

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Nollner – Vice Chair
Mary Ann Baker – Sec*

*Rhonda Keisling
Carol Pruitt
Sarah Murray*

*David Thomas
Mark Swaffer
Thomas Harper*

AGENDA

The Hartsville/Trousdale County Planning Commission will meet in regular session on October 11,2021 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.

The Agenda is as the following:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular September 13, 2021 Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- Rezone Request by owner from R-1 to C-2 on McMurry Blvd E
Map 019M Parcel 17.00, 17.24, 17.25
Request is to take the lots back to commercial for Development potential and to match the Normal zoning use of McMurry Blvd

NEW BUSINESS

- Request by Matthew Carman for the rezoning of Hwy 141 N of 51.22 acres,
Map 7 Parcels 5.00, 6.00, 6.03
in Civil District 8 from A-1 to R-1 for property development.
- Request by Lewis Cass Beasley III for the rezoning of 3605 Hwy 10, 11.17 acres
Map 12 Parcel 15.01
in Civil District 3, from A-1 to R-1 for property development.
- Request by WAC Properties for a Final Plat Approval of Hwy 10, 9.03 acres
Map 20 Parcel 12.00
in Civil District 3 for 3 subdivided lots.
- Request by Billy Smith for a Final Plat Approval of Dixon Creek Rd, 6.94 acres
Map 11 Parcel 11.00
in Civil District 2, for the creation of 2 lots for property development.

DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

New Residence Building permits slowed during month of September.

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission

Meeting Minutes

September 13, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2nd Floor

Present: John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Mark Swaffer
Sam Edwards, Mary Turner (GNRC) and Mayor Stephen Chambers.

Absent: David Thomas, Sarah Murray, Rhonda Keisling and Carol Pruitt.

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

Approval of Minutes

David Nollner made a motion to approve the minutes of the August 9, 2021 meeting. Seconded by Thomas Harper.

MOTION CARRIED

Changes to the Agenda

Thomas Harper made a motion to approve the agenda as set, Seconded by Mark Swaffer.

MOTION CARRIED

Public Hearing

None

Old Business

None

New Business

- *Rolling Meadows Final Platt Approval, located on McMurry Blvd. West Map 19 Parcel 5.04.*
Jim Carman presented plat to the commission for review. Building Inspector Sam Edwards advised he saw no errors or issues with it, the mailbox restrictions had been met with a dedicated lot for them with 2 parking spaces as well as a sidewalk which will run throughout the entire development. Mary Turner with GNRC went over any variances that would be needed according to the subdivision regulations which are as follows:
 - Blocks (4-103.106 Blocks) and Pedestrian Ways
 - Access to Arterials and Collectors (4-103.107)
 - Cluster Box Units Regulations (4-113.1)Members discussed the noted variances, fire hydrants, possibility of natural gas, and reviewed the site plan for the cluster mailboxes. Mark Swaffer asked about the entrance to the development and was advised that TDOT would be consulted. David Nollner made a motion to approve the plat with the noted variances, Seconded by Thomas Harper.

MOTION CARRIED

- *Rezoning Request by owner from R-1 to C-2 on McMurry Blvd. E, Map 019M Parcel 17.00, 17.24, 17.25 Request is to take the lots back to commercial for development potential and to match the Normal zoning use of McMurry Blvd.*

Property Owner (Hartsville Cabinet) was not available to speak at the meeting. However, Hickory Ridge resident (Matt) addressed the commission with concerns he and other neighbors had regarding the effects on their property values and drainage issues as well as the increased traffic with construction if the property was rezoned. Chairman Kerr thanked him for his comments and advised that this body was a recommending body and the final decision to rezone the property would be done by the County Commission and they would have a public hearing before the decision was made.

Building Inspector Sam Edwards advised that in his opinion these lots should have never been rezoned as Residential when the plat was brought forward for the Hickory Ridge subdivision. Just like on Rolling Meadows and other developments, the request was not unreasonable and for members to keep in mind that the fence and vegetation barrier ordinance when any commercial property neighbor's residential property.

Mark Swaffer noted that the property owner was not here and this had come before the commission in the past but couldn't remember the outcome.

Chairman Kerr advised that Jerry Ford had came to the meeting and requested the change which was recommended by the planning commission but denied by the County Commission and noted in his personal opinion that he agreed with Building Inspector Edwards opinion that the property should have never been allowed to be zoned residential.

Mary Ann Baker noted the owner had listed development on the application and asked what type of development the owner was looking at or if the owner was just going to rezone and sell? Sam advised at this time there were no plans by the owner other than not putting any more residential homes on the lots.

Mary Turner advised that the surrounding properties to the North and East are zoned R-1. The property to the West is zoned R-3. The properties to the south, on the other side of McMurry Blvd. are zoned C-2. The properties are in the Hartsville/Trousdale Water & Sewer Utility district and the property is not in Special Flood Hazard Area and not identified as having significant steep slopes. She noted the 2000 growth plan identified this property within the planned growth area. Also noted the permitted uses of property zoned C-2 as well as the total area of these lots being 4.23 acres, so the maximum density permitted per C-2 zoning would be around 18 commercial lots.

Mark Swaffer asked if this request was to rezone 3 separate properties or to combine them as one and rezone? It was to rezone 3 separate properties not to consolidate them and Mary's calculations were on all three lots combined.

Mayor Chambers advised that in the past, tracts on the highway were reserved for commercial and had been at the requested by this body. He shares some concern about traffic which could be addressed at the plat phase if the property is developed.

Mary Ann Baker voiced concern about the residential subdivision behind these properties. If rezoned to C-2 the owner could put any of the allowable business in front of them and the owner not being present to speak also concerned her.

Mary Ann Baker made a motion to Deny the request seconded by David Nollner.

(3) Baker, Nollner and Harper voted Yes (Deny Request)

(2) Kerr and Swaffer voted No

*Mark Swaffer noted that he felt the property owner should be here to represent himself, in the past when the owner was not present the request would be deferred, most of the time.

Chairman Kerr asked for another vote or if this matter should be put off as it was unclear how the majority felt. After some discussion and clarification on meeting of point of order.

Chairman Kerr made a motion to reconsider this rezoning, seconded by Thomas Harper.

MOTION CARRIED

Discussion resumed on the rezoning request Thomas Harper made a motion to defer this zoning request, seconded by Mark Swaffer.

MOTION CARRIED

Discussion Topics

Mayor Chambers would like to discuss the Multimodal Grant project from Depot Street north to the Broadway/McMurry Blvd. intersection.

