

**ORDINANCE NO. 2021-16**  
**CITY OF FAYETTEVILLE, TENNESSEE**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FAYETTEVILLE  
TENNESSEE TO PROVIDE FOR THE INCLUSION OF REQUIRED REGULATORY  
CHANGES TO THE OFFICIAL ZONING MAP**

**WHEREAS**, the Fayetteville Regional Planning Commission has recommended to the Board of Mayor and Alderman that the "Zoning Map of Fayetteville, Tennessee", be amended as hereafter described; and,

**WHEREAS**, on October 26, 2021, the Fayetteville Municipal/Regional Planning Commission did review and recommend for adoption, the following rezoning request; and,

**NOW, THEREFORE, BE IT ORDAINED** By the Board of Mayor and Alderman of the City of Fayetteville that the "Zoning Ordinance of Fayetteville, Tennessee" be amended as follows:

**Section 1.** Change the zoning classification of a portion of the following described parcel of real estate from C-3, General Commercial District, to R-3, High-Density Residential District, here described as:

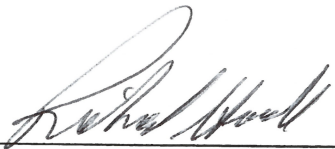
**Section 2.** Map and Parcel as follows, to wit:

	<u>Map</u>	<u>Group</u>	<u>Parcel</u>	<u>Deed Book</u>	<u>Page</u>
Jason D. Jeans	080A	D	014.00	N16	740

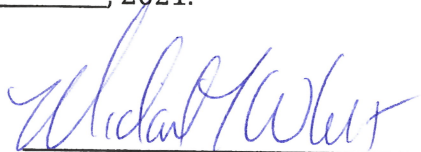
**Section 3.** The attached map, labeled "Exhibit A", depicting the above listed rezoning area shall be incorporated herein by reference.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect from and after its passage, the public welfare requiring it.

ADOPTED THIS 14<sup>TH</sup> DAY OF DECEMBER, 2021.

