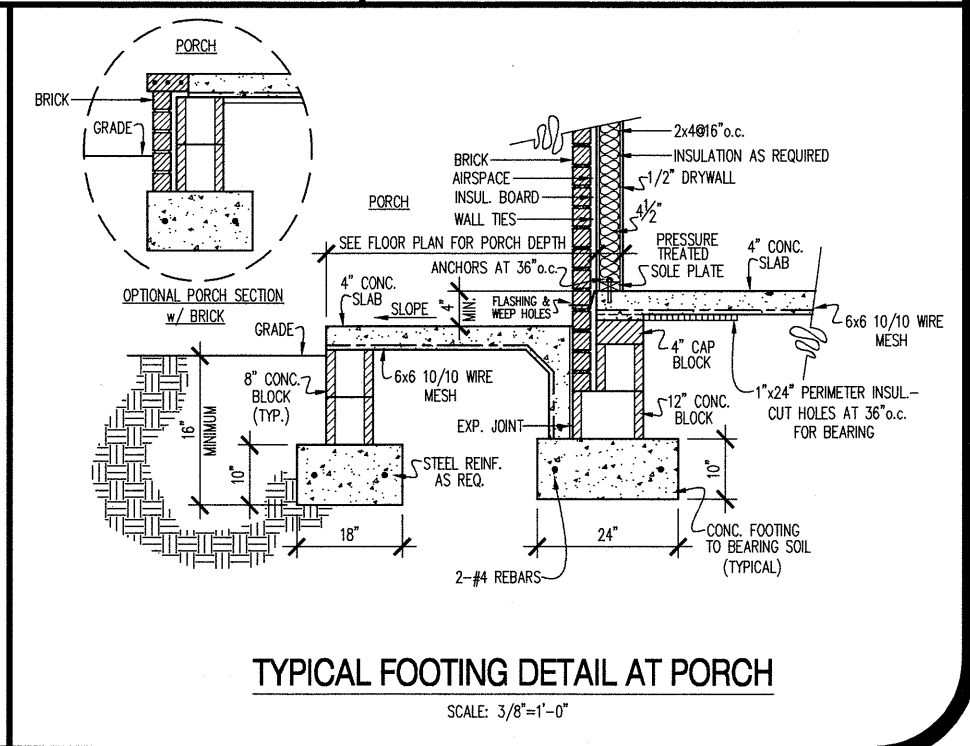
**TYPICAL FLOOR FRAMING
DETAIL w/ SIDING**
SCALE: 3/8"=1'-0"



**TYPICAL FLOOR FRAMING
DETAIL w/ GIRDER**
SCALE: 3/8"=1'-0"



**TYPICAL FLOOR FRAMING
DETAIL w/ BRICK**
SCALE: 3/8"=1'-0"



TYPICAL FOOTING DETAIL AT PORCH
SCALE: 3/8"=1'-0"

JB
12-1-20

City of Bartlett Code Enforcement
Engineered Footing/Foundation Form Letter

Permit No. 20-25973 Lot No. — Subdivision —

Address: 7256 Andrews Road

This is to certify that this firm has made a pre-pour inspection of the foundation system at the above location, and that, to the best of my knowledge and belief, said foundation has been built in substantial conformance with the provisions of the minimum design criteria of the 2015 International Residential Code.

☒ Category "D" ($A_v = .20$ or more)

The following conditions were observed at the time of the inspection:

☐ The footing is supported on undisturbed, bearing soil capable of supporting the intended load.

OR

☒ The footing is supported on filled ground and is designed to support the intended load. The footing is reinforced with 3 lines of No. 4 horizontal reinforcing steel.

Number of 4 rebars are placed vertically on 40 inch centers.

☒ Termite treatment was performed by Allied Termite and Pest Control.

☒ Postholes or grade beams were installed in compliance with the requirements of the Standard Building Code.

☒ The slab subgrade was covered with 6 mill vapor barrier.

☒ Welded wire reinforcing fabric 6x6 10/10 was placed over the slab area.

OR

☐ Fibermesh concrete was used.

☒ Finish floor 10 inches, minimum, above the exterior perimeter grade.

☐ The Builder shall provide drainage of the surface water around the perimeter of the house and THE OWNER SHALL MAINTAIN THE SAME.

☐ AM ☐ PM — / — The weather conditions were — degrees F.
☐ clear ☐ cloudy ☐ raining ☐ snowing ☐ other —

☒ Monolithic

☒ Brick Ledge

☒ AM ☐ PM 11 / 10 / 2020. The weather conditions were 55-60 degrees F.
☒ clear ☐ cloudy ☐ raining ☐ snowing ☐ other —

Michael R. Atkeison, P.E.
Engineering Firm Name

6085 Yum Yum Road
Address

Someville TN 38068
City State Zip

SEAL:



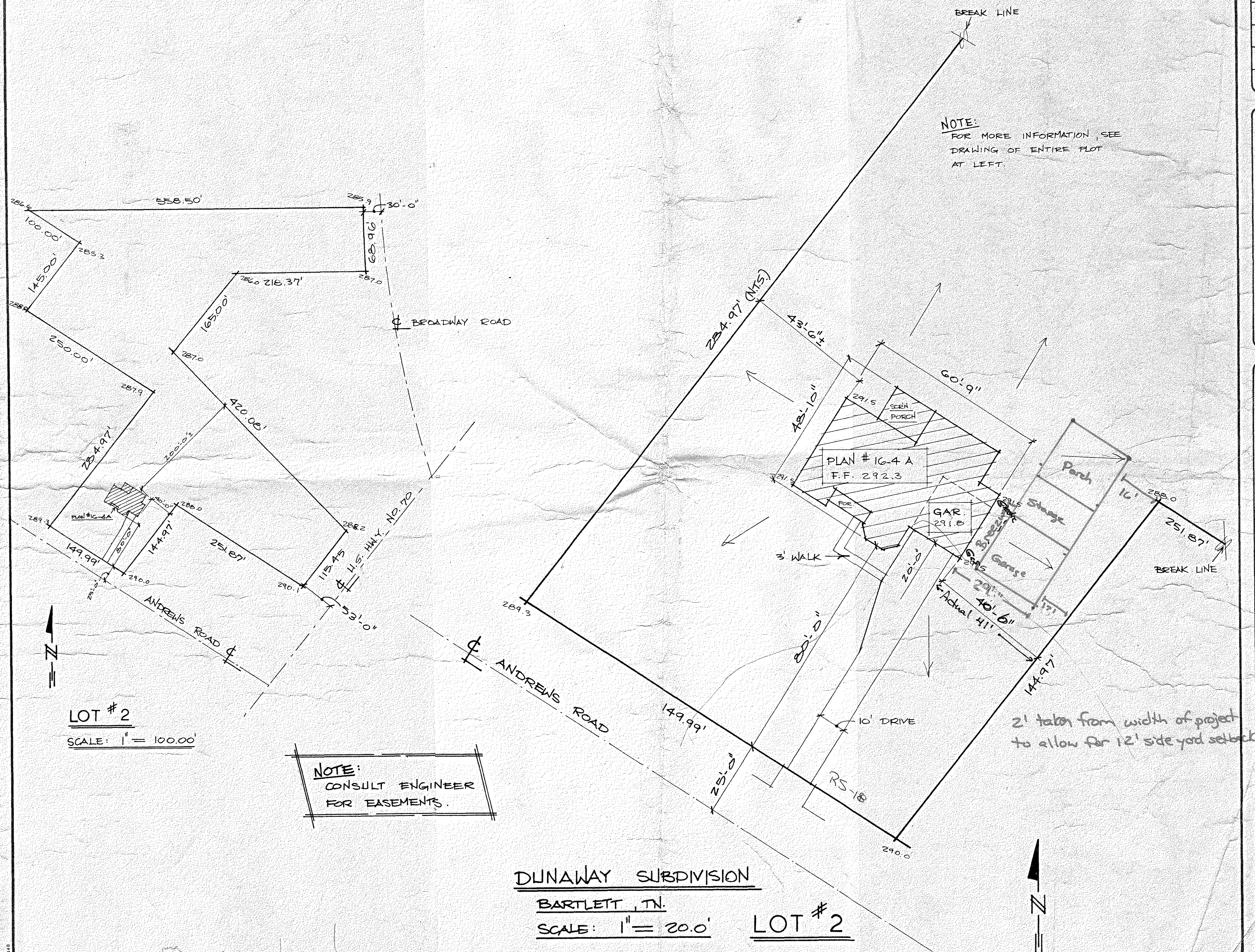
12/01/2020
Date

REVISIONS

While every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes, the designer can not guarantee against human error. The contractor and/or client shall verify all conditions, dimensions, details and specifications and be responsible for same. The designer will not be liable for human error after construction begins.

CREATIVE HOME DESIGNS, INC.
 2959 Elmore Park, Suite 6, Bartlett, TN 38134
 (901) 386-3660

DATE	3-12-87
DRAWN BY	L.H.
PLAN NO	A
SHEET NO	16-4
	S





Renewal

APPLICATION FOR BUILDING PERMIT
CITY OF BARTLETT CODE ENFORCEMENT
6382 STAGE ROAD
BARTLETT TN 38134
901-385-6425-Office / 901-385-6434-Fax

7256 Andrews Road
Address
38135
Zip Code
Lot #
Subdivision Name
Garage and Porch addition
Type of Work to be Constructed
Walter and Renee Gill (901) 487-7510
Property Owner & Phone Number
Pro One Construction of TN, LLC
Contractor
049199
GC/Hi Contractor License Number
(901) 487-7510
Phone Number
Fax Number
EMAIL: pro1oftn@gmail.com

4 Rooms
1 Restrooms
Bedrooms
1.5 Stories
1 Windows
3 Ext. Doors
Front Yard(s)
Rear Yard
12' Side Yard(s)
714 1st Floor (Sq. Ft.)
846 2nd Floor (Sq. Ft.)
Other Floors (porches)
Att. Garage
Det. Garage
1560 Total Area
\$78,000 Valuation (Total cost of project)

Note: Issuance of Building Permit SHALL NOT be held to permit or to be approval of the violation of any provisions of any county, city or state law.