Mayor Chambers advised that he had participated in a zoom meeting with Representatives from TDOT and our RPO coordinator and the engineer that is helping the county with this project and instead of ending the project at White Oak it would be begin at Depot Street up to Hwy 25 and Hwy 141 intersection. That intersection project will be going out to bid in December which should help with the sidewalk project grant application. There will be some right of ways that will need to be purchased for the sidewalk but don't anticipate more than 3 to 4 feet off the existing right of way. Also, they suggested we look at rehabilitating the current sidewalks we have.

Report from Chairman

None.

Report From Building Inspector

1. Water department new building is in the site prep stage.
2. Harper Avenue Cottages developer has been in contact with Building Inspector and is preparing to break ground and get the subdivision started.
3. Sulphur College Estates has been sold to a contractor and anticipates them starting in the next few months.
4. Crestview is still working on their TDOT approvals and engineering and hopefully will be coming forward for final approval next month.

Adjourn

David Nollner made a motion to adjourn, seconded by Mark Swaffer and the meeting was adjourned.

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

8/13/21
MR# 405

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-1 Requested Zoning C-1 Reason development
Property Owner Hartsville Cabinet Phone (615) 374-2203
Property Address McMurry Blvd Hartsville TN 37074
Lot Size _____ Road Frontage _____ ft. Easements _____ ft
Tax Map Number 027D Group C 17.00 Parcel _____ Record/Deed Book _____
Subdivision Name 019M C 17.24 + 17.25 Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Hartsville Cabinet Phone (615) 374-2203
Mailing Address P.O. Box 237 Hartsville TN 37074
Email: jasonford1973@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties C-1, R-3, R-1
Names of Surrounding Property Owners MATTHEW & BETSY CARMAN, JENNIFER MELTON, DAVID GREGORY, THE HOME MISSIONERS OF AMERICA CORPORATION, BEECH HILL BAPTIST CHURCH
Affected Roads McMURRY BLVD E, HICKORY RIDGE LN
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____



Applicant Signature

8-12-21

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 019M C 017.24



Date: August 18, 2021
County: Trousdale
Owner: HARTSVILL CABINET & MILLW
Address: HICKORY RIDGE LN
Parcel Number: 019M C 017.24
Deeded Acreage: 0.73
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Aerial Photography

Street Map

Show FEMA DFIRM Flood Map

Hide Property Lines



HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Property Development
Property Owner Darrell and Ann Carman etux Phone _____
Property Address 210 Hwy 141 N Hartsville TN 37074
Lot Size 51.22 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 007 Group _____ Parcel 5.00,6.00,1 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Matthew Carman Phone (615) 633-8717
Mailing Address 875 Hwy 141 Hartsville TN 37074
Email: carmanma@realtracs.com

IMPACT INFORMATION

Zoning of Surrounding Properties A-1
Names of Surrounding Property Owners James Love/Betty Lou Taylor, Michael and Kristy Seamon
Affected Roads Hwy 141, Elmer Dalton RD
Schools Affected _____
Public Utilities Tri-County Electric, Hartsville Water

