
DEANNEXATION REQUEST TROY & JODY MIZELL

4113 MURFREESBORO ROAD FRANKLIN, TN 37067

931-309-7444

TROY@MIZELL.US

12 OCTOBER, 2015

VERNON J. GERTH CECD
ASSISTANT CITY ADMINISTRATOR
COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

MR. GERTH:

MY WIFE AND I LIVE AT 4113 MURFREESBORO ROAD. APPROXIMATELY A YEAR AND A HALF AGO WE BEGAN TO REMODEL AND ADD ONTO THE HOUSE THAT WE PURCHASED AT AUCTION. SHORTLY AFTER WE BEGAN TO BUY PROPERTIES ALL AROUND US SEEKING PRIVACY. WHEN ADDING ONE OF OUR GARAGES THE BUILDING ENDED UP 8 FEET TOO CLOSE TO THE LOT LINE NEXT TO US. MIND YOU IT IS NOT OVER THE LOT LINE IT'S JUST NOT 20 FEET AWAY FROM THE LOT LINE THEREFORE CREATING A PROPERTY LINE VIOLATION. THE GARAGE NEEDED TO BE PLACED WHERE IT IS IN ORDER TO HAVE ADEQUATE SPACE IN FRONT OF IT TO PULL IN AND OUT OF IT. I BELIEVED THAT I HAD A SOLUTION TO THE SETBACK ISSUE DUE TO THE FACT THAT THE LOTS MY GARAGE WERE TOO CLOSE TO WERE MY OWN. YES, I OWN 2 FIVE ACRE LOTS THAT BACK UP AGAINST THE BACK OF MY GARAGE. IN SUMMARY, I AM REQUESTING TO DEANNEX MY 2 FIVE ACRE LOTS FOR SEVERAL REASONS:

- DEANNEXING WILL ALLOW ME TO REPLOT MY PROPERTY SO IT CAN EXIST IN A CONTIGUOUS MANNER
- ALLOW ME TO USE MY LAND WITHOUT CREATING ANY MORE PROPERTY LINE VIOLATIONS

- KEEP ALL OF MY SEVEN (7) PROPERTIES THAT ARE CONNECTED AS ALL COUNTY LAND
- ELIMINATE THE DOUGHNUT EFFECT FROM MY PROPERTY. MY COUNTY LAND SANDWHICHES MY TWO CITY LOTS. CURRENTLY I CANNOT BUILD A BUILDING IN THE MIDDLE OF MY 40 ACRES OF LAND
- THIS WILL ALLOW ME TO CONTINUE TO TARGET SHOOT ON MY COUNTY LAND. I AM A DISABLED ARMY VETERAN AND I TARGET PRACTICE AS A HOBBY
- ALLOW ME TO CONDUCT AGRICULTURE OPERATIONS ON ONE CONTIGUOUS PIECE OF COUNTY LAND.

THE TWO LOTS I AM REQUESTING TO BE DEANNEXED WERE ANNEXED IN 2006 AND NO SERVICES HAVE BEEN DELIVERED TO THE PROPERTY AS OF TO DATE. THE LOWER PART OF THE LAND DOES FLOOD AS I HAVE VIDEO. THE COLUMBIA GULF GAS LINES ALSO RUN ACROSS THE PROPERTIES. THE PROPERT REALLY NEEDS TO RETURN TO JUST BEING MY PASTURES.

SEE THE ATTACHED MAP

THE LOTS REQUESTED FOR DEANNEXATION ARE LOTS 2 & 3 OF SURVEY PLOT OF CORNELL JURCA (PLAT BOOK 33, PAGE 79)

Sincerely,

A handwritten signature in blue ink that reads "Troy A. Mizell". The signature is written in a cursive, slightly slanted style.

TROY A. MIZELL



SECTION 4
YELLOW DENOTES
OTHER MIZZELL
PROPERTIES

55 LAND
REDEVELOPED TO
BE DEMONSTRATED

SECTION 2
FRANKLIN EAST & CROSS CREEK
SECTION 1

DISTRICT 9
DISTRICT 14

50.02
5.02 AC
50.03
4.71 AC

34
10 AC
CEDARMONT E. RMS
PHASE 7

33
5.04 AC

55.02

55.01

50.06 (88)

50 (88)

50.06
5.01 AC

50.02
4.02 AC

50
5 AC

50.03
3.44 AC

50.04
1.32 AC

51
1.27 AC

52.05
1 AC

51.01
3.13 AC

52.06
1.01 AC

52
3.19 AC

52.08
1.45 AC

52.09
1.62 AC

52.02
3.89 AC

52.10
1.41 AC

46
4.49 AC

45
3.09 AC

53
4.05 AC

56
28.82 AC

44
1.56

53.01
4 AC

54
1.17 AC

FRANKLIN CITY (IN)
V615
2.33

60.06
3.93 AC
31.01 (89)

60.05 - 79

60.04 - 79

60.01
5.08 AC

60.07
5.76 AC

60.02
4.63 AC

60.03
4.7 AC

60.04
4.4 AC

60.05
3.87 AC

SEE 1"-100'
MAP 801