Electrical Permit
Gas Permit
Mechanical Permit
Plumbing Permit
\$7.00 Software Fee
90.00 Building Permit Fee
\$5.00 Permit Issuing Fee
2% Credit Card Fee
102.00 Total Fee

Walter Gill
Responsible Person Signature and Print Name
Walter Gill
Date
1/9/2023

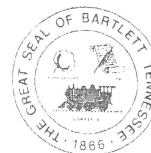
Notify building department for final inspection prior to use and occupancy. Failure to comply shall be a misdemeanor subject to court action

The subdivision covenants must be reviewed by the owner/builder for compliance. Covenants are not enforceable by the city.

APPROVAL

Contractor Info Checked
Yes No

This application is not a permit and grants no rights or privileges.



APPLICATION FOR BUILDING PERMIT
OFFICE OF
BARTLETT CODE ENFORCEMENT
6382 STAGE ROAD
BARTLETT TN 38134
901-385-6425

7256 Andrews Rd
Address

38135
Zip Code

Lot # Subdivision Name

Finish bonus room
Type of Work to be Constructed

Walter Gil
Property Owner & Phone Number

Pro One Construction & W 049199
Contractor GC/BI Contractor License Number

(901) 487-7510
Phone Number Fax Number

EMAIL: pro1ofth@gmail.com

- 1 Rooms
- Restrooms
- Bedrooms
- Stories
- 2 Windows
- 1 Ext. Doors
- Front Yard(s)
- Rear Yard
- Side Yard(s)
- 1st Floor (Sq. Ft.)
- 675 2nd Floor (Sq. Ft.) 500 Sq Ft
- Other Floors (porches)
- Att. Garage
- Det. Garage
- Total Area
- 46,000 Valuation (Total cost of project)

Note: Issuance of Building Permit SHALL NOT be held to permit or to be approval of the violation of any provisions of any county, city or state law.

- ☒ Electrical Permit
- ☐ Gas Permit
- ☒ Mechanical Permit
- ☐ Plumbing Permit

90.00 Building Permit Fee

\$4.00 Permit Issuing Fee

2% Credit Card Fee

94.00 Total Fee

Walter Gil
Responsible Person Signature and Print Name Date 3/17/23

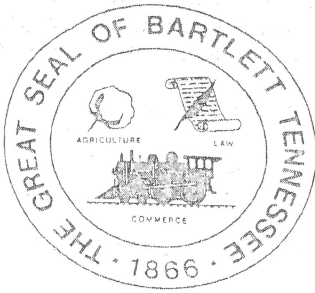
Notify building department for final inspection prior to use and occupancy. Failure to comply shall be a misdemeanor subject to court action

The subdivision covenants must be reviewed by the owner/builder for compliance. Covenants are not enforceable by the city.

Mile H #1015
APPROVAL

Contractor Info Checked
Yes No

This application is not a permit and grants no rights or privileges.



City of Bartlett

Department of Construction Code Enforcement

Jim Brown, Director

Residential Plan Review Checklist for: ADDITIONS, DETACHED BUILDINGS, & EXPANDABLES

The information needed with the Building Permit Application must be provided by the property owner or the contractor and should be as complete and accurate as possible. Two sets of construction plans or drawings; one set will be stamped, signed and returned to be posted on the job site. Each page of the drawings shall be no smaller than 8-1/2 inches by 11 inches. Specifications and details must accompany your application including the following:

- ☐ Plot Plan with house location on lot and addition location with dimensions to property lines
- ☐ Floor plan of each story with rooms labeled and dimensions shown, window and door sizes, and dimension at corners including dimension of windows and doors from corners for seismic
- ☐ Identify new construction and existing construction
- ☐ Foundation plan with type of foundation; Slab Y / N ; Wood floor joist; Y / N
Vapor barrier _____ Wire mesh _____ Concrete strength _____
- ☐ Footing Width _____ Depth _____
- ☐ Footing reinforcement size _____ number _____ location in footing _____
- ☐ How attached to existing structure w/ drawing
- ☐ Front, rear, and side elevations

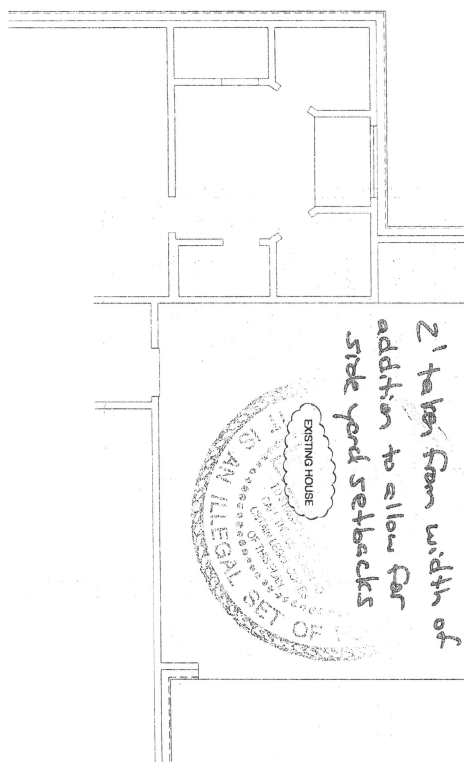
Example for the following 2 x 8 on 24 inch centers 12 feet long

