

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*

DECEMBER 13, 2021 | 7:00PM | TC COURTHOUSE

AGENDA

The Hartsville/Trousdale County Planning Commission meeting in regular session on December 13, 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 meeting November 8, 2021

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

- Request by Jeff Edde for the Rezoning of 470 Scruggs Lane, 3.12 acres, (Map 021 Parcel 024.01) in Civil District 2 from A-1 to R-1 creating 2 lot subdivision.
- Request by Zach Scott/Jordan Fleming for the Rezoning of Templow RD, 16.21 acres, (Map 016 Parcel 024.05) in Civil District 8 from A-1 to R-1 to create 6 buildable lots less than 5 acres each.
- Request by Brian Bowker for the Rezoning of 190 Pike Lane, 3.86 acres (Map 038 Parcel 20.04) in Civil District 10 from A-1 to R-1 to subdivide into two lots.
- Final Plat approval Crestview Acres Subdivision, 12.2 acres (Map 27 C Parcel 37.00) in Civil District 1.
- Final Plat approval of Paul Myers/Linda Myers 169 Cemetery Lane, 2.5 acres (Map 027B E Parcel 17.00) 4 lot subdivision in Civil District 1.

DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	<u>Residence No.</u>	<u>Residence</u>	<u>Res Permit</u>	<u>Accessory</u>	<u>Access</u>
<u>October</u>	<u>of Permits</u>	<u>Total Sq Feet</u>	<u>Fees</u>	<u>Permits</u>	<u>Permit Fees</u>
2020	5	8626	\$ 6,038	1	\$ 1,000
2021	7	13,254	\$ 8,472	3	\$ 2,653

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission

Meeting Minutes

November 8, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2nd Floor

Present: John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Rhonda Keisling, Sara Murray, Carol Pruitt, Mark Swaffer and Mary Turner (GNRC).

Absent: Sam Edwards and David Thomas.

Others Present: Mayor Stephen Chambers and Sam Holder

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

Election of Officers

David Nollner made a motion for the current officers to remain as follows: Chairman – John Kerr, Vice Chairman – David Nollner and Secretary – Mary Ann Baker. Seconded by Thomas Harper.

MOTION CARRIED

Approval of Minutes

David Nollner made a motion to approve the minutes of the October 11, 2021 meeting as presented, Seconded by Sara Murray.

MOTION CARRIED

Changes to the Agenda

None

Public Hearing

None

Old Business

None

New Business

- *Request by George Holder and Mary Anne Mudd for the rezoning of Dalton Hollow Rd. properties totaling 6 acres, (Map 19 Parcel 16.15, A-1 to C-1 ; Map 19F Group A Parcel 27.01, R-1 to C-2) in Civil District 4 from A-1 to C-1, R-1 to C-2 for property value.*

Sam Holder advised the commission that they are requesting the rezoning of the properties for the potential sale for commercial business, although there are no current plans to sale at this time.

Mary Turner (GNRC) advised that one of the properties sits right outside the urban services district and the other is inside the urban services district. Both properties are inside the Hartsville/Trousdale Water and Sewer Utility District and there is no sewer line on Dalton Hollow Road, properties are not in a Special Flood Hazard Area and are not identified as having significant steep slopes. She provided permitted uses for C-1 and C-2 properties.

Planning members discussed concerns about traffic on Dalton Hollow Road, possible spot zoning, possible uses and commercial property being located on a non - arterial or collector road. Members also discussed the availability of commercial property being an advantage to attracting potential business to the area. Sara Murray made a motion to deny the request for rezoning, Seconded by Mark Swaffer.

MOTION CARRIED

Discussion Topics

Mary Turner asked if any of the planning members had attended the (4 Hour) online training via Zoom on November 5, 2021. Chairman Kerr advised he had. Mary advised other members that she would let them know when the video was available for them to watch.

Report from Chairman

None.

Report From Building Inspector

A chart was provided to members showing the change in activity from last year as follows:

October	2021	2020
Residence Permits	5	7
Residence Total Sq Feet	9,239	12,761
Res Permit Fees	\$5,875.00	\$8,039.00
Accessory Permits	6	4
Access Permit Fees	\$1,941.00	\$801.00

Closing Remarks from the Chair and Commission

Members advised how much they like the numbers being provided and asked if they could get it monthly and Chairman Kerr wished everyone a safe and Happy Thanksgiving

Adjourn

David Nollner made a motion to adjourn, seconded by Carol Pruitt 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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason creating (2) lot subdivision
Property Owner Jeff Edde (Edde Properties) Phone 615-489-5408
Property Address 470 Scruggs Lane Hartsville TN 37074
Lot Size 3.12 acres Road Frontage 670 ft. Easements _____ ft
Tax Map Number 021 Group _____ Parcel 024.01 Record/Deed Book 17036841/48
Subdivision Name N/A Phase _____ Lot # _____
Water Source City Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Jeff Edde Phone 615 489 5408
Mailing Address P.O Box 2369 Lebanon TN 37088
Email: jeffedde@yahoo.com

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1
Names of Surrounding Property Owners CARLA JEAN REALEY, LLOYD CANNON,
NATHAN ROUSH, ANNA WALKOVER, RANDAL COOPER, September CROOK
Affected Roads SCRUGGS 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

11/22/21
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 021 024.01



Date: December 6, 2021
County: Trousdale
Owner: BYRD TIMOTHY SHANE
Address: SCRUGGS LN 470
Parcel Number: 021 024.01
Deeded Acreage: 3.12
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

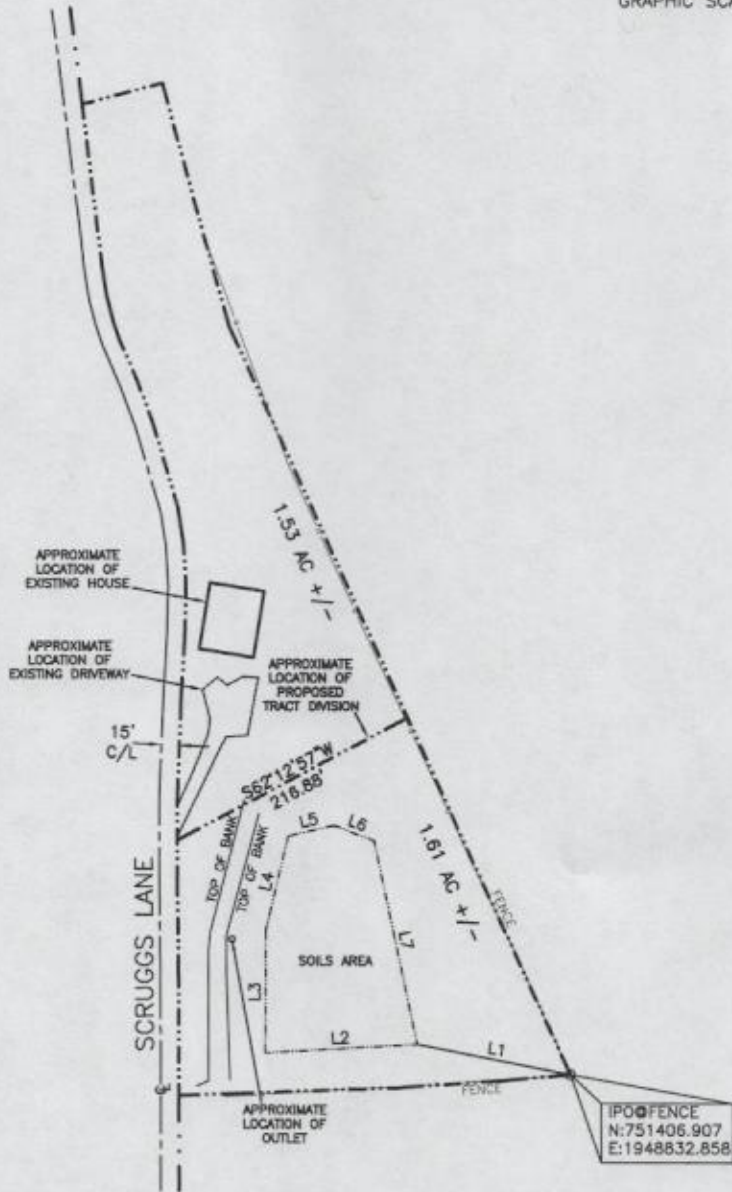
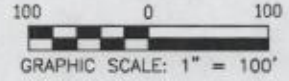
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