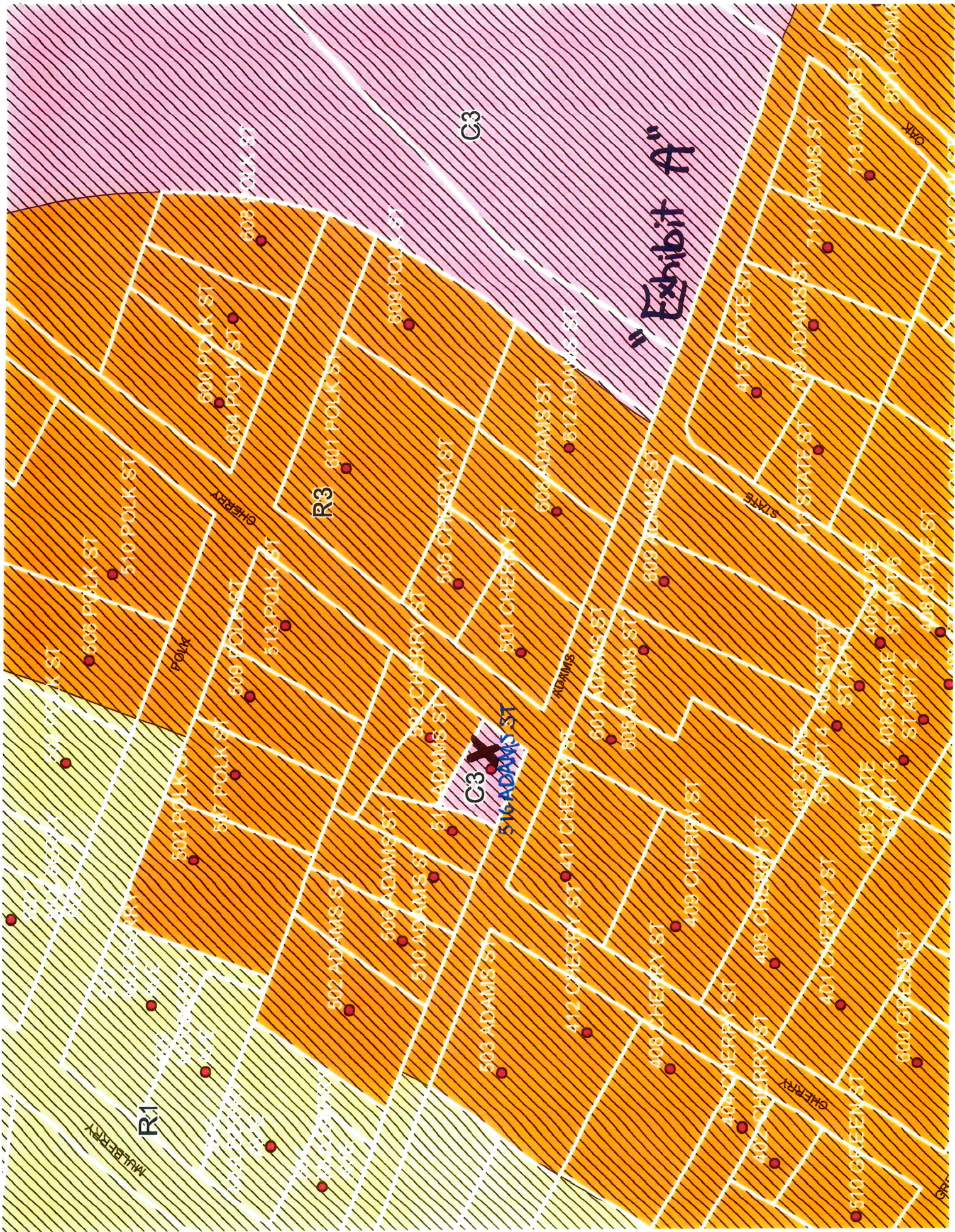
  
\_\_\_\_\_

Richard Howell, Interim City Administrator

  
\_\_\_\_\_

Michael Whisenant, Mayor







# REZONING APPLICATION

City of Fayetteville  
110 Elk Avenue South  
Fayetteville, TN 37334

Phone: 931-433-6154

Fax: 931-433-2557



Location: 516 Adams Street Current Zone: C3 Requested Zone: R3

Owner: JASON JENNS Day Phone: \_\_\_\_\_

Address: 17 RAMBO RD City: FAYETTEVILLE State: TN Zip: 37334

Proposed use of Property: SINGLE FAMILY DWELLING

**Please List Adjoining Property Owners:** (Include those across streets, highways, railways, and water ways which border the applicant's property)

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

*(Please use a separate sheet if necessary)*

I (we), hereby, certify that the information contained in this application is true and accurate.

[Signature]  
Signature of Owner/Petitioner

8-30-21  
Date

\_\_\_\_\_  
Signature of Owner/Petitioner

\_\_\_\_\_  
Date

## FOR OFFICE USE ONLY

Date: 10/20/2021 Application Fee Has Been Paid: X Yes \_\_\_ NO  
Legal Description: X Yes \_\_\_ No Received Surveys: X Yes \_\_\_ No  
Classification: C-3 Use: currently vacant Group: D Written Justification: X Yes \_\_\_ No  
Notes: Proposed use will be residential Control Map: 080A Map: 090A Parcel: 014.00

NOTE: APPLICATION FEE IS \$100.00 PLUS \$5.00 PER ACRE OR FRACTION THEREOF

### Public Hearing:

Date: December 14, 2021  
Location: MB Auditorium  
Advertised In: Elk Valley Times  
Date of Ad: November 17, 2021

### Date Reviewed:

Planning Commission: October 26, 2021  
X Recommended to Board \_\_\_ Does not Recommend

Board of Mayor and Alderman: \_\_\_\_\_  
\_\_\_ Approved \_\_\_ Denied \_\_\_ No Action Taken

**Location**

Address – 516 Adams st

Corner of Adams st and Cherry st

**Neighbors**

Quonta Vance – 502 cherry st

Akshay Patel – 411 Cherry st

Andria Barnes – 501 cherry st

Irenes Dellinger- 601 Adams St

**Current use**

Old store Building (closed for many Years)