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

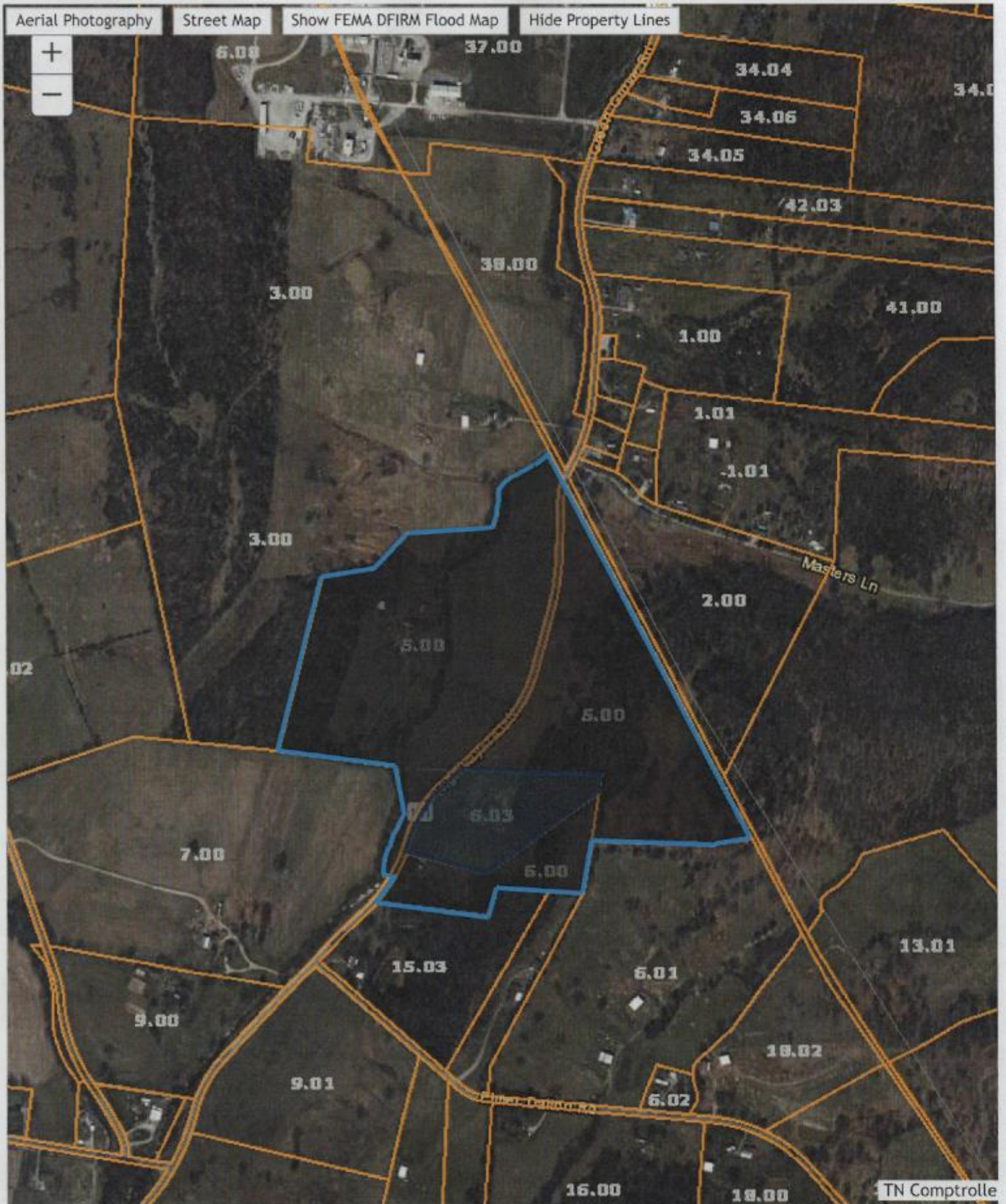


Applicant Signature

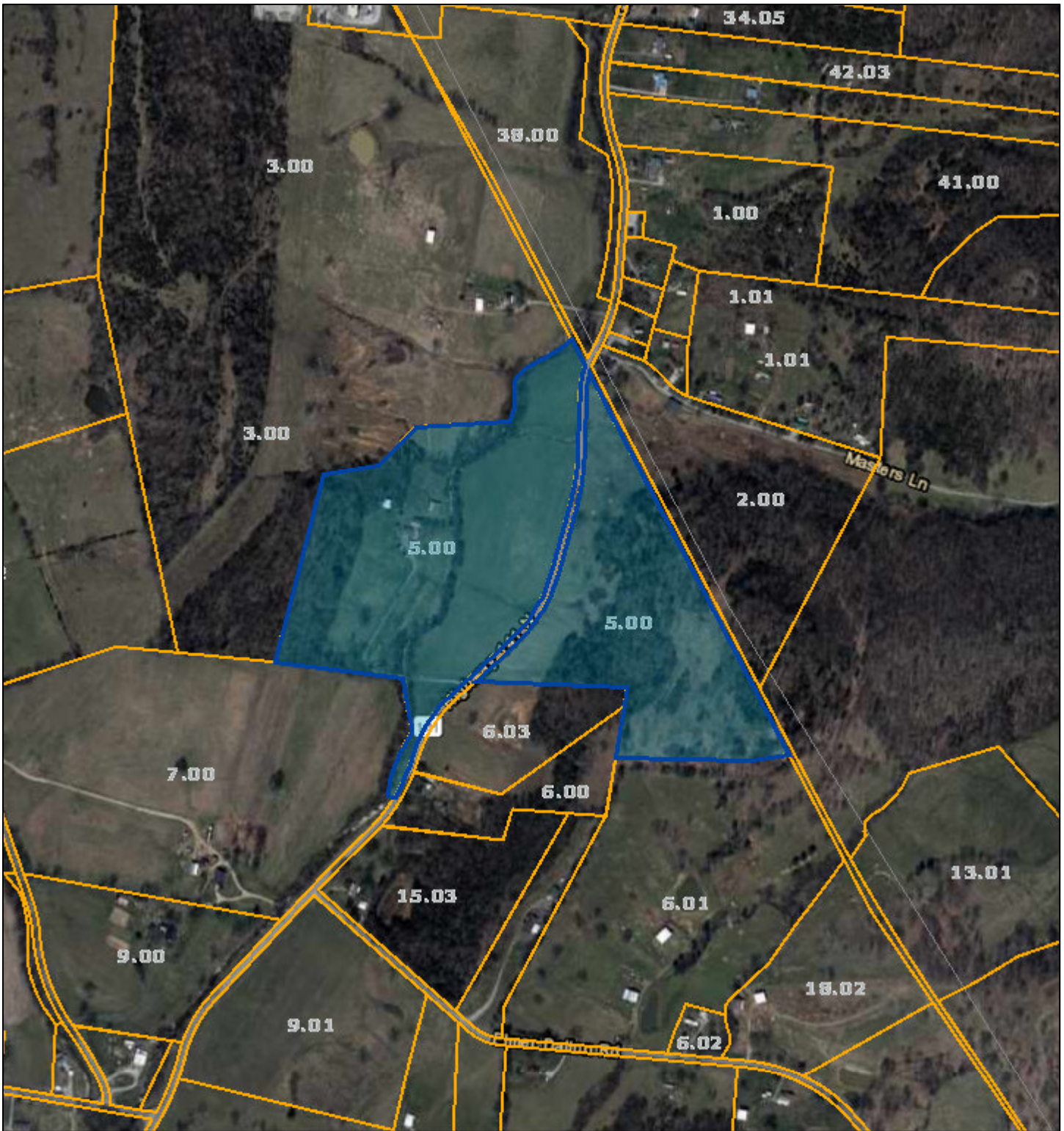
9-22-21

Date Submitted

\$100 Application fee



Trousdale County - Parcel: 007 005.00

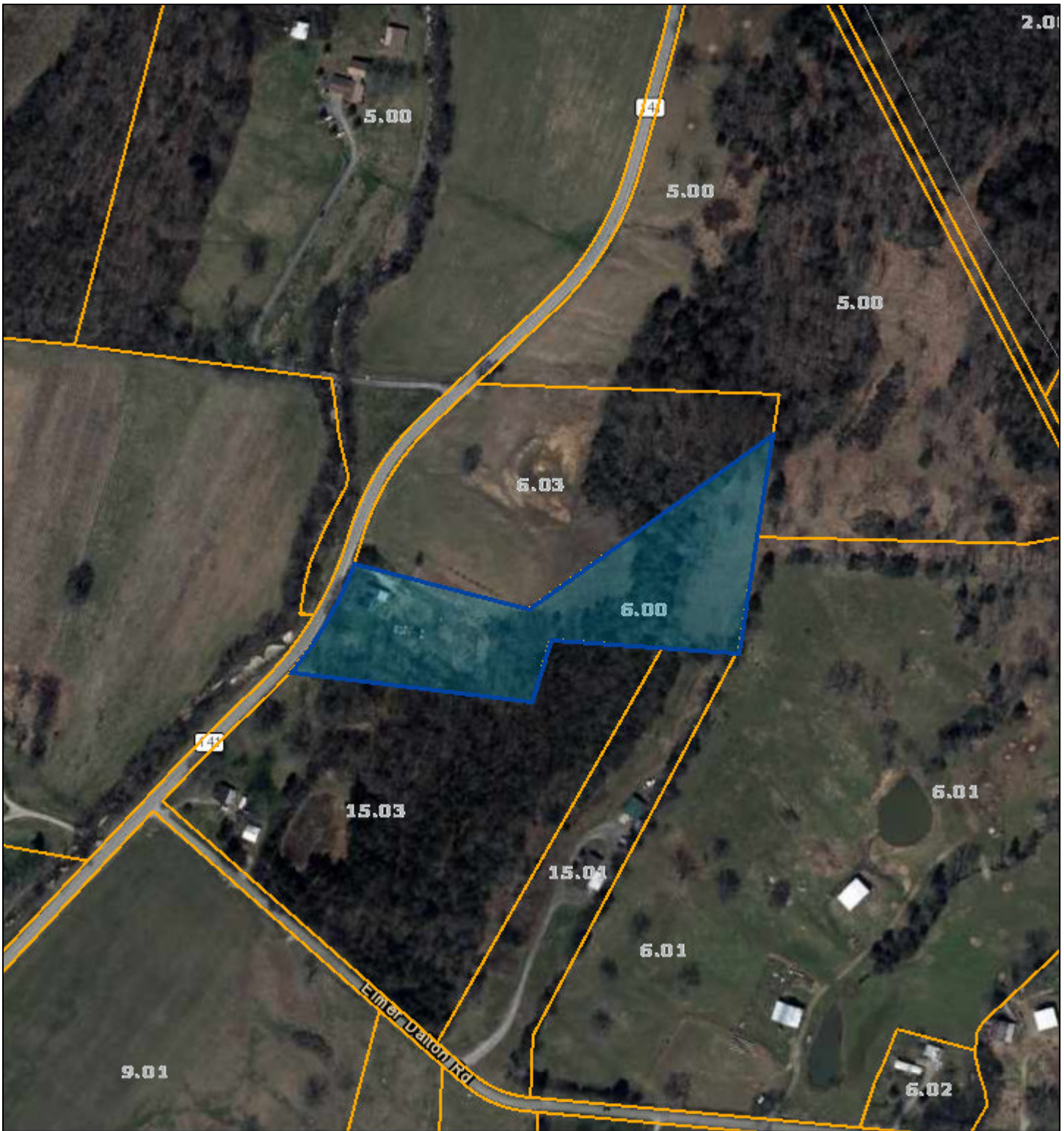


Date: October 8, 2021
County: Trousdale
Owner: CARMAN DARRELL
Address: HWY 141 N
Parcel Number: 007 005.00
Deeded Acreage: 40.27
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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Trousdale County - Parcel: 007 006.00



Date: October 8, 2021
County: Trousdale
Owner: CARMAN DARRELL
Address: HWY 141 N 375
Parcel Number: 007 006.00
Deeded Acreage: 5.01
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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Trousdale County - Parcel: 007 006.03



Date: October 8, 2021
County: Trousdale
Owner: CARMAN CHRISTOPHER M
Address: HWY 141 N
Parcel Number: 007 006.03
Deeded Acreage: 5.94
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
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Assessment (DPA) - Geographic Services
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HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

read
D. Wood
DM

10/4/21
MR# 859

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Property Development
Property Owner Lewis Cass Beasley III Phone (615) 973-4878
Property Address 3605 Hwy 10 Hartsville TN 37074
Lot Size 11.1 Road Frontage _____ ft. Easements _____ ft
Tax Map Number 12 Group _____ Parcel 15.01 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

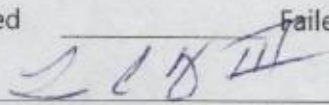
Applicant Name same as above Phone _____
Mailing Address _____ TN _____
Email: lcb111@yahoo.com

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1
Names of Surrounding Property Owners Brian Earps, Billy Towns, Pearl Osaile
Affected Roads Hwy 10,
Schools Affected _____
Public Utilities Tri County Electric, Hartsville Water