VICINITY MAP: NOT TO SCALE



SOURCE OF NORTH
TN STATE PLANE
(NAD 83)



EXHIBIT, 11-30-21

PROPERTY INFORMATION:

OWNER: TIMOTHY BYRD
 ADDRESS: 470 SCRUGGS LN
 HARTSVILLE, TN 37074
 MAP 21, PARCEL 24.01
 DEED BOOK RB45, PAGE 663
 REGISTER'S OFFICE of
 TROUSDALE COUNTY TENNESSEE

K&A Land
 Surveying

1012 Sparta Pike Lebanon TN, 37087
 Office Phone- 615-443-7796

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 build residential on less than 5ac
Property Owner Zach James Scott Phone _____
Property Address Templow Rd TN 37074
Lot Size 16.21 Road Frontage 906 & 365 ft. Easements _____ ft
Tax Map Number 016 Group _____ Parcel 024.05 Record/Deed Book 93/687
Subdivision Name _____ Phase _____ Lot # _____
Water Source HTC Sewer or Septic HTC

APPLICANT INFORMATION

Applicant Name JORDAN FLEMING Phone (615) 788-6996
Mailing Address 110 S CUMBERLAND ST TN 37087
Email: JORDAN@FLEMINGHOMESUSA.COM

IMPACT INFORMATION

Zoning of Surrounding Properties R-1, A-1
Names of Surrounding Property Owners WILLIAM SCOTT, WILLIAM BEASLEY,
RICHARD ANGEL, CLAYTON ANDERSON, WILLIAM H. SCOTT MARY JANE McCallum
Affected Roads TEMPLLOW Rd, Bass Rd
Schools Affected _____
Public Utilities Castalian Springs WATER, TRI County ELECTRIC

ACTION TAKEN

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


Applicant Signature

11-16-21
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 016 024.05



Date: December 6, 2021
County: Trousdale
Owner: SCOTT ZACH JAMES
Address: TEMPLOW RD
Parcel Number: 016 024.05
Deeded Acreage: 16.21
Calculated Acreage: 0
Date of Imagery: 2017

+/- 16 acres

Average homesite <2 acres, pending septic & a larger homesite for lot w/ barn

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

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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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Property Development
Property Owner Brian Bowker Phone 615-772-5679
Property Address 190 Pike Lane Lebanon TN 37087
Lot Size 3.86 ACRES Road Frontage _____ ft. Easements _____ ft
Tax Map Number 038 Group _____ Parcel 20.04 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CITY Sewer or Septic Septic

APPLICANT INFORMATION

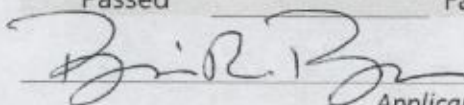
Applicant Name Brian Bowker Phone 615/772-5679
Mailing Address 120 Pike lane, Lebanon TN 37087
Email: b.bowker@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties R-1, A-1
Names of Surrounding Property Owners Tiffany Adams, K D Woodcock,
Peggy Hix
Affected Roads Hwy 141 S
Schools Affected _____
Public Utilities Hartsville WATER, Middle TENNESSEE ELECTRIC

ACTION TAKEN

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


Applicant Signature

11/30/2021
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 038 020.04

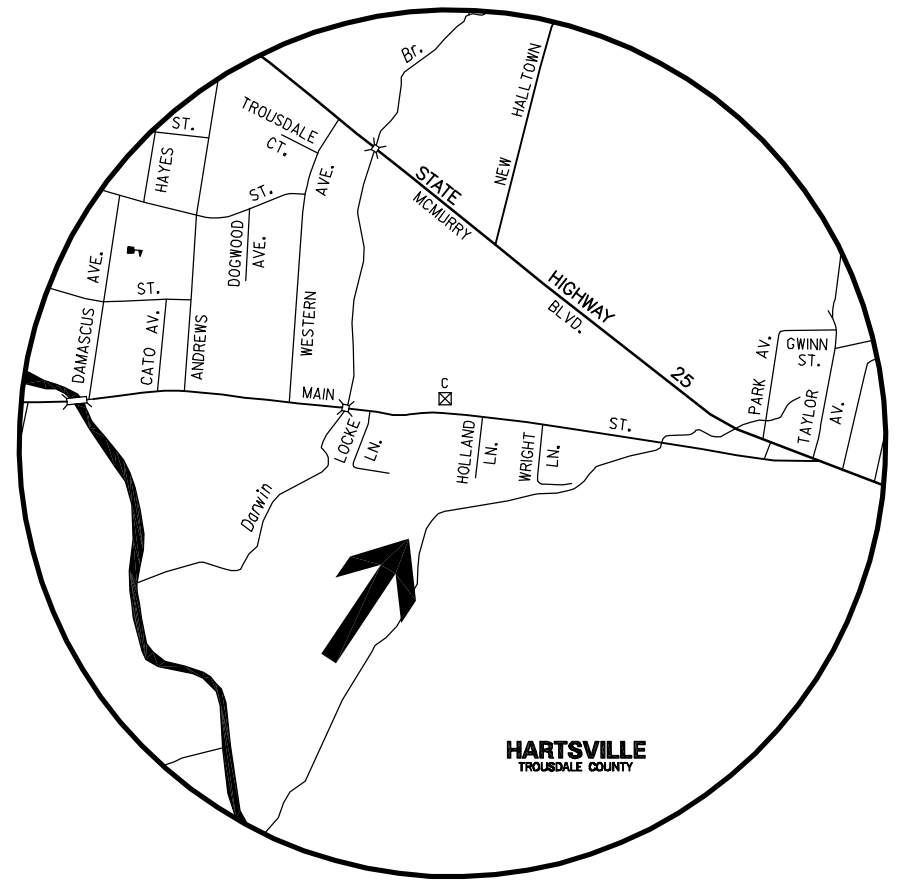


Date: December 6, 2021
County: Trousdale
Owner: BYARS ANDREW J
Address: PIKE LN 190
Parcel Number: 038 020.04
Deeded Acreage: 3.35
Calculated Acreage: 3.4
Date of Imagery: 2017

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.

LOCATION SKETCH n.t.s.



Course	Bearing	Distance
L1	S 54°32'16" E	40.00'
L2	S 89°46'44" W	21.55'
L3	S 87°40'23" E	41.41'
L4	N 09°19'37" E	50.00'
L5	S 80°40'23" E	23.59'
L6	N 09°19'37" E	30.00'
L7	S 80°40'23" E	20.00'
L8	S 09°19'37" W	30.00'
L9	N 80°40'23" W	20.00'

BARRY TAYLOR
DEED BOOK 5, PAGE 111
MAP 27-C, PARCEL C-18.00
ZONED R-1

FINAL SUBDIVISION PLAT OF PHASE 2 OF CRESTVIEW ACRES

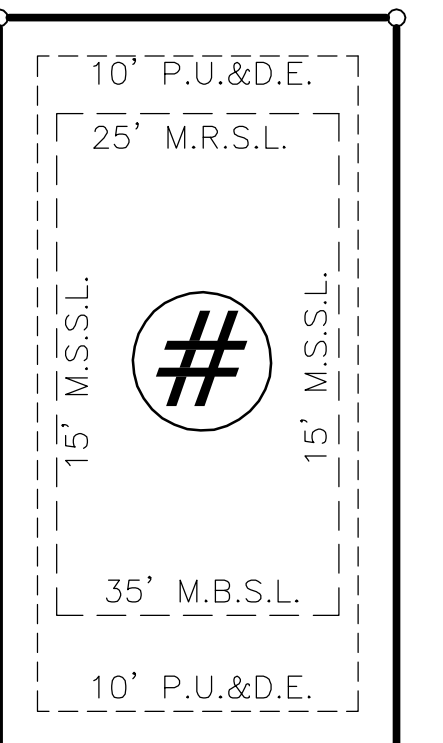
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'
DATE : NOVEMBER 29, 2021
SIZE : 8.06 AC.+-
DEED : D. B. 68, PG. 408, R.O.T.C.T.
MAP : MAP 27-C, PAR. C-37.00 P/O, T.A.O.T.C.T.