Proposed use – Residential Rental

**Size of building**

500 SQ FT

**District**

8

**Lot size**

.10 Acre



Legal Description

to wit:

Beginning at a metal pipe (found) in line with the back of a sidewalk at the intersection of the west margin of Cherry street and the north margin of Adams Street, the southeast corner of the property herein described; thence leaving said west margin and following said north margin North 70 degrees 09 minutes West 78.5 feet to a metal pipe (found) at the back of sidewalk; thence leaving said north margin North 19 degrees 40 minutes 57 seconds East 37.00 feet to a metal pipe (found); thence North 13 degrees 37 minutes 56 seconds East 18.60 feet to a metal pipe (found); thence South 64 degrees 21 minutes 41 seconds East 95.20 feet to a metal pipe (found) on the west margin of Cherry Street; thence following said west margin South 36 degrees 55 minutes 21 seconds West 48.0 feet to the point of beginning and containing 0.10 acre, more or less, as per survey of Rex Northcutt, TRLS #77 dated August 20, 1997.

SOURCE OF TITLE: This is same real estate conveyed unto Danny B. Gentry and wife, Janice F. Gentry, by deed dated May 13, 2008 and recorded May 13, 2008 in Deed Book H14, page 172 in Register's Office of Lincoln County, Tennessee. \_J



# SCHEDULE A

## Fayetteville/Lincoln Co. Utilities Committee

### NOTICE TO APPLICANT:

- MINIMUM OF **7 COMPLETE PLAN/PLAT SETS** SUBMITTED TO APPLICABLE JURISDICTIONAL STAFF
- CUT-OFF TIME & DATE IS **NO LATER THAN 12:00 NOON, ONE WEEK PRIOR TO THE MEETING.**
- THE UTILITY COMMITTEE **MEETS AT 1:00 PM ON THE 1<sup>ST</sup> AND 3<sup>RD</sup> WEDNESDAY** OF EACH MONTH IN THE MUNICIPAL CONFERENCE ROOM, 110 ELK AVENUE SOUTH, FAYETTEVILLE.

LATE SUBMITTALS MAY BE POSTPONED TO THE FOLLOWING MONTH. INCOMPLETE PLANS WILL NOT BE SIGNED OFF AND MAY BE REQUIRED TO RETURN FOR FURTHER REVIEW. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT UTILITY COMMITTEE STAFF REPRESENTATIVE, (CITY) KRISTI GENTRY AT (931) 433-2565 OR (COUNTY) NANCY HARRIS (931) 438-5186.

DATE: 10/20/21 PROJECT NAME: 516 Adams Street PLAN TYPE: Re-zoning from C-3 to h-1

DEVELOPER: Jason Jeans DAY/CELL PHONE #: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ DAY/CELL PHONE #: \_\_\_\_\_  
(If different from Developer)

(BELOW FOR OFFICE USE ONLY)

DEPT/DIVISION	REPRESENTATIVE	DATE	INITIALS
Lincoln Co. Water / Sewer Lincoln County (unincorporated)	Chris Merz (931) 433-2309	_____	_____
Fayetteville Public Utilities Gas-Water/Sewer-Electric Lincoln Co Service Area	Randall Griner (931) 433-1522, ext. 133 Clint Gill (931) 433-1522, ext. 179 Dana Pollock (931) 433-1522, ext. 123	10/20/21 10/20/21 10/20/21	RG CG RP
Public Works Dept. City of Fayetteville	Eddie Plunkett (931) 433-2486	10/20/21	EP
Lincoln Co. Hwy Dept. Lincoln County (unincorporated)	Tim Gill (931) 433-2585	_____	_____
Fire Dept. City of Fayetteville	Tony Kimbrough (931) 433-7829	10/20/21	TK
E-911 County Wide	Ernie Qualls (931) 433-8404	_____	_____
Building/Planning Dept. City of Fayetteville	Eddie Plunkett   Jack Williams (931) 433-2565	10/20/21	EP
Lincoln Co. FD/EMA Lincoln County	Doug Campbell   Steve Parks (931) 438-1575	10/20/21	SP
Planning/Zoning/Building Lincoln County	Nancy Harris   Charles Hunter (931) 438-5186	_____	_____