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

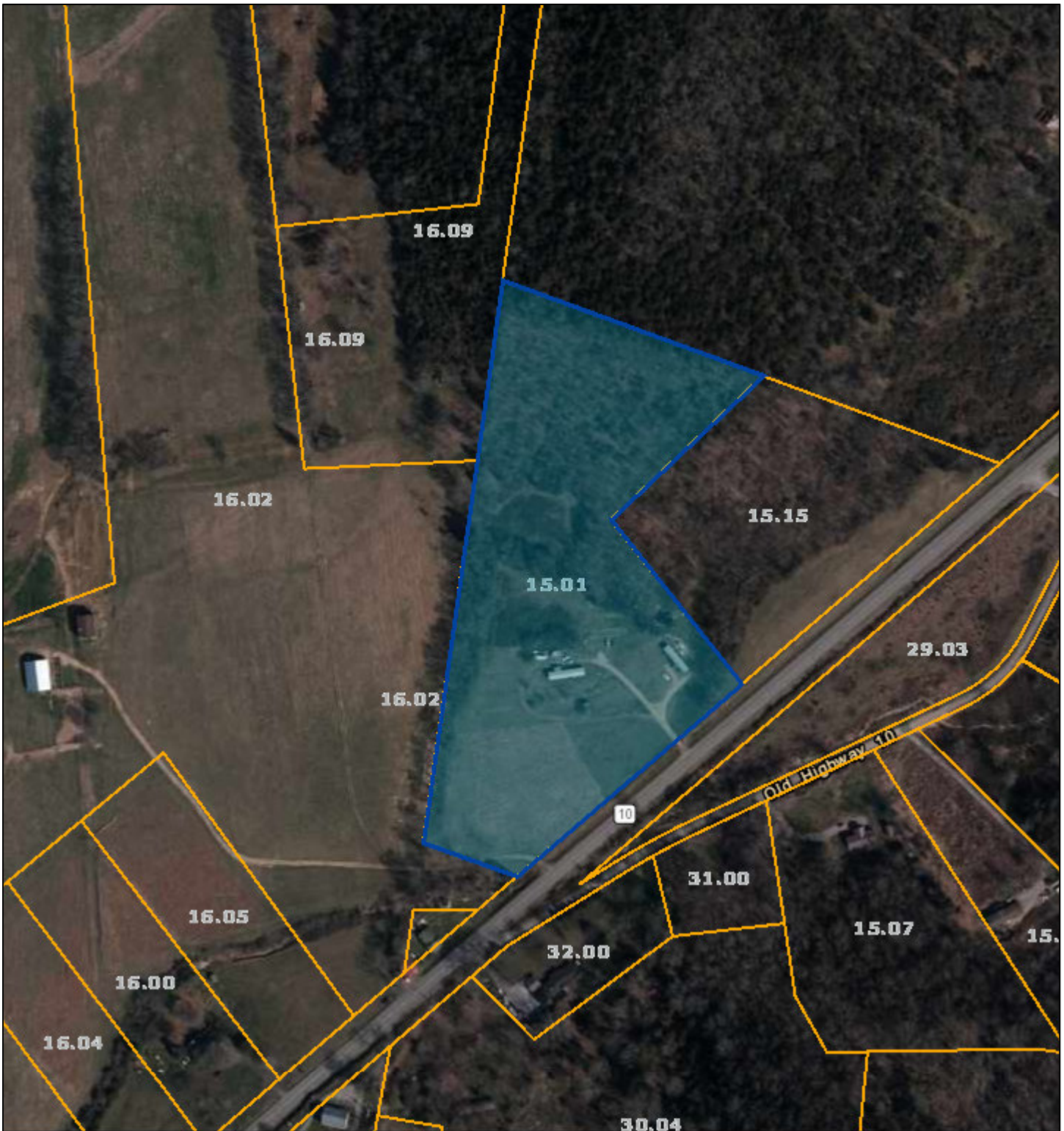


Applicant Signature

Date Submitted

\$100 Application fee

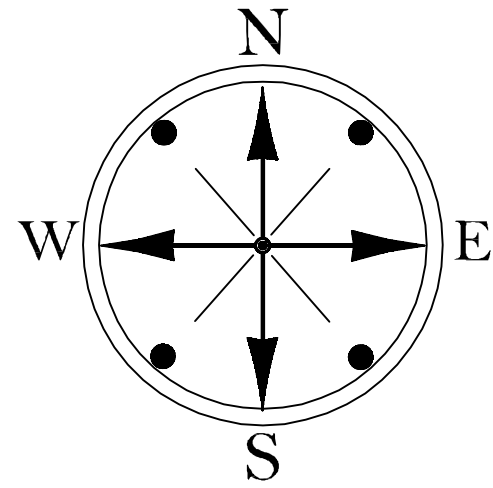
Trousdale County - Parcel: 012 015.01



Date: October 8, 2021
County: Trousdale
Owner: SHEPHERD JASON
Address: HWY 10 3605
Parcel Number: 012 015.01
Deeded Acreage: 12.55
Calculated Acreage: 0
Date of Imagery: 2017

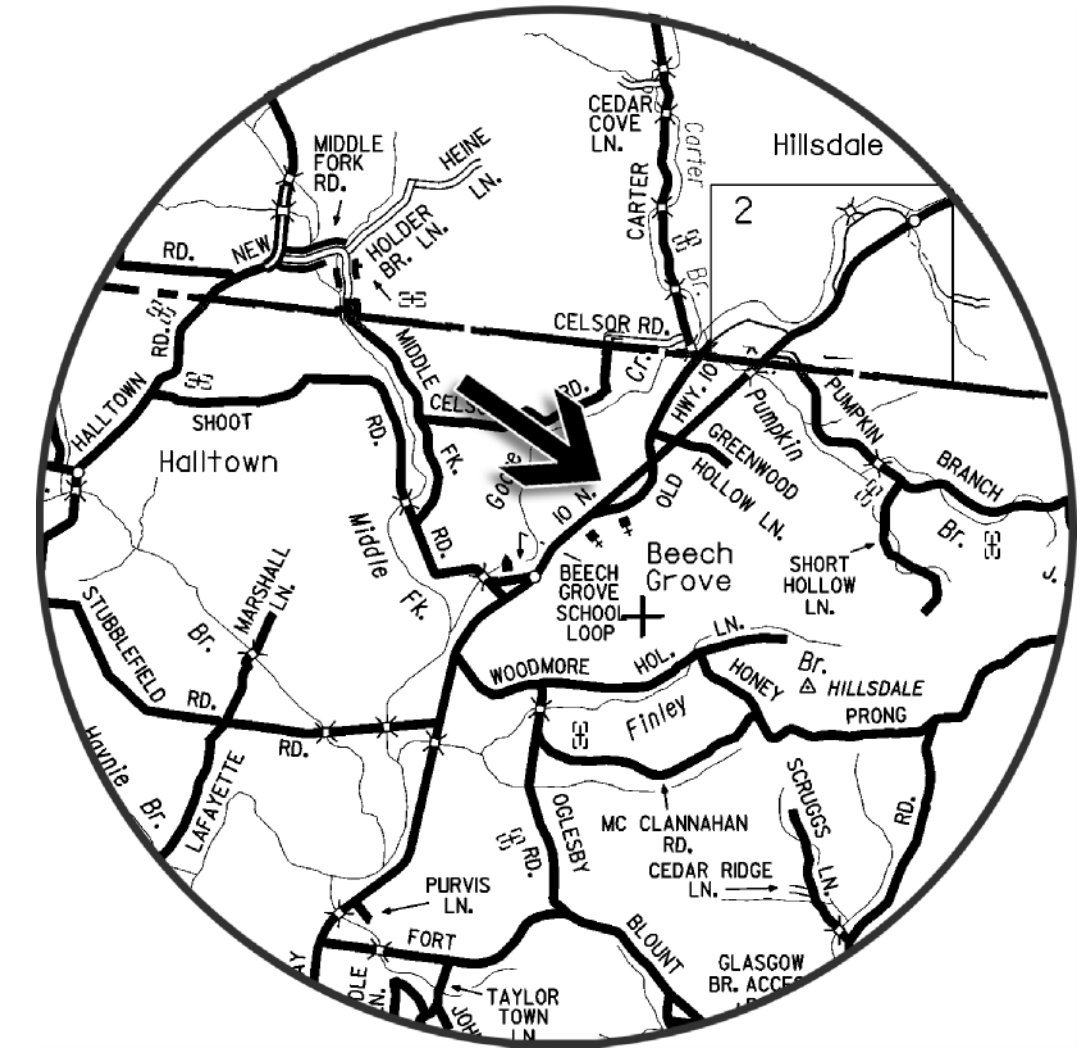
TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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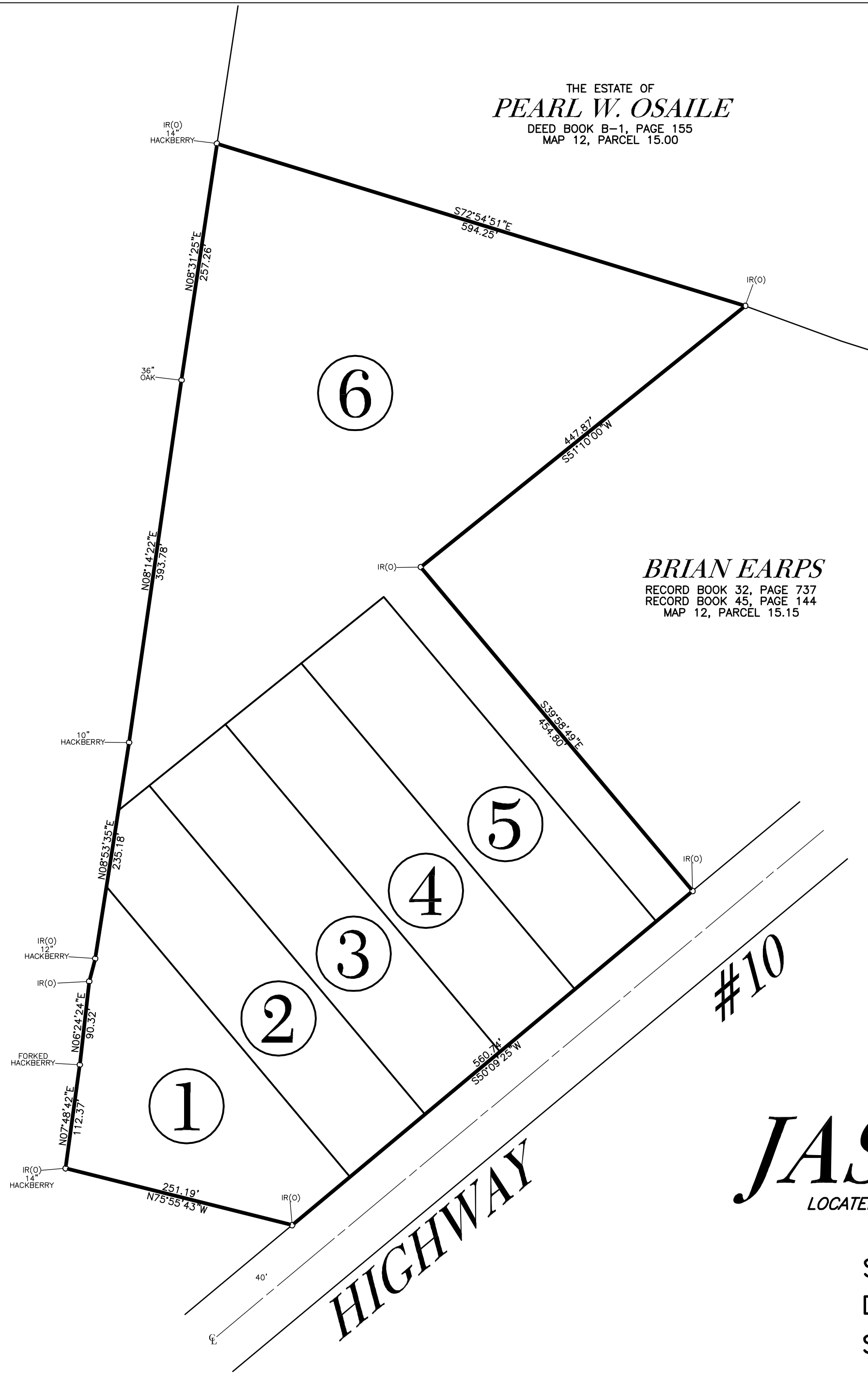