- ☐ Wall framing plan; lumber size and spacing 2x4 16" oc
- ☐ Floor Joist size, spacing, and span 2x10 16" oc 14'
- ☐ Ceiling Joist size, spacing, and span 2x8 16" oc 8'
- ☐ Rafter size, spacing, and span 2x10 16" oc 22' span
- ☐ Insulation R-value of: walls R- 13, floors R- 30, ceiling R- 19 in slope
Type Batts Foam Blown Other specify _____
- ☐ Roof; decking, underlayment, and covering type (shingles, metal, or roll roofing) Tech Shield roof deck asphalt shingles

Incomplete forms, inaccurate plans or details may result in the DENIAL of an application and the return of the plans and applications for revision or additional information

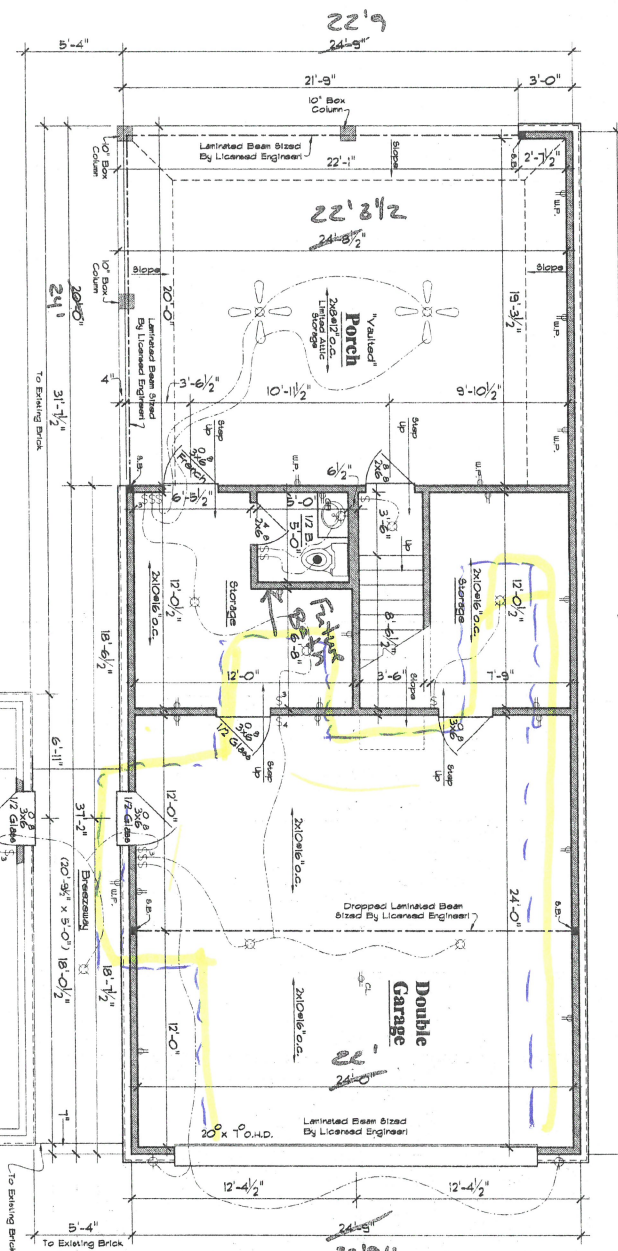
Signature owner/contractor

date 3/17/23



ELECTRICAL LEGEND

- \$...STANDARD LIGHT SWITCH
- \$- ...QUAD LIGHT SWITCH
- ...STANDARD LIGHT FIXTURE
- ...EXHAUST FAN
- ...110 VOLT RECEPTACLE
- △ ...GROUND FAULT RECEPTACLE
PER LOCAL CODE
- ⬆ ...WEATHER PROOF RECEPTACLE
- 20 v ...20 VOLT RECEPTACLE
- ⬆ ...CEILING RECEPTACLE FOR GARAGE
DOOR OPENER
- ⬆ ...SMOKE DETECTOR
- ⬆ ...FAN & LIGHT



60' 10"
~~56' 10"~~

2' taken from width of
addition to allow for
side yard setbacks

Approximate Areas:

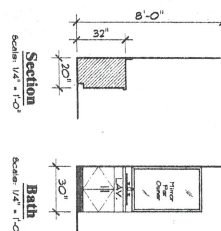
George & Storage	241 sq ft
Porch	594 sq ft
Patios	1205 ft

floor Plan
 Scales: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

NOTE

- NOTE:
1. All walls 4 1/2" Unieses
 2. Allow 5" For Brick Venser
 3. 8'-0" Ceilings



Note:
Adjustments May Be Required
in The Field For The Modifications
Made To Existing Structure.
"Contractor To Verify All Dimensions"
"Contractor To Match All Existing
Textures, Colors & Materials
As Close As Possible"

COPYRIGHT © 2016 BY CREATIVE HOME DESIGNS INC. ALL RIGHTS RESERVED

DATE	6-14-2018
DRAWN	NO
JOB NO.	
Walter Gill Garage	
SHEET	2

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.