**NOTE:** All septic systems shall require approval from the State Health Dept. Submittal of any septic information/application shall be made to the state and not to this committee. The State Health Dept. is not affiliated with the Fayetteville/Lincoln County Utility Committee. It should be noted that an electric final will not be granted until the State Health Dept. has been satisfied. Please contact David Cosby @ (931) 698-4334 for any septic requirements.



# SCHEDULE B

## Fayetteville/Lincoln Co. Utilities Committee

DATE: 10/20/21

PROJECT NAME: 516 Adams Street Rezone from C-3 to R-1

DEVELOPER: Jason Jeans

DAY/CELL PHONE #: \_\_\_\_\_

DEPT/DIVISION	SIGNATURE OF APPROVAL SUBJECT TO THE FOLLOWING
Water Dept. (unincorporated) Lincoln County	(Subject to all Lincoln Co. Water Dept. codes & policies) _____
FPU Water/Sewer Dept. Fayetteville	(Subject to all FPU Water & Sewer rules & regulations, including tap fees & inspections) <u>[Signature]</u> 10/20/21
FPU Gas Dept. Fayetteville	(Subject to all FPU Gas Dept. codes & policies) <u>Randall Givens</u> 10/20/21
FPU Electric Dept. Fayetteville	(Subject to all FPU Electric Dept. codes & policies) <u>Ryan Raby</u> 10/20/21
Public Works Dept. Fayetteville	(Subject to all Public Works Dept. codes & policies) <u>Eddie Shultz</u> 10/20/21
County Streets/Hwy Lincoln County	(Subject to all Lincoln Co. Hwy Regulations) _____
Fire Dept.	(Subject to current Building & Fire Codes) <u>[Signature]</u> 10/20/21
E911 Fayetteville/Lincoln County	(Subject to current codes & policies) _____
Building/Planning Dept. Fayetteville	(Subject to all current Building Codes & Subdivision Regulations) <u>Eddie Shultz</u> 10/20/21
EMA Lincoln County	(Subject to current codes and policies) <u>[Signature]</u> 10/20/21 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">OK</span>
Planning/Zoning Lincoln County	(Subject to all current Building Codes & Subdivision Regulations) _____

**NOTE:** When all contingencies and/or requirements as listed above have been satisfied, applicant may request Planning Commission review.



## Genledger Receipt

Issued Wednesday, October 20th 2021

Misc Receipt # 39035  
Receipt ID 49620  
Type GLRCPT

Transaction Date	10/20/2021 12:36 PM	Received Of	JASON JEANS
User	MONICA SUMNERS	Location	City of Fayetteville
Status	COMPLETED	Subtotal	\$.....105.00
Module	GENLEDGER	Processing Fee	\$.....0.00
Method	CHECK	Convenience Fee	\$.....0.00
Remitted By	OVER_THE_COUNTER	Total	\$.....105.00
		Balance	\$.....0.00

Note/Receipt Desc. PLANNING COMMISSION FEE-REZONING

### Items

110-34126 - \$105.00



## City of Fayetteville City Receipt

City of Fayetteville

931-433-6154

Misc Receipt # 39035  
Receipt ID 49620

Received of  
JASON JEANS

Work Date  
Wednesday, October 20th 2021

Clerk  
MONICA SUMNERS

### Items

Description	Quantity	Cost	Subtotal
110-34126 : FEES - PLANNING	1	\$.....105.00	\$.....105.00
		<b>Total Charges:</b>	\$.....105.00

### Payments

Description	Subtotal
CHECK ( 2012 ) : JASON JEANS	\$.....105.00
Processing Fee:	\$.....0.00
Convenience Fee:	\$.....0.00
Total Payments:	\$.....105.00

**Balance:** \$.....0.00