BIG BUCKS, INC.
RECORD BOOK 72, PAGE 573
MAP 27-C, PARCEL C-17.00
ZONED R-1

ST. JOHNS MISSIONARY BAPTIST CHURCH
DEED BOOK 3, PAGE 134
DEED BOOK D-1, PAGE 47
MAP 27-C, PARCELS C-18.01 & C-19.00
ZONED R-1

TYPICAL RESIDENTIAL LOT



HOLDER & HOLDER
RECORD BOOK 28, PAGE 155
MAP 27-C, PARCEL C-12.00
ZONED A-1

CRESTVIEW FUTURE DEVELOPEMENT
DEED BOOK 68, PAGE 408
MAP 27-C, PARCEL C-37.00 P/O
ZONED R-1

CRESTVIEW ACRES PHASE 1
PLAT CABINET 2, PAGE 13

CRESTVIEW

CRESTVIEW

CIRCLE

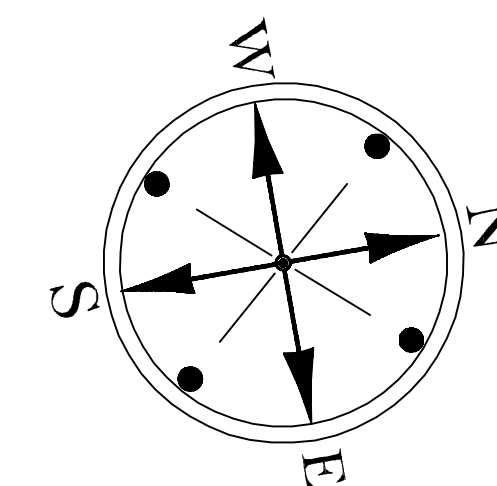
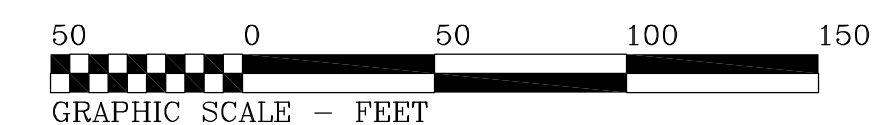
COURT

HOLLAND LANE

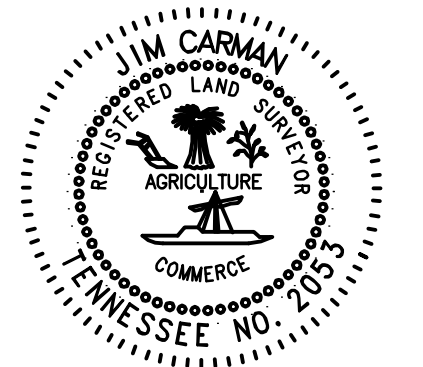
JERRY SCURLOCK
RECORD BOOK 93, PAGE 333
MAP 27-D, PARCEL B-1.01
ZONED R-3

NOTES:

- ALL CORNERS MARKED BY NEW IRON RODS UNLESS OTHERWISE NOTED.
- OWNER: CARL W. ROBBINS
PO BOX 489
MT. JULIET, TENNESSEE 37121
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE "X". SEE COMMUNITY PANEL NUMBER 47160004C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- THIS PROPERTY IS ZONED "R-1"
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON MAILBOX AREA (WHICH IS SHOWN AS LOT #A) OF THIS SUBDIVISION.

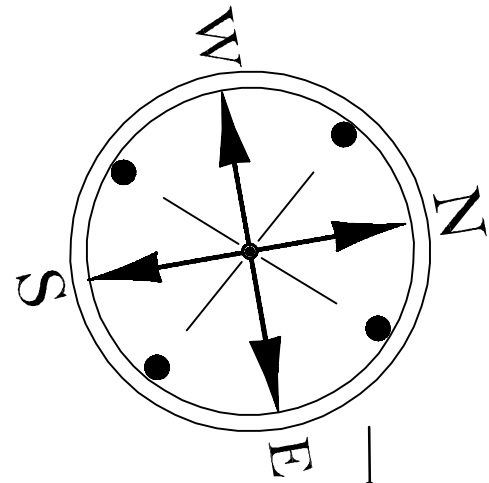


SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING
100 WIZBEE FORK ROAD
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF COMMON AREA DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 68, Page 408, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	CARL W. ROBBINS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within CRESTVIEW ACRES for mail service related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of Covenants and Restrictions", applicable to the show named subdivision, is hereby incorporated and made part of this plat.	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 8800-3-05, Tennessee Code Annotated and that the ratio of Precision is greater than or equal to 1:10,000.	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "CRESTVIEW ACRES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled "CRESTVIEW ACRES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat have been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
Date: _____ CARL W. ROBBINS	Date: _____ CARL W. ROBBINS	Date: _____ JIM CARMAN Registered Land Surveyor #2053	Date: _____ Name, Title, and Title Agency or Authorized Approving Agency	Date: _____ Name, Title, and Title Agency or Authorized Approving Agency	Date: _____ Appropriate Government Representative	Date: _____ Secretary Planning Commission



CLUSTER MAILBOX SITE PLAN OF *CRESTVIEW ACRES*

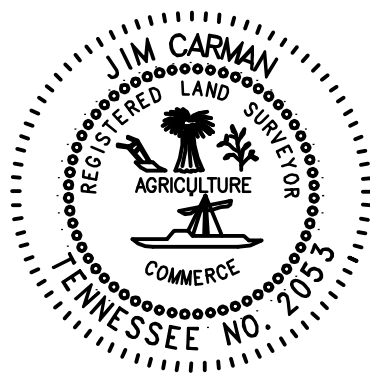
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 10'
DATE : NOVEMBER 29, 2021
SIZE : 875 SQ.FT.+
DEED : D. B. 68, PG. 408, R.O.T.C.T.
MAP : MAP 27-C, PAR. C-37.00 P/O, T.A.O.T.C.T.

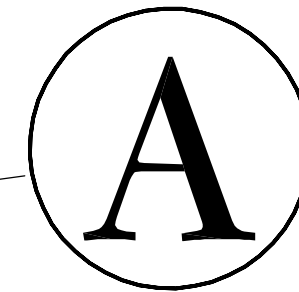
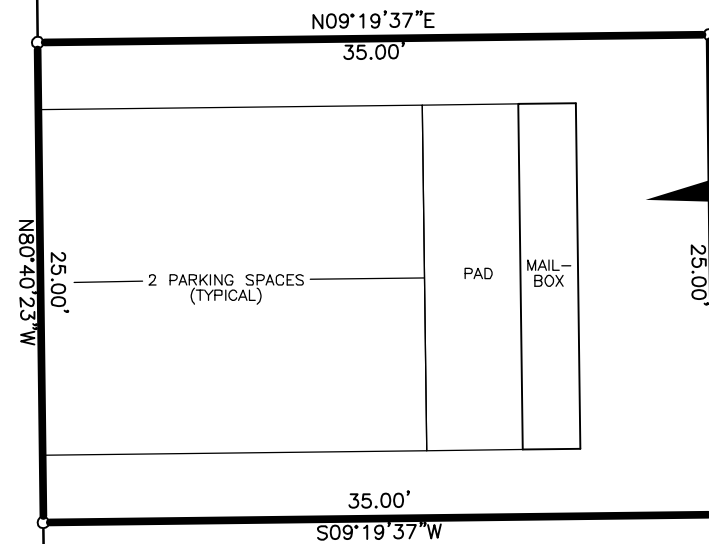
*CRESTVIEW
CIRCLE*