Creative HOME DESIGNS, INC.
6610 Summer Knoll Cove, Bartlett, TN 38134 (901) 386-3660

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

REVISIONS

Sam Harris

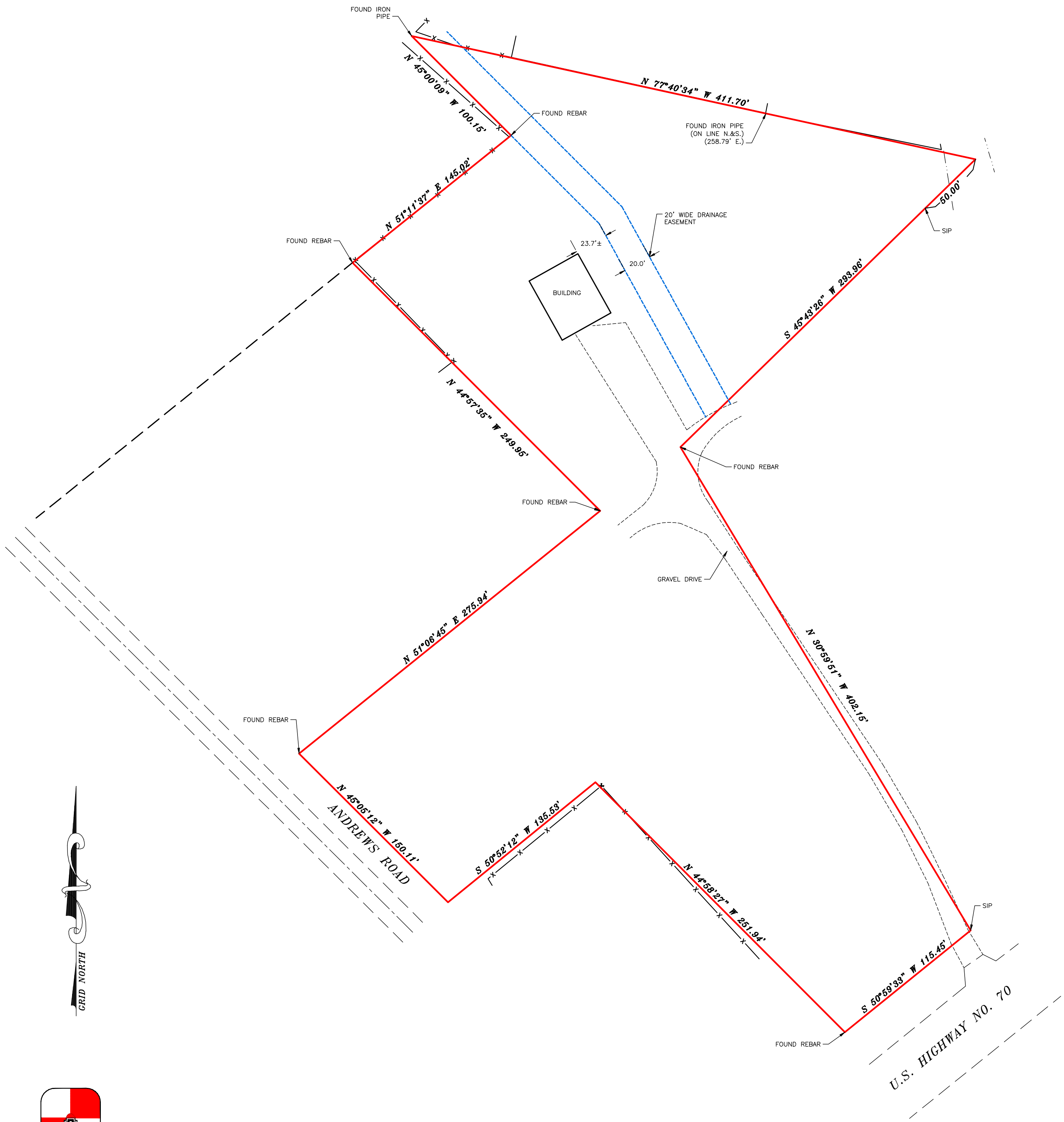
From: Chris Williams <ctwilliams2005@gmail.com>
Sent: Thursday, August 8, 2024 1:01 PM
To: Kim Taylor; Sam Harris
Subject: [External]Evidence
Attachments: 7256 ANDREWS...Survey.pdf; 20055FP1.pdf; IMG_6492.MOV

WARNING

This email originated from outside of The City of Bartlett. **Do not click links or open attachments unless you recognize the sender and know that the content is safe.**