THE ESTATE OF
PEARL W. OSAILE
DEED BOOK B-1, PAGE 155
MAP 12, PARCEL 15.00

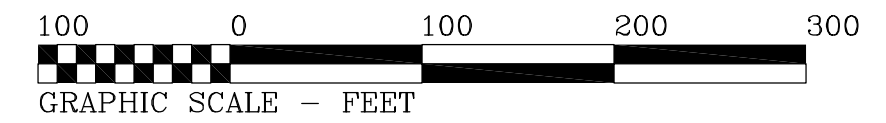
LOCATION SKETCH n.t.s.



BILLY TOWNS
RECORD BOOK 59, PAGE 443
RECORD BOOK 112, PAGE 377
MAP 12, PARCELS 16.02 & 16.09



BRIAN EARPS
RECORD BOOK 32, PAGE 737
RECORD BOOK 45, PAGE 144
MAP 12, PARCEL 15.15



BOUNDARY SURVEY FOR
JASON SHEPARD
LOCATED IN THE 3RD CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : SEPTEMBER 20, 2021
SIZE : 11.17 AC.+
DEED : R. B. 5, PG. 625, R.O.T.C.T.
MAP : MAP 12, PAR. 15.01, T.A.O.T.C.T.



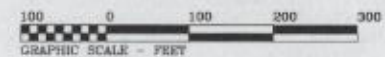
THE ESTATE OF
PEARL W. OSAILE
DEED BOOK 8-1, PAGE 155
MAP 12, PARCEL 15.00

LOCATION SKETCH n.t.s.

