

Rogers C. Anderson
Williamson County Mayor
1320 West Main Street, Suite
400
Franklin, TN 37064



Planning Department
Mike Matteson, Director
Phone: 615.790.5725
Fax: 615.591.8531

WILLIAMSON COUNTY GOVERNMENT



Project Overview

#336397

Project Title: Map 69 Parcel 15300

Jurisdiction: Williamson County
(Unincorporated Areas)

Application Type: Zoning Inquiry

State: TN


Workflow: Zoning Inquiry

County: Williamson

Project Contacts

Owner


David Stinson


~~7005~~ Union Valley Rd
Fairview, TN 37062

~~(Phone) 615-456-8313~~
~~stinsda53@gmail.com~~

Applicant

David Stinson


~~7005~~ Union Valley Rd
Fairview, TN 37062

~~P: (Phone) 615-456-8313~~
~~stinsda53@gmail.com~~

Site Information

**Is your inquiry related to a specific
property:** Yes

City or Town: Fairview

Site Address: 069 15300 (Unverified)

Zip Code: 37062

Does the property have a frontage road?:

Yes

Is the property part of a recorded subdivision?: No

Subdivision Name:

Section:

Lot Number:

Acreage: 49.14

Type of Sewage Disposal:

Existing Use: Vacant

Proposed Use: Looking to sale. need what are my options for lot

Request

Please outline the specific zoning inquiry

that you have: About to sell property and would like to know if property can be divided in lots. Have spoken with Lincoln Sweet and issue is considering I- 840 as frontage. We currently have soil preliminary test scheduled for Nov. 5 and would like to know ahead of that so as not to incur unnecessary cost. Thanks for your consideration of this matter.

Response

Zoning Inquiry Response: Mr. Stinson,

After consulting with others, I was able to determine that we cannot consider I840 as meeting the frontage requirement. However, we can consider that access road to be legal access and, if you create a 50-foot easement coming off the access road, you could divide your 49.14-acre parcel into five lots off the easement. The subdivision will need to meet all applicable ordinances and regulations of Williamson County, including, but not limited to, the Zoning Ordinance, Subdivision Regulations, Stormwater Management Regulations, and regulations of the Department of Sewage Disposal Management. If you wish to proceed with the subdivision process, please contact me to set up a Pre-Application Meeting and you will need to bring your surveyor with you.