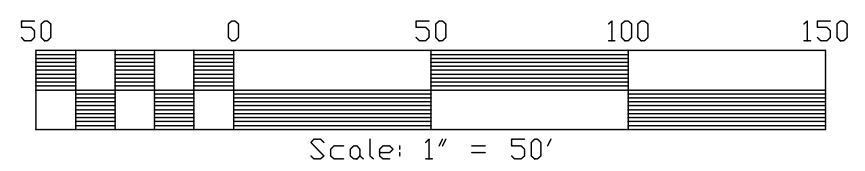
7256 Andrews variance request

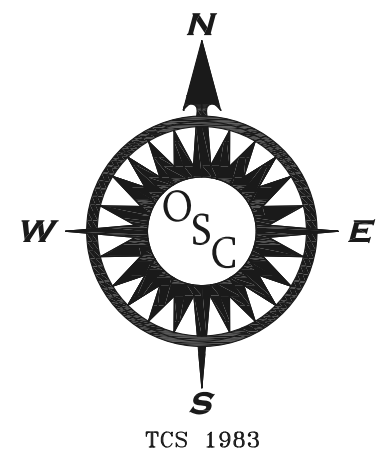
Unfortunately the addition in question narrows the Storm water running between the two properties. This increase the velocity of the water into the watershed. Its against the common water enemy law of the State Of Tennessee. It's causing damages to our property and our neighbors. Walter had a survey done in 2016 that shows the fence as not the property line. It's the survey below in red. Around 5/20/20 I had Walters land surveyed because I purchased 3/4 of an acre from him. It's included below. Walter had a copy. 7/28/2020 Walter pulled his building permit for his addition. It was clearly marked when construction started. Walter's addition floods when during a heavy rain. The video is at the bottom. This burden shouldn't be passed on to future homeowners nor to us.



MILESTONE LAND SURVEYING, INC.
2880 COBB ROAD
LAKELAND, TN 38002
PHONE: (901) 867-8671
FAX: (901) 867-9889

SURVEY OF
SKETCH OF
LOT 2
DUNAWAY SUBDIVISION
BARTLETT, SHELBY COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: JUNE 7, 2016





FIRST ADDITION TO
BETTY JEAN SUBDIVISION
P.B. 22, PG. 29
LOT 16

KRISTEN R. WASHINGTON
INST. NO. 09092777

FIRST ADDITION TO
BETTY JEAN SUBDIVISION
P.B. 22, PG. 29
LOT 14

LINDSEY M. MASSEY
INST. NO. 11095352

FIRST ADDITION TO
BETTY JEAN SUBDIVISION
P.B. 22, PG. 29
LOT 13

KENNETH ZANE BAKER,
CURTIS G. BAKER
AND
S. EUGENE BAKER
(CO-TRUSTEES)
INST. NO. 15123902

FIRST ADDITION TO
BETTY JEAN SUBDIVISION
P.B. 22, PG. 29
LOT 1

JONATHAN C. TUTOR
AND WIFE
DEIDRE B. TUTOR
INST. NO. 02167575

* BOARD OF MAYOR AND ALDERMAN CERTIFICATE:

I, _____, hereby certify that all
required improvements have been installed or that a
performance bond or other collateral in sufficient amount to
insure completion of all required improvements has been
posted for the subdivision shown on this plat and are hereby
approved by the City of Bartlett, Tennessee.

Date _____ Mayor, City of Bartlett

* PLANNING COMMISSION CERTIFICATE:

I, _____, Do hereby certify that
the City of Bartlett Planning Commission has approved this
plat of subdivision for recording.

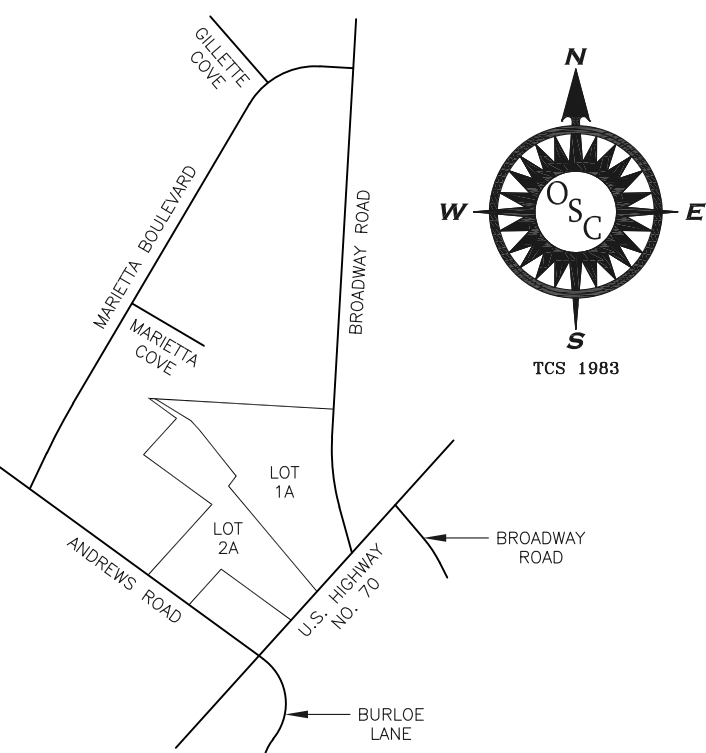
Date _____ Secretary
Bartlett Planning Commission

1. A five (5) foot utility easement is
reserved along all front, side and
rear lot lines.
Additional easements are as shown on
plat.
2. The building setback is 40 feet from
the dedicated right-of-way of
Andrews Avenue, 40 feet from the
dedicated right-of-way of U.S.
Highway No. 70 and 40' from the
dedicated right-of-way of Broadway
Road.
3. It shall be the responsibility of the
house builder to insure that the
house layout and elevation conform
to the approved grading plan and all
City of Bartlett regulations.
4. The City of Bartlett shall have
ingress/egress rights to use public
utilities and shall bear no
responsibility for the maintenance of
said drives and yards.