SURVEYOR'S CERTIFICATE:

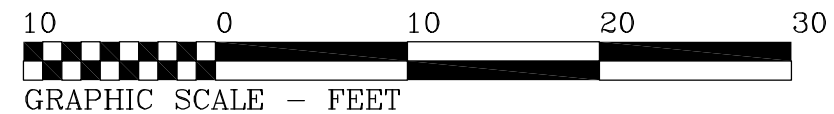
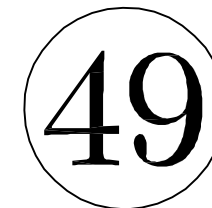
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



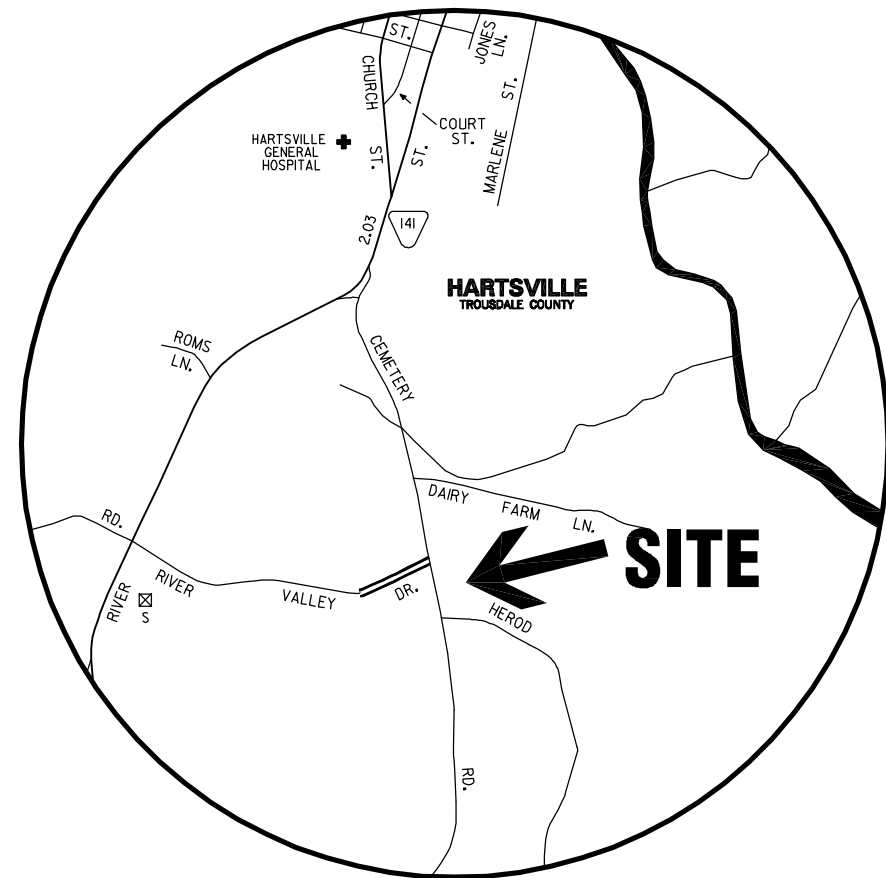
CARMAN SURVEYING
50 LINDA LANE
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344



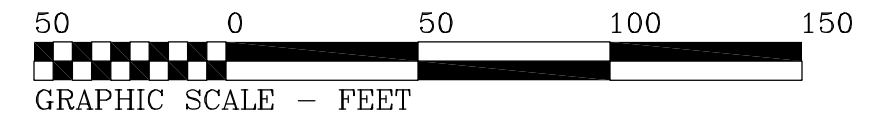
UNBUILDABLE
875 SQUARE FEET



LOCATION SKETCH n.t.s.



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1129.70'	55.26'	110.43'	5°36'02"	110.38'	N 79°57'29" W
2	25.00'	16.38'	29.01'	66°28'33"	27.41'	N 43°55'11" W
3	5324.80'	57.23'	114.46'	1°13'54"	114.46'	N 11°17'51" W
4	5324.80'	39.00'	78.00'	0°50'22"	78.00'	N 12°19'59" W
5	5324.80'	71.60'	143.20'	1°32'27"	143.19'	N 13°31'23" W



HOWELL & COTHRON

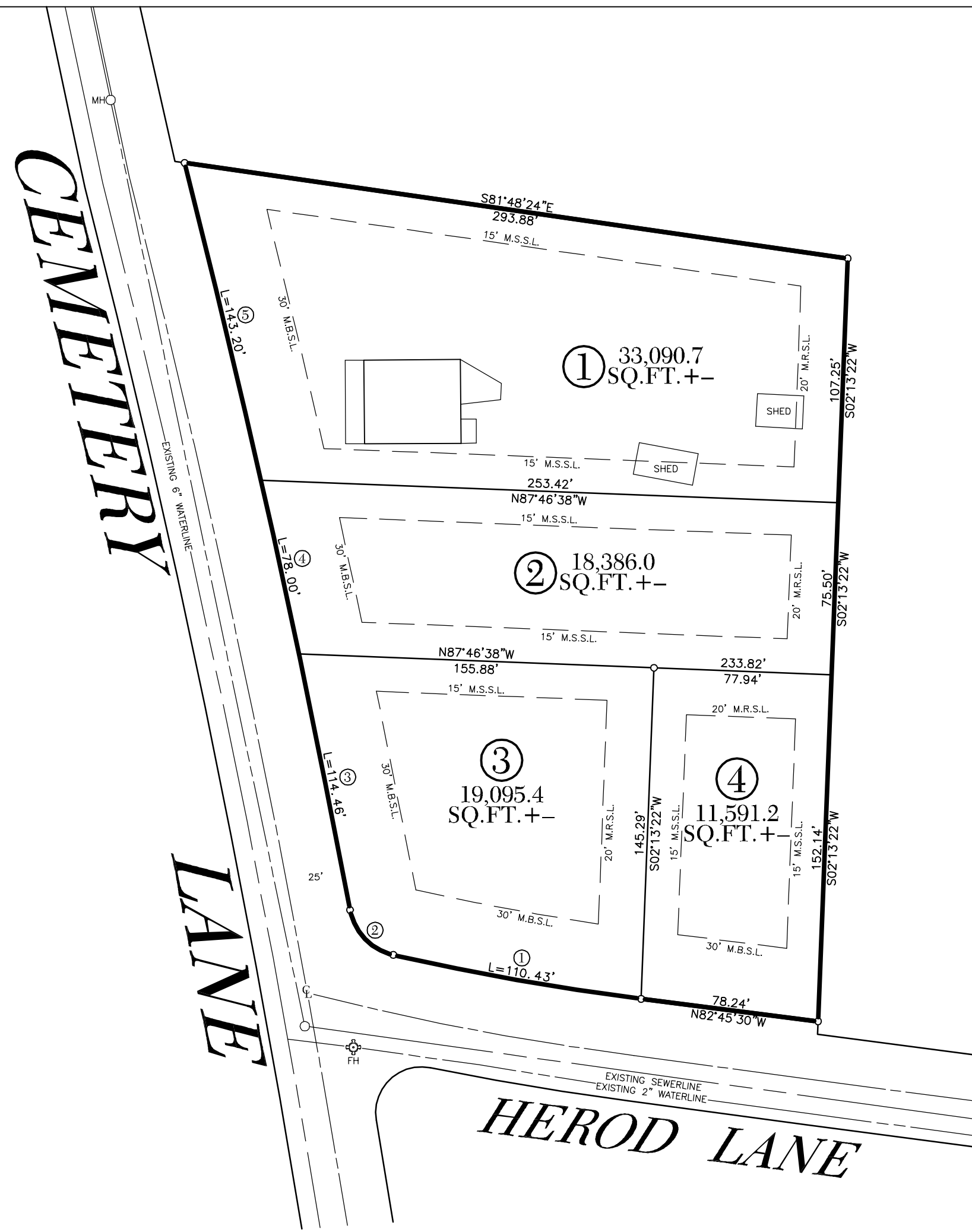
DEED BOOK W, PAGE 39
DEED BOOK 9, PAGE 163
MAP 27-B, PARCEL E-16.00

NOTES:

- PROPERTY IS ZONED R2.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0043C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: PAUL & LINDA MYERS
169 CEMETERY LANE
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

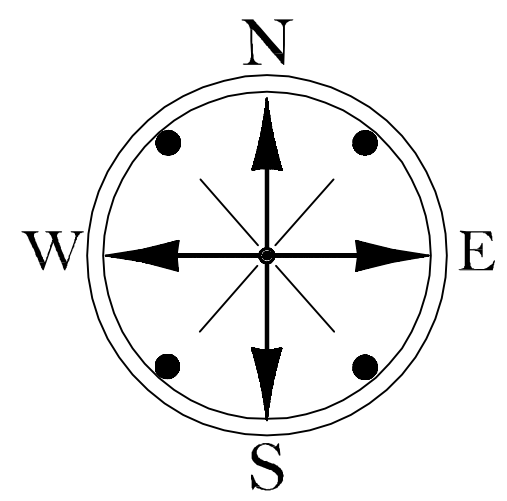
FINAL SUBDIVISION PLAT FOR
PAUL MYERS
AND WIFE
LINDA MYERS
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'
DATE : NOVEMBER 29, 2021
SIZE : 82,163 SQ.FT.+
DEED : D. B. 46, PG. 200, R.O.T.C.T.
MAP : MAP 27-B, PAR. E-17.00, T.A.O.T.C.T.

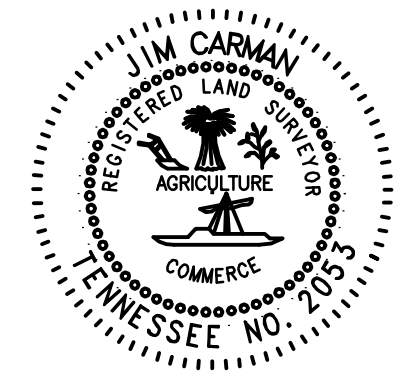


HEROD LANE

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 46, Page 200, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>Owner _____</p> <p>Date: _____</p> <p>Owner _____</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in, Chapter 0820-3-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN Registered Land Surveyor #2053</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "FINAL SUBDIVISION PLAT FOR PAUL MYERS AND WIFE, LINDA MYERS" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency _____</p>	<p>CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</p> <p>I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled "FINAL SUBDIVISION PLAT FOR PAUL MYERS AND WIFE, LINDA MYERS" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency _____</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</p> <p>I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/ Trousdale County Subdivision Regulations, or (2) That a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in 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>Secretary Planning Commission _____</p>
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SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING
50 LINDA LANE
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

STAFF REPORT

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

DECEMBER 13, 2021

MARY TURNER, GNRC

NEW BUSINESS

1. Request by Jeff Edde for the Rezoning of 470 Scruggs Lane, 3.12 acres, (Map 021 Parcel 024.01) in Civil District 2 from A-1 to R-1 creating 2 lot subdivision.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential for the property at 470 Scruggs Lane, identified as Tax Map 21 Parcel 24.01. The property consists of about 3.12 acres.

Planning Issues

The property is on the east side of Scruggs Lane. The surrounding properties are zoned A-1, Agriculture-Forestry. There are two properties to the south, at the intersection with Lick Creek Road, that are zoned R-1, Residential.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. There is a water line on Scruggs Lane in this area. The property is in special flood hazard area zone A, which crosses through the middle of the property. The property is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Scruggs Lane is not identified as an arterial or collector in the Major Thoroughfare Plan.

Zoning Issues

a. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041, **A-1, Agriculture-Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses.
- b. (5.042, **R-1, Residential**)- These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or

agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance.

- i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include single family and duplex dwellings, essential services, and accessory uses and structures.
- ii) **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreation services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii) **Bulk Standards** (F)- The minimum lot sizes in the R-1 zoning district are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

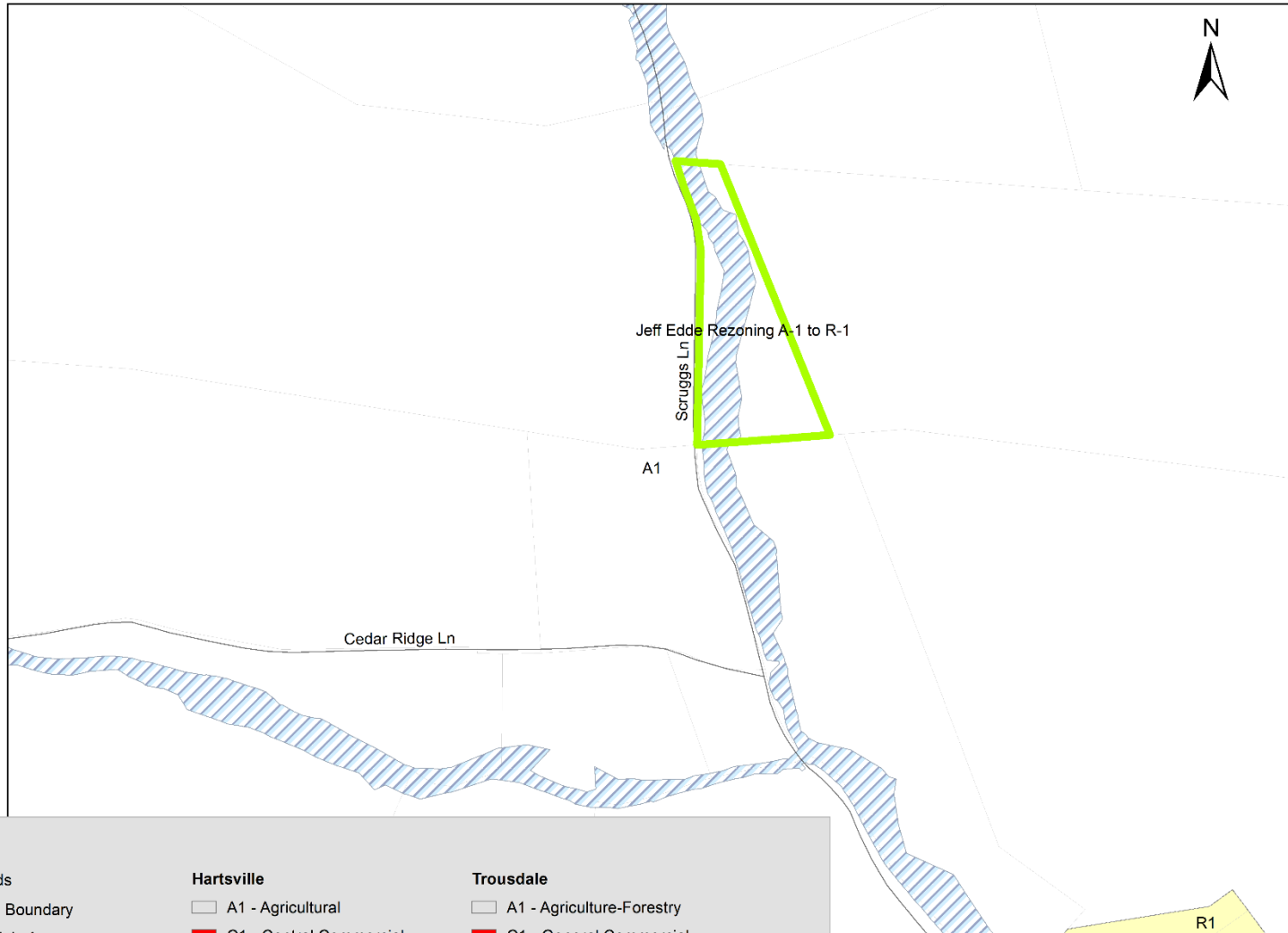
<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.**

In staff's rendering of this rezoning request, the property is partially constrained by special flood hazard area zone A. During the platting or development phase of this property, the Planning Commission would review the plat for any affects per the Subdivision Regulations, section **2-101.4 Policy on Flood Prone Areas**. This section is intended to assist the Planning Commission in determining the appropriateness of any land subdivision in flood-prone areas.