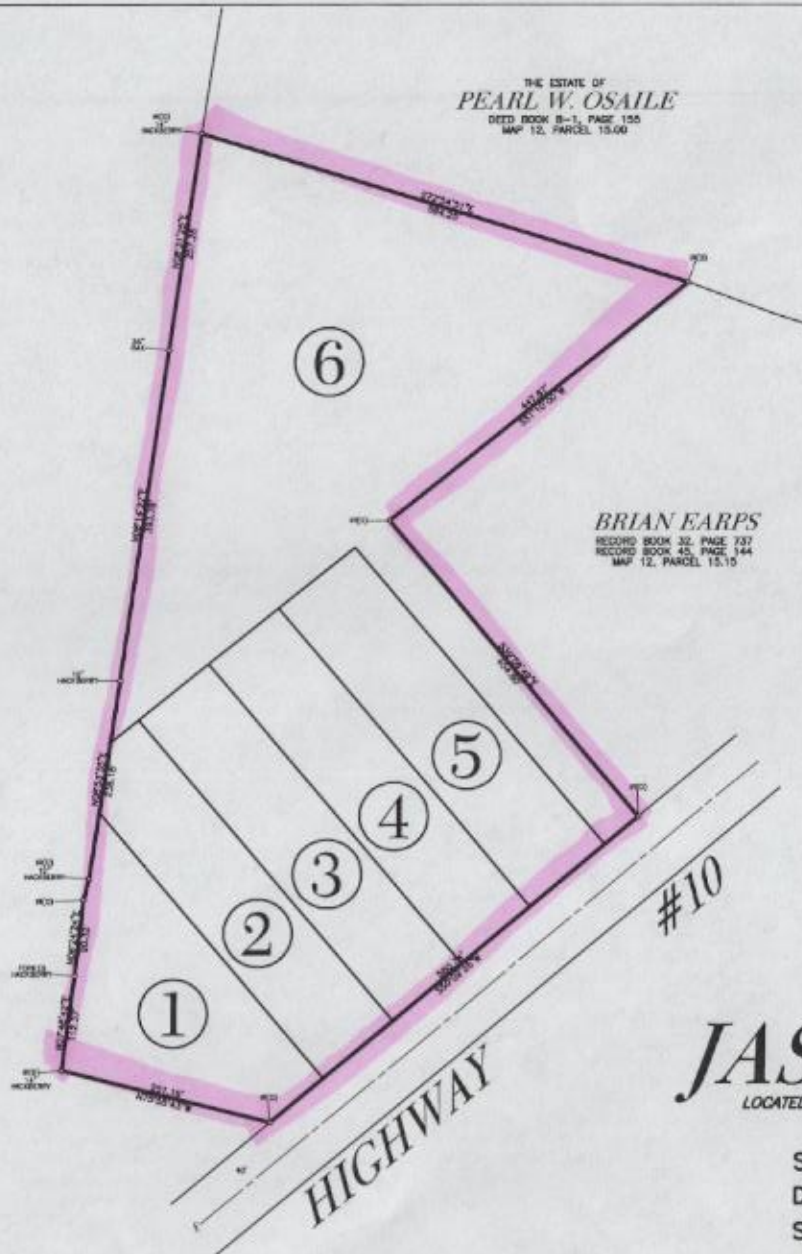


BILLY TOWNS
RECORD BOOK 26, PAGE 443
RECORD BOOK 173, PAGE 377
MAP 12, PARCELS 18.02 & 18.09

BRIAN EARPS
RECORD BOOK 32, PAGE 137
RECORD BOOK 45, PAGE 144
MAP 12, PARCEL 15.15



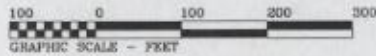
Proposed
Development
Plan



BOUNDARY SURVEY FOR
JASON SHEPARD
LOCATED IN THE 3RD CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

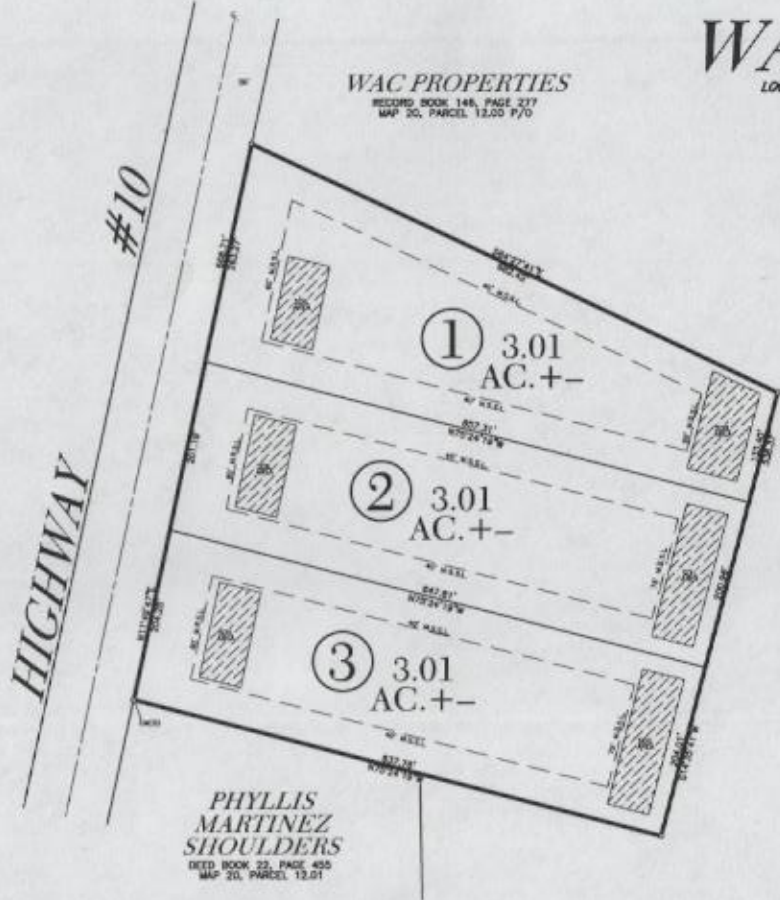
SCALE : 1" = 100'
DATE : SEPTEMBER 20, 2021
SIZE : 11.17 AC.+
DEED : R. B. 5, PG. 625, R.O.T.C.T.
MAP : MAP 12, PAR. 15.01, T.A.O.T.C.T.

LOCATION SKETCH n.t.s.



WAC PROPERTIES

DEED BOOK 148, PAGE 277
MAP 20, PARCEL 12.00 P/O



PHYLLIS MARTINEZ SHOULDERS
DEED BOOK 22, PAGE 450
MAP 20, PARCEL 12.01

FINAL SUBDIVISION PLAT FOR
WAC PROPERTIES
LOCATED IN THE 3RD CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : SEPTEMBER 24, 2021
SIZE : 9.03 AC.+-
DEED : R. B. 148, PG. 277, R.O.T.C.T.
MAP : MAP 20, PAR. 12.00 P/O, T.A.O.T.C.T.

NOTES:

1. PROPERTY IS ZONED A-1.
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY FLOOD NUMBER 47180000121 & 47180000122, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2010.
3. OWNER: WAC PROPERTIES
776 HARBURY ROAD/STEVENS
HARTSVILLE, TENNESSEE 37074
4. ALL CORNERS AND NEW CORNERS SHALL BE CONSPICUOUSLY MARKED.

SEPTIC RESTRICTIONS

1. LOTS 1, 2, AND 3 ARE APPROVED FOR INSTALLATION AND OPERATION OF CONVENTIONAL SURFACE DRAINAGE DISPOSAL SYSTEMS TO BEING AN ESTIMATED POUND SIZE OF 2 SEWERING.
2. SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSPORT SEWAGE FROM EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
3. SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SURFACE DRAINAGE SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSES SUCH AS MOBILE LOCATION, OTHER STRUCTURE LOCATION, GRAVED UTILITIES, OR ORNAMENTS, SWIMMING POOLS, ETC., OF ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GREEN SURFACE DRAINAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADING AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADING AREA IS MAINTAINED.
4. LOTS 1, 2, AND 3 ARE APPROVED FOR USE WITH STILETTY WATER ONLY.
5. THE SIZE, NUMBER OF SEWER FEET, DESIGN, AND LOCATION OF THE PROPOSED DRAINAGE MAY FURTHER RESTRICT THE MAXIMUM NUMBER OF SEWERING FOR WHICH A PERMIT MAY BE ISSUED.
6. ALL UNDERGROUND UTILITIES AND DRIVWAYS MUST ENTER ALONG THE EXISTING PROPERTY LINES.
7. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SURFACE DRAINAGE DISPOSAL SYSTEMS AND SOIL NOT SUITABLE APPROVAL OF MULTIPLE LOTS.
8. PRIOR TO COMMENCING CONSTRUCTION ON THIS LOT, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SURFACE DRAINAGE DISPOSAL SITES ON EACH LOT AS SHOWN ON THIS PLAT. IF THE OWNER DESIRES TO MODIFY OR RELOCATE THE SOIL SITE, THE OWNER WILL BE RESPONSIBLE FOR OBTAINING A SOIL EVALUATION OF THE PROPOSED LOCATION FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE BOUNDARIES OF THE UNADJUSTED SURVEY IS AT LEAST 1" TO 10,000 AS SHOWN HEREON.