LEGEND:

AP ANCHOR POLE
B/S BUILDING SETBACK
E EAST
E/P EDGE OF PAVEMENT
EASM. EASEMENT
FH FIRE HYDRANT
FMTP FOUND METAL T-POST
FOCM FIBER OPTIC CABLE MARKER
GV GAS VALVE
INST. INSTRUMENT
MIN. MINIMUM
N. NORTH
NO. NUMBER
P.B. PLAT BOOK
PG. PAGE
PP POWER POLE
PTP PINCHED TOP PIPE
R.O.W. RIGHT-OF-WAY
S. SOUTH
SIP SET 1/2" REBAR WITH PLASTIC CAP (NO. 1677)
SMH SEWER MANHOLE
UTIL. UTILITY
W. WEST
W/ WITH
WV WATER VALVE
OVERHEAD LINES

VICINITY MAP - N.T.S.



Lot 1 and a portion of Lot 2 is
located in Zone X (shaded); Zone AE
and Floodway, which are located in a
Special Flood Hazard Area per Flood
Insurance Rate Map, Map No.
47157C0302G, Community Panel No.
470175 0302 G, Effective Date:
February 06, 2013.

* This plat is being re-recorded to adjust
the property line between Lots 1 and 2.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C1	1023.00'	327.41'	18°20'16"	326.02'	S05°52'11"E
C2	40.00'	39.81'	57°01'25"	38.19'	S13°28'24"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.63'	S03°17'57"W
L2	55.56'	S15°02'19"E
L3	115.74'	S41°59'06"W
L4	115.46'	S41°59'06"W

OWNERS:

Lot No. 1
Christopher T. Williams
and wife
Cindy M. Williams
7310 U.S. Highway 70
Bartlett, TN 38135

Lot No. 2
Jean Renee Gill
and husband
Walter L. Gill, Jr.
7256 Andrews Road
Bartlett, TN 38135

LOT 2
2.81 ACRES

LOT 1
3.32 ACRES

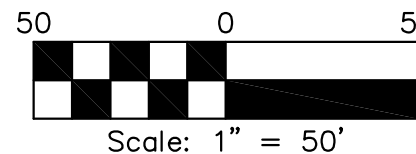
BROADWAY ROAD
(R.O.W. VARIES) - (PUBLIC)

ANDREWS AVENUE
(R.O.W. VARIES) - (PUBLIC)

U.S. HIGHWAY NO. 70
(R.O.W. VARIES) - (PUBLIC)

Plat 84 pg. 14
S03912

STATE TAX
REGISTER'S FEE
RECORD FEE \$15.00
GUY
SMH
WV
WV
PP
GUY
PP WITH LIGHT & TELEPHONE BOX



MORTGAGEE'S CERTIFICATE

WE, THE UNDERSIGNED, MARJORIE P. W. JONES AND WILLOWDEEN W. VORDER BREUGGE, MORTGAGEES OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEES DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES OR MORTGAGE WHICH HAVE BECOME DUE AND PAYABLE.

MARJORIE P. W. JONES, MORTGAGEE

WILLOWDEEN W. VORDER BREUGGE, MORTGAGEE

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED MARJORIE P. W. JONES AND WILLOWDEEN W. VORDER BREUGGE, MORTGAGEES OF THE DUNAWAY SUBDIVISION, AND THEY AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES AS MORTGAGEES.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY SEAL THIS THE _____ DAY OF _____, 1981.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____**OWNER'S CERTIFICATE**

WE, JERRY DUNAWAY AND JO ANN M. DUNAWAY, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNERS, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES OR MORTGAGE THAT HAVE BECOME DUE AND PAYABLE.

JERRY DUNAWAY, OWNER

JO ANN M. DUNAWAY, OWNER

NOTARY'S CERTIFICATE

STATE OF TENNESSEE, COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JERRY DUNAWAY AND JO ANN M. DUNAWAY, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE DUNAWAY SUBDIVISION, AND THEY AS SUCH OWNERS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES AS OWNERS.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY SEAL THIS THE 25TH DAY OF July, 1981.NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-18-82**CERTIFICATE OF SURVEY**

I, D. D. CANNON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER AND LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS DUNAWAY SUBDIVISION, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE; SAID PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID D. D. CANNON, PROFESSIONAL CIVIL ENGINEER AND LAND SURVEYOR, HEREBY SET MY HAND AND AFFIX MY SEALS THIS THE 27TH DAY OF July, 1981.D. D. CANNON
C. E. CERTIFICATE NO. 2909
R.L.S. CERTIFICATE NO. 1013**HEALTH DEPARTMENT CERTIFICATE**

I, _____, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS APPROVED.