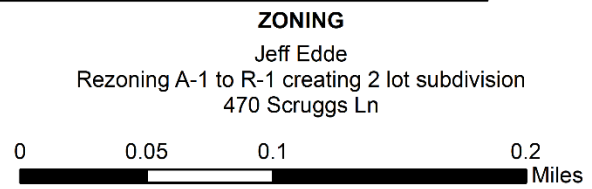
The property has access to water on Scruggs Lane. There are no surrounding properties zoned R-1, Residential, however, there are properties zoned R-1, Residential at the intersection with Lick Creek Road, about 0.4 miles away to the south. The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance, which seems consistent with the character of the area. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Hartsville/Trousdale Zoning



Legend

— Roads	Hartsville	Trousdale
▭ County Boundary	□ A1 - Agricultural	□ A1 - Agriculture-Forestry
▨ Floodplain Areas	■ C1 - Central Commercial	■ C1 - General Commercial
▭ Hartsville Urban Services Dist.	■ C2 - Highway Commercial	■ C2 - Highway Commercial
▭ Trousdale County Parcels	■ I1 - General Industrial	■ M1 - General Industrial District
	■ R1 - Low Density Residential	■ M2 - Intermediate Impact Industrial District
	■ R2 - Medium Density Residential	■ R1 - Residential
	■ R3 - High Density Residential	■ R2 - Residential



2. Request by Zach Scott/Jordan Fleming for the Rezoning of Templov Road, 16.21 acres, (Map 016 Parcel 024.05) in Civil District 8 from A-1 to R-1 to create 6 buildable lots less than 5 acres each.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential for the property at unaddressed Templov Road, identified as Tax Map 16 Parcel 24.05. The property consists of about 16.21 acres.

Planning Issues

The property is on the south side of Templov Lane, around 0.3 miles from the intersection with Highway 231. Surrounding properties are zoned A-1, Agriculture-Forestry and R-1, Residential.

This property is at the edge of the Castalian Springs Bethpage Utility District and the Hartsville Trousdale Water and Sewer Utility District. It should be clarified with the applicant if this property is served by water. The property is not in a special flood hazard area and is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that “Rural Areas,” are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Templov Road is identified as a collector in the Major Thoroughfare Plan.

Zoning Issues

a. Zoning District Standards

- a. (Trousdale Zoning Resolution, 5.041, **A-1, Agriculture-Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses.
- b. (5.042, **R-1, Residential**)- These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance.
 - i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include single family and duplex dwellings, essential services, and accessory uses and structures.
 - ii) **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreation services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
 - iii) **Bulk Standards** (F)- The minimum lot sizes in the R-1 zoning district are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

<u>Number of Dwelling Units</u>	<u>With Public Water Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

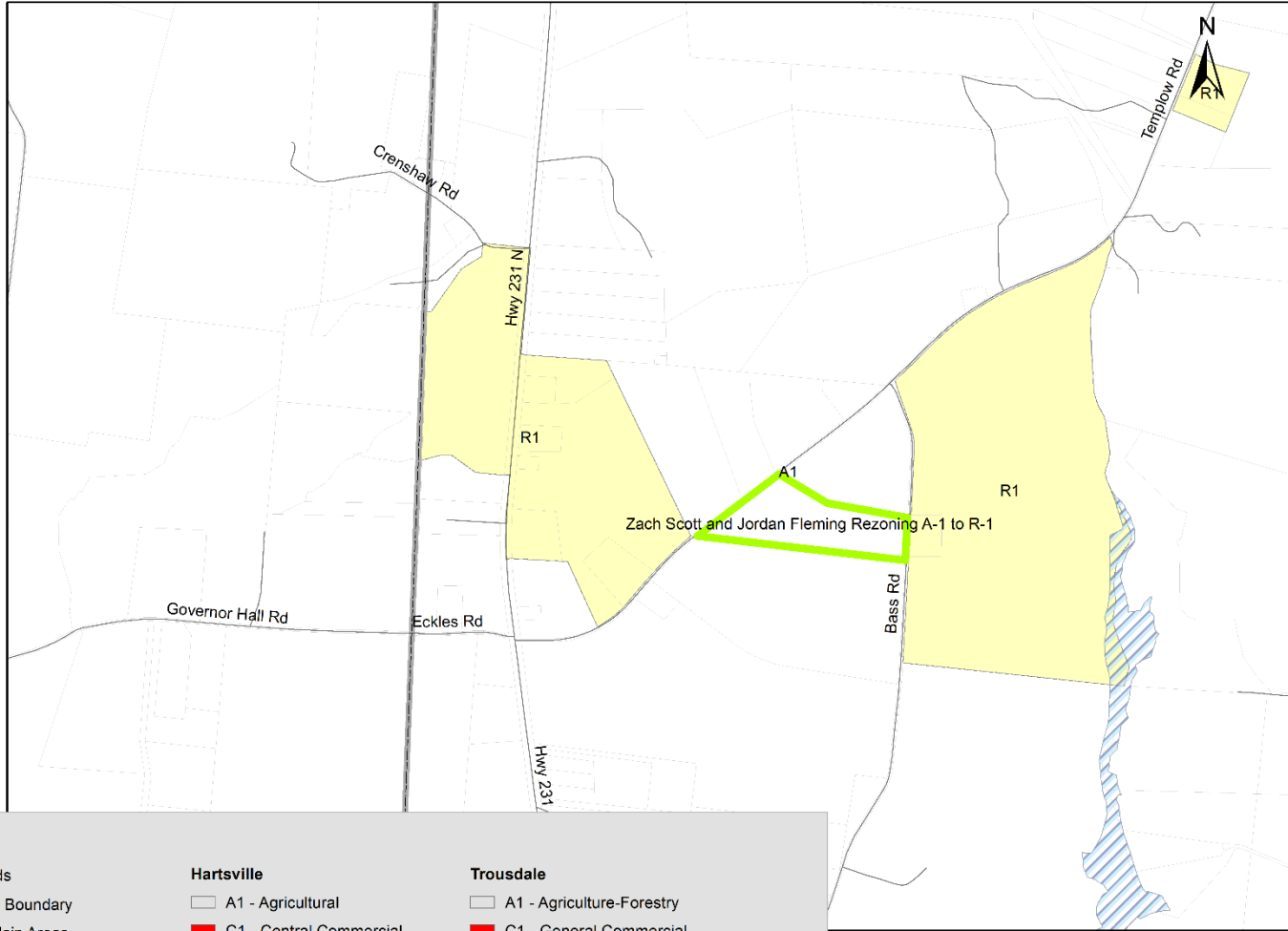
***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.**

In staff rendering of this rezoning request, the property is not constrained by Special Flood Hazard Area or steep slopes.

There are adjacent and nearby properties zoned R-1, Residential. The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance, which seems consistent with the character of the area. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Staff has some concern about the potential for additional driveway connections on a collector road, but this could be reviewed at the platting phase if the property develops.