CARMAN SURVEYING

100 BERRY TOWN ROAD
HARTSVILLE, TENNESSEE
PHONE: (615) 470-2000

<p>CERTIFICATE OF OWNERSHIP AND ACQUISITION</p> <p>I (they) hereby certify that I am (we and the majority of the property when and wherever herein as evidenced in Record Book 148, Page 277, Trousdale County Register's Office, and that I (we) hereby submit this plat of subdivision with no other title claims, including the existing building construction lines, and that all other title claims, mortgages, and other encumbrances have been paid.</p> <p>Date: _____</p> <p>Owner: _____</p> <p>Date: _____</p> <p>Owner: _____</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I hereby certify that in the best of my knowledge and belief this is a true and accurate survey of the property shown herein. This plat is a Category 1 Land Survey as defined in Chapter 0602-0-10, Tennessee Code Annotated and that the value of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN Registered Land Surveyor #409</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water supply and distribution system shown on this plat complies with the minimum standards and requirements of a Subchapter 0602-0-10, Tennessee Code Annotated, which will determine said installation.</p> <p>Date: _____</p> <p>KIM TULL, AND TULL Agency of Agricultural Approving Agency</p>	<p>Approval is hereby granted for lots 81, 82, and 83, and as defined on this plat, submitted to the WAC PROPERTIES, Trousdale County, Tennessee, as being suitable for surface water disposal, based on the final subdivision plat included herein. Approval is granted for the installation of a structure, well, or component, the design for the well, the structure, well, or component, shall be approved and a copy of the design shall be submitted to the Division of Water Resources, Water Code, Water Law, and Water Pollution Control and Enforcement should be included at the time of the permit application. Any cutting, filling, or alterations of the soil conditions may void this approval.</p> <p>Date: _____</p> <p>Environmental Specialist Division of Water Resources</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC UTILITY FOR BOND PORTING</p> <p>I hereby certify that all required public utility of this final subdivision plat have been installed or an appropriate easement and according to the regulations of the Metropolitan Trousdale County Subdivision Regulations, or (2) that a certificate bond of other utility has been posted with the Planning Commission to guarantee completion of all further improvements in case of default.</p> <p>Date: _____</p> <p>Metropolitan Government City of Hartsville</p>	<p>CERTIFICATE OF APPROVAL FOR ZONING</p> <p>I hereby certify that the subdivision plat herein shown has been found to comply with the Metropolitan Trousdale County, Tennessee Subdivision Regulations, with the regulations of said ordinance, if any, as are found on the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.</p> <p>Date: _____</p> <p>County Planning Commission</p>
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Trousdale County - Parcel: 020 012.00

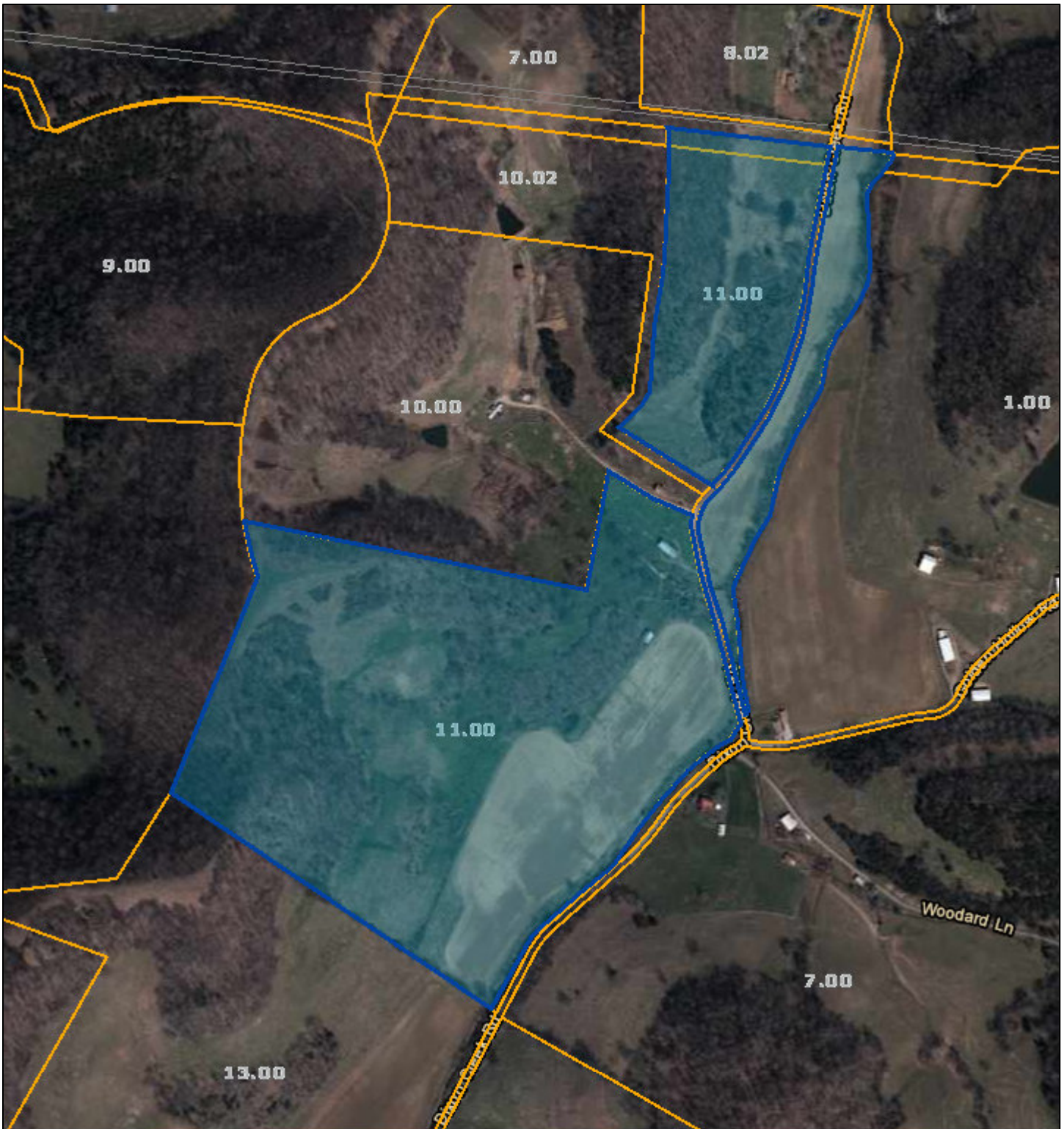


Date: October 8, 2021
County: Trousdale
Owner: SHOULDERS PHYLLIS
Address: JAMES MCCLANAHAN LN 200
Parcel Number: 020 012.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Trousdale County - Parcel: 011 011.00



Date: October 8, 2021
County: Trousdale
Owner: SMITH BILLY ETUX GWENDOLYN
Address: DIXON CREEK RD 4625
Parcel Number: 011 011.00
Deeded Acreage: 110.17
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
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State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
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