DATE: October 16, 1981

Dr. Charles R. Kuykendall, M.D.
SHELBY COUNTY HEALTH DEPARTMENT**BOARD OF MAYOR AND ALDERMEN CERTIFICATE**

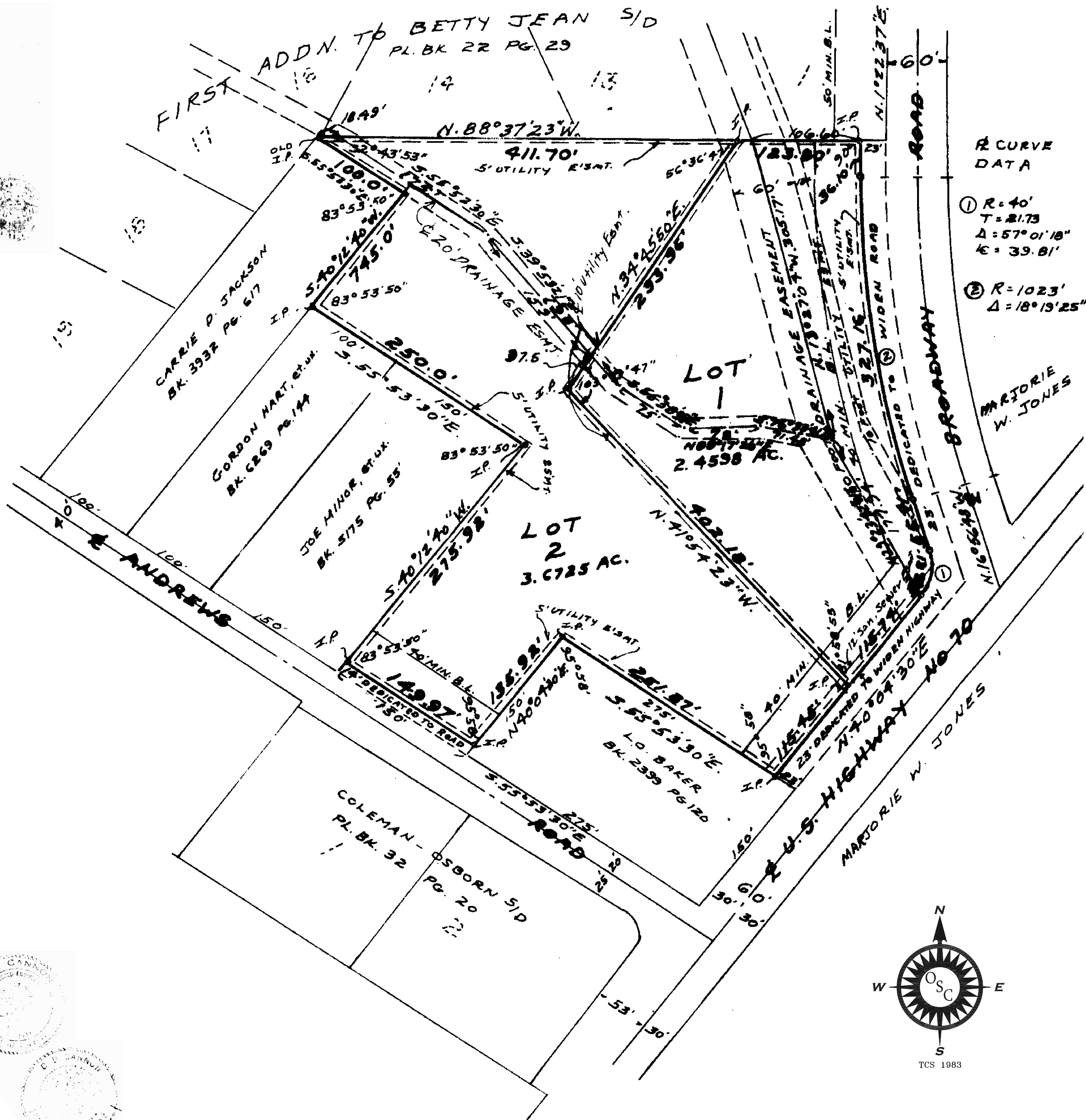
I, OSCAR T. YATES, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT.

DATE: 10-14-81

Oscar T. Yates
MAYOR, CITY OF BARTLETT**PLANNING COMMISSION CERTIFICATE**

I, Robert J. Applebaum, DO HEREBY CERTIFY THAT THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

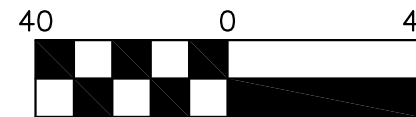
DATE: 10-14-81

Robert J. Applebaum
SECRETARY, BARTLETT PLANNING COMMISSION

* This plat is being re-recorded to adjust the property line between Lots 1 and 2.

*** DUNAWAY SUBDIVISION**BARTLETT, SHELBY COUNTY, TENNESSEE
OWNER & DEVELOPER: JERRY DUNAWAY
2 LOTS 6.1323 ACRES ZONED: RS

JULY 1981 SCALE: 1"=40'

D. D. CANNON ENGINEERING COMPANY
SHEET 2 OF 2Plat 84 pg. 14
S83912STATE TAX
REGISTER'S FEE
RECORDING FEE \$15.00D. D. CANNON
STATE OF TENNESSEE
SHELBY COUNTY
D. D. CANNON ENGINEERING COMPANY