Hartsville/Trousdale Zoning



Legend

— Roads	Hartsville	Trousdale
▭ County Boundary	▭ A1 - Agricultural	▭ A1 - Agriculture-Forestry
▨ Floodplain Areas	▭ C1 - Central Commercial	▭ C1 - General Commercial
▭ Hartsville Urban Services Dist.	▭ C2 - Highway Commercial	▭ C2 - Highway Commercial
▭ Trousdale County Parcels	▭ I1 - General Industrial	▭ M1 - General Industrial District
	▭ R1 - Low Density Residential	▭ M2 - Intermediate Impact Industrial District
	▭ R2 - Medium Density Residential	▭ R1 - Residential
	▭ R3 - High Density Residential	▭ R2 - Residential

ZONING

Zach Scott and Jordan Fleming
Rezoning A-1 to R-1 to create 6 buildable lots
Unaddressed Templov Rd

3. Request by Brian Bowker for the Rezoning of 190 Pike Lane, 3.86 acres (Map 038 Parcel 20.04) in Civil District 10 from A-1 to R-1 to subdivide into two lots.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential for the property at 190 Pike Lane, identified as Tax Map 38 Parcel 20.04. The property consists of about 3.86 acres.

Planning Issues

The property is on the west side of Pike Lane, between the river and the road. The surrounding properties are zoned A-1, Agriculture-Forestry and R-1, Residential.

This property is in the Hartsville/Trousdale Water and Sewer Utility District. There is a water line on Pike Lane in this area. The rear of the property is in special flood hazard area zone AE along the river. The property is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that “Rural Areas,” are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Pike Lane is not identified as an arterial or collector in the Major Thoroughfare Plan.

Zoning Issues

b. Zoning District Standards

- a. (Trousdale Zoning Resolution, 5.041, **A-1, Agriculture-Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses.
- b. (5.042, **R-1, Residential**)- These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance.
 - i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include single family and duplex dwellings, essential services, and accessory uses and structures.
 - ii) **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreation services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
 - iii) **Bulk Standards** (F)- The minimum lot sizes in the R-1 zoning district are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

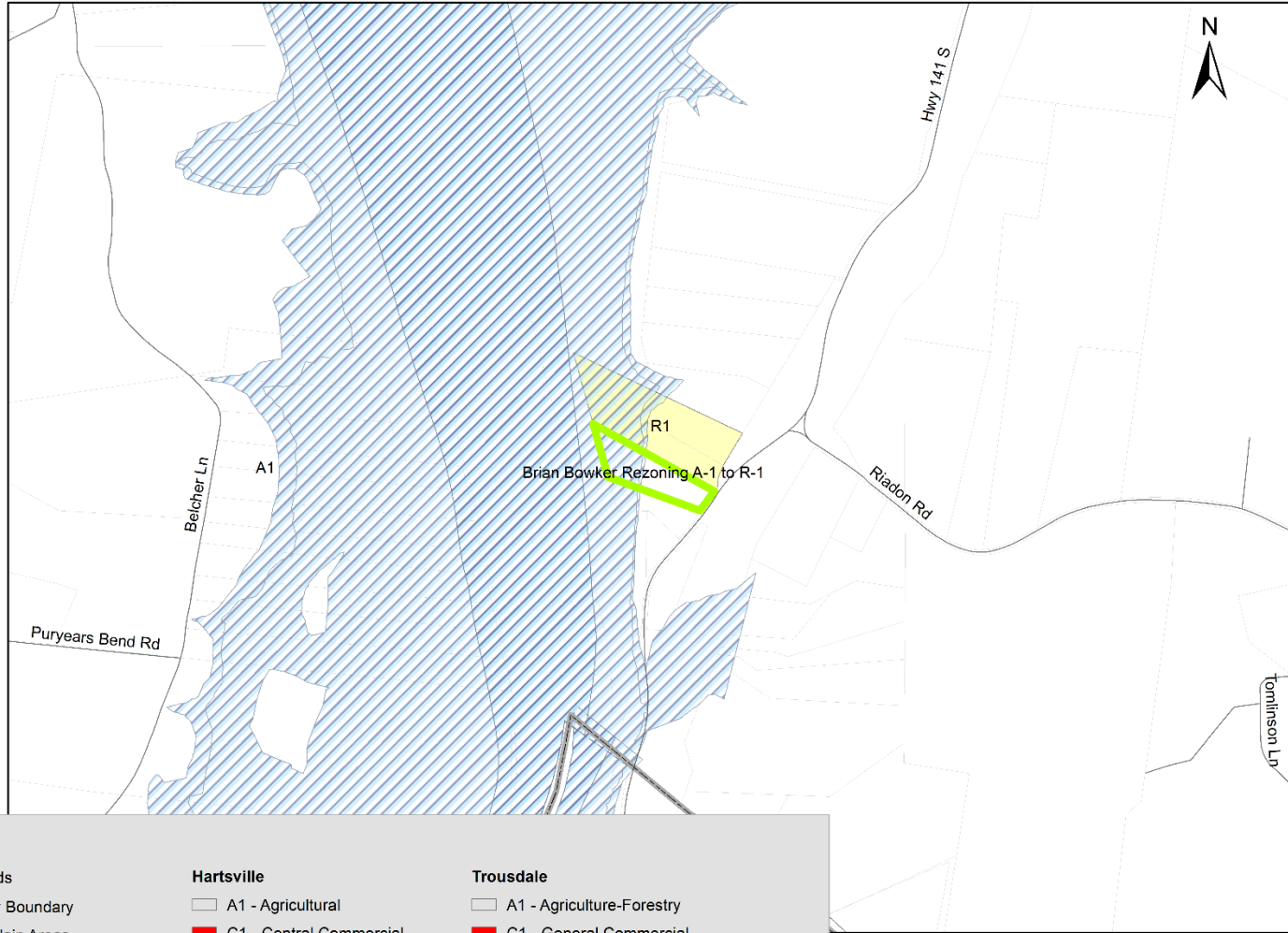
<u>Number of Dwelling Units</u>	<u>With Public Water Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.**

In staff rendering of this rezoning request, the property is partially constrained by special flood hazard area zone AE at the back of the property. During the platting or development phase of this property, the Planning Commission would review the plat for any affects per the Subdivision Regulations, section **2-101.4 Policy on Flood Prone Areas**. This section is intended to assist the Planning Commission in determining the appropriateness of any land subdivision in flood-prone areas.

The property has access to water on Pike Lane. The two adjacent properties to the north are zoned R-1, Residential. The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Hartsville/Trousdale Zoning



Legend

— Roads	Hartsville	Trousdale
▭ County Boundary	□ A1 - Agricultural	□ A1 - Agriculture-Forestry
▨ Floodplain Areas	■ C1 - Central Commercial	■ C1 - General Commercial
▭ Hartsville Urban Services Dist.	■ C2 - Highway Commercial	■ C2 - Highway Commercial
▭ Trousdale County Parcels	■ I1 - General Industrial	■ M1 - General Industrial District
▭ WilsonCo_Land	■ R1 - Low Density Residential	■ M2 - Intermediate Impact Industrial District
	■ R2 - Medium Density Residential	■ R1 - Residential
	■ R3 - High Density Residential	■ R2 - Residential

ZONING
 Brian Bowker
 Rezoning A-1 to R-1 to subdivide into 2 lots
 190 Pike Ln

0 0.125 0.25 0.5 Miles

4. Final Plat approval Crestview Acres Subdivision, 12.2 acres (Map 27C Group C Parcel 37.00) in Civil District 1.

The applicant requests final plat approval for phase 2 of the Crestview Acres Subdivision, consisting of 21-lots. The subdivision is off East Main Street and the subject property is identified as Trousdale County Tax Map 27C Group C Parcel 37. The property consists of about 8.06 acres and is zoned R-1, Low Density Residential.

Planning Issues

The surrounding properties are zoned for residential, agricultural, and industrial uses.

Zoning Issues

- a. **Zoning District Standards** (Hartsville Zoning Ordinance, Article V Section 5.041)
 - i) This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, this district will consist of single family, detached dwellings and such other structures as are accessory thereto.
- b. **Bulk Standards** (5.041 F)
 - i) The minimum lot area per dwelling unit in the R-1 zoning district is 12,000 SF.
 - ii) All proposed lots exceed 12,000 SF.

Subdivision Regulation Issues

Staff identifies the following items to be reviewed or considered for a variance from the Subdivision Regulations:

- a. **Public Ways** (4-103)
 - i) (1-103.109 a) **Arrangement of Continuing Public Ways-** If the adjacent property is
 - ii) undeveloped and the public way must be a dead-end public way temporarily, the right-of-way shall be extended to the property line. A temporary cul-de-sac, temporary T-, or L-shaped turnabout shall be provided on all temporary dead-end public ways as required in the following turnabout standards, with a notation on the subdivision plat that land outside the normal public way right-of-way shall revert to abutting property owners whenever the public way is continued.
 - (1) A temporary cul-de-sac should be provided at the end of Crestview Circle until Phase 3 is completed.
- b. **Pedestrian Ways** (4-108)
 - i) (4-108.1) **Sidewalks along New Streets-** Sidewalks shall be required along all streets constructed in all subdivisions, excluding alleys and those streets proposed for industrial use. Sidewalks may not be required along rural streets when all lots fronting such streets are 40,000 square feet or larger in size and have average road frontage of 150 feet or more.
 - (1) Sidewalks are required to be provided on Crestview Circle on both sides of the street.
 - (2) The final plat does not show the required sidewalks on Crestview Circle.

Plat Issues

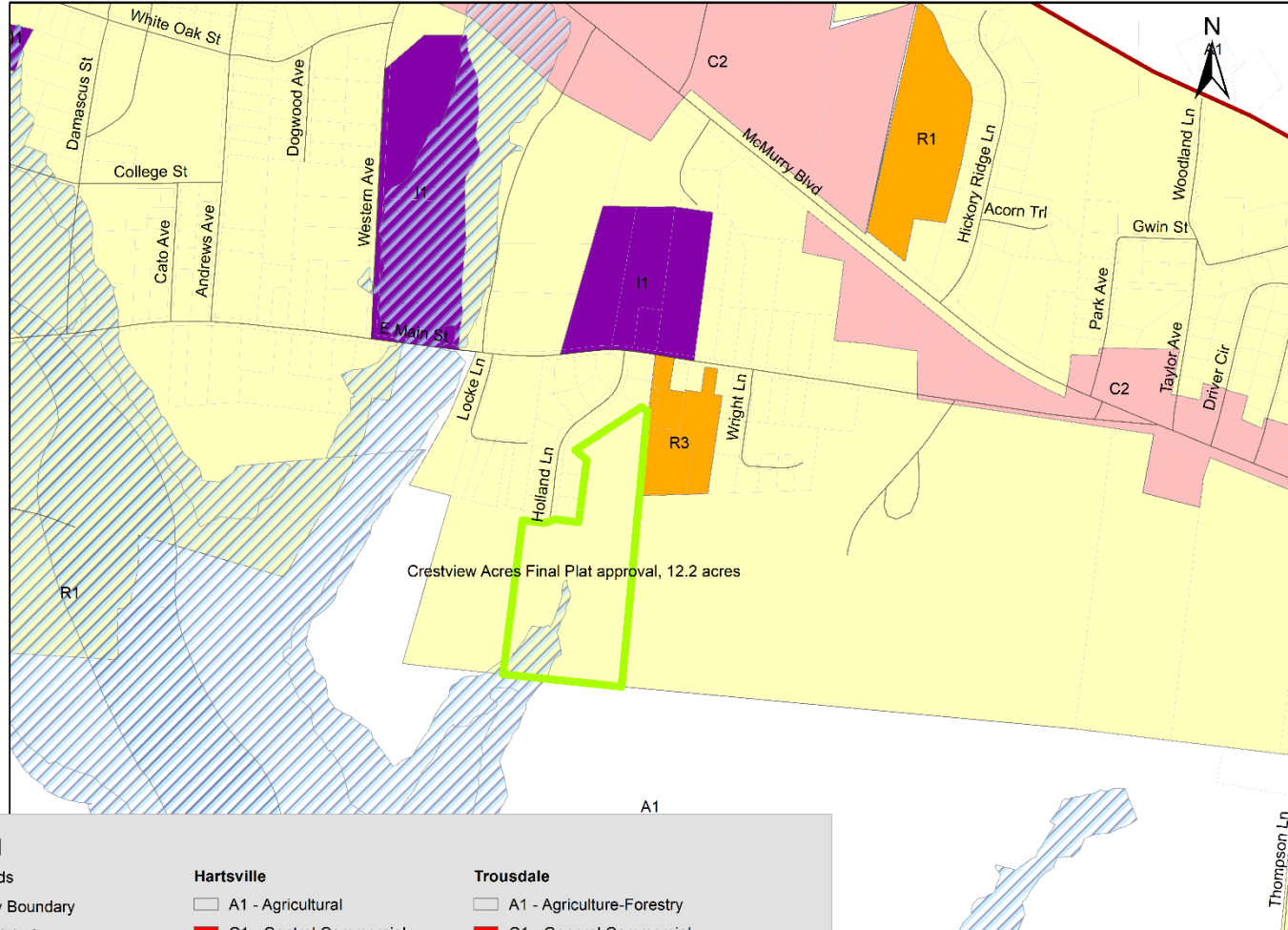
Staff identifies the following items to be added or corrected:

- a. Include the following items on the plat:
 - i) Key/Legend for Symbols
 - ii) Surveyor Signature on Stamp
 - iii) Size of Lot A
 - iv) Show the limits of Flood Zone X

- b. All signature boxes will need endorsement prior to the approval for recording.
- c. Please include the following on the mailbox site plan-
 - i) The width of the parking spaces (need to be at least 8 feet)
 - ii) Any proposed landscaping, lighting, or pedestrian ways
- d. Please provide information on the following if applicable-
 - i) Forms for irrevocable offers of dedication
 - ii) (2-104.1) Articles of incorporation and bylaws of the co-owners association or other legal entity (where open space or facilities are to be deeded to a co-owners association by similar organization acting on behalf of the joint owners of said property) charged with improving or maintaining the open space or facilities.
 - iii) Performance bond

Staff will provide a recommendation at the meeting.

Hartsville/Trousdale Zoning



Legend

- Roads
- County Boundary
- Floodplain Areas
- Hartsville Urban Services Dist.
- Trousdale County Parcels
- WilsonCo_Land

Hartsville	Trousdale
A1 - Agricultural	A1 - Agriculture-Forestry
C1 - Central Commercial	C1 - General Commercial
C2 - Highway Commercial	C2 - Highway Commercial
I1 - General Industrial	M1 - General Industrial District
R1 - Low Density Residential	M2 - Intermediate Impact Industrial District
R2 - Medium Density Residential	R1 - Residential
R3 - High Density Residential	R2 - Residential

ZONING
 Crestview Acres Subdivision
 Final Plat Approval, 12.2 Acres
 Unaddressed E Main St

5. Final Plat approval of Paul Myers/Linda Myers 169 Cemetery Lane, 2.5 acres (Map 027B E Parcel 17.00) 4 lot subdivision in Civil District 1.

The applicant requests final plat approval for a 4-lot subdivision at 169 Cemetery Lane, identified as Trousdale County Tax Map 27B Group E Parcel 17. The property consists of about 1.88 acres and is zoned R-2, Medium Density Residential.

Planning Issues

The surrounding properties are zoned for low and medium density residential uses.

Zoning Issues

- a. **Zoning District Standards** (Hartsville Zoning Ordinance, Article V Section 5.041)-
This district is designed to provide suitable areas for low to medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Generally, these districts are characterized by single- and two-family (duplex) detached structures and such other structures as are accessory thereto.
- b. **Bulk Standards** (5.041 F)
 - i) The minimum lot size in the R-2 zoning district is 7,500 SF.
 - ii) All proposed lots exceed 7,500 SF.

Subdivision Regulation Issues

Staff does not identify any items to be reviewed or considered for a variance from the Subdivision Regulations.