Sincerely,

Lincoln Sweet, AICP

Planner

EARTHSEARCH SOIL CONSULTING, LLC

2000 Mallory Ln.
Suite 130-306
Franklin, TN 37067
(615) 210-5523

11/07/19

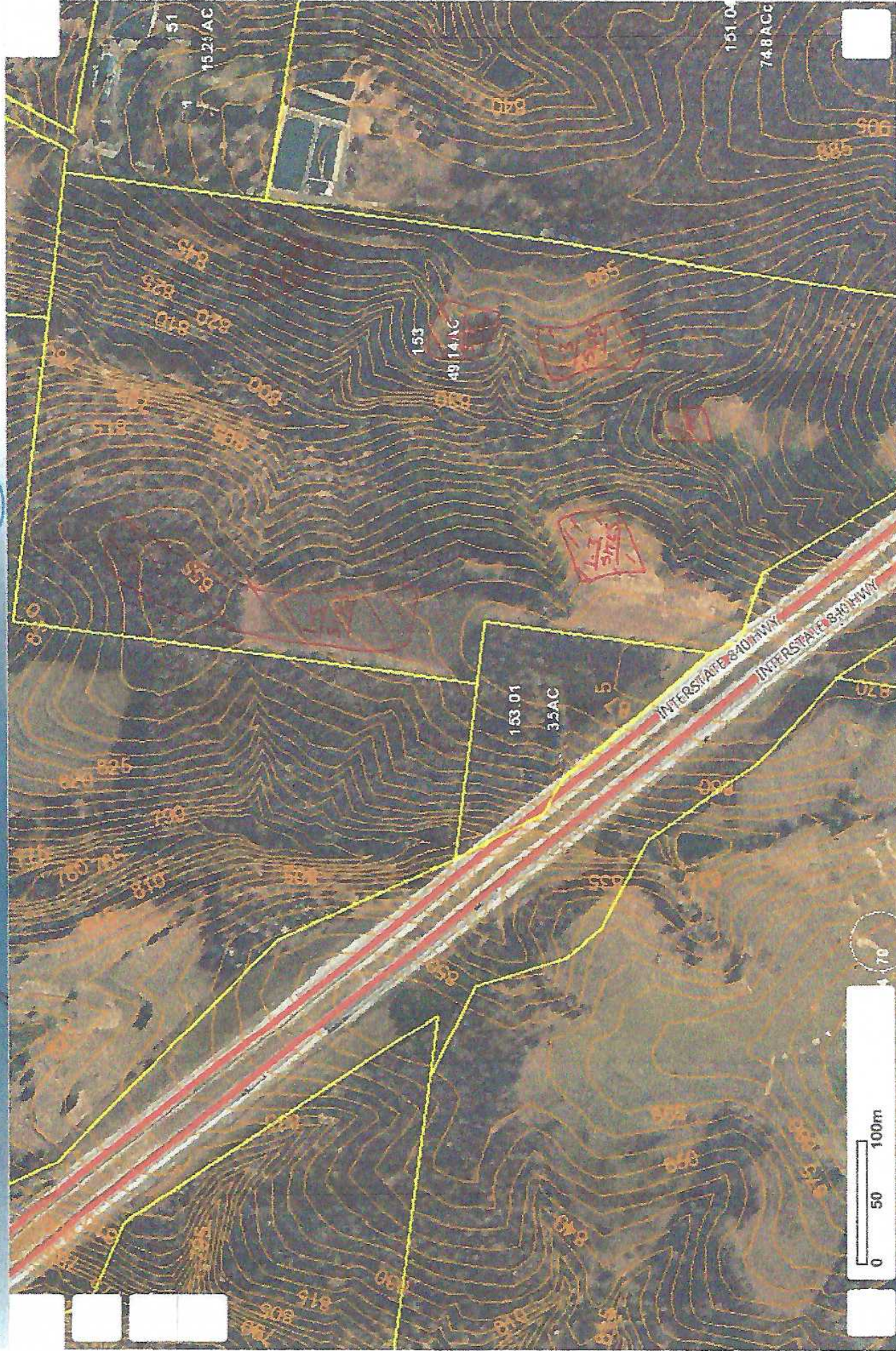
To whom it may concern,

This letter is to verify that a preliminary soil evaluation was performed on a 49.14 acre tract off Union Valley Rd. in Williamson Co. The soil on this tract was evaluated for subsurface sewage disposal possibilities. Multiple areas of suitable soil were located on the property. The soil was identified as the Mountview-Sengtown series with estimated absorption rates of 45 to 60 minutes per inch. Depending on final soil mapping results, approximately 10-15 areas that would be adequate for a four to five bedroom septic disposal area were identified. The approximate areas are shown on the satellite image provided. **These findings are based on a preliminary evaluation only. Extra high intensity soil mapping, property line and easement locations will be required for final approvals. Only the Williamson County Department of Sewage Disposal has the authority to determine the number of bedrooms and system approvals.** For any questions please contact me at 615-210-5523.

Sincerely,

J. Michael Haarbauer







Middle Tennessee Electric
Membership Corporation

P.O. Box 681709 Franklin, Tennessee 37068-1709
615-794-3561 www.mtemc.com

On behalf of Mr. David Stinson,

ELECTRICITY AVAILABILITY

It is the desire of MTEMC to be able to provide power to a parcel owned by him at the northeast intersection of I-840 and Union Valley Rd.

This property is bounded on the east by two properties. One owned by Elizabeth Clayton and the other by Helen Phillips.

There is a TDOT frontage road that terminates at the southeast corner of Mr. Stinson's property. MTEMC would provide power to this property along this frontage road with the proper easements from any necessary land owners and with a granted permit from TDOT.

All lines would be built according to MTEMC specs.

Thank you,

Brad Brandon

MTEMC Franklin Service Designer

2156 Edward Curd Ln

Franklin, TN 37067

615-465-5602 Office

From: David Stinson
Sent: Tuesday, October 22, 2019 5:45 PM
To: Leta Barnes
Subject: Fwd: [EXTERNAL] 7565 Union Valley Rd Williamson County 840

----- Forwarded message -----

From: Jon Bird Armstrong <Jon.Armstrong@tn.gov>
Date: Fri, Oct 18, 2019, 12:44 PM
Subject: RE: [EXTERNAL] 7565 Union Valley Rd Williamson County 840
To: David Stinson ~~XXXXXXXXXX~~
Cc: Jon Bird Armstrong <Jon.Armstrong@tn.gov>

Mr. Stinson.

Please see the attached roadway plans from the construction of I-840

Sheet 6 shows the roadway into your property. It is inside the state ROW but outside the control access fence of the roadway itself.

This is proof that the roadway is access to your property.

X As far as the addition of utility poles, the local electric company can use this as proof as well. They will have a process for the addition of the poles based upon the state ROW

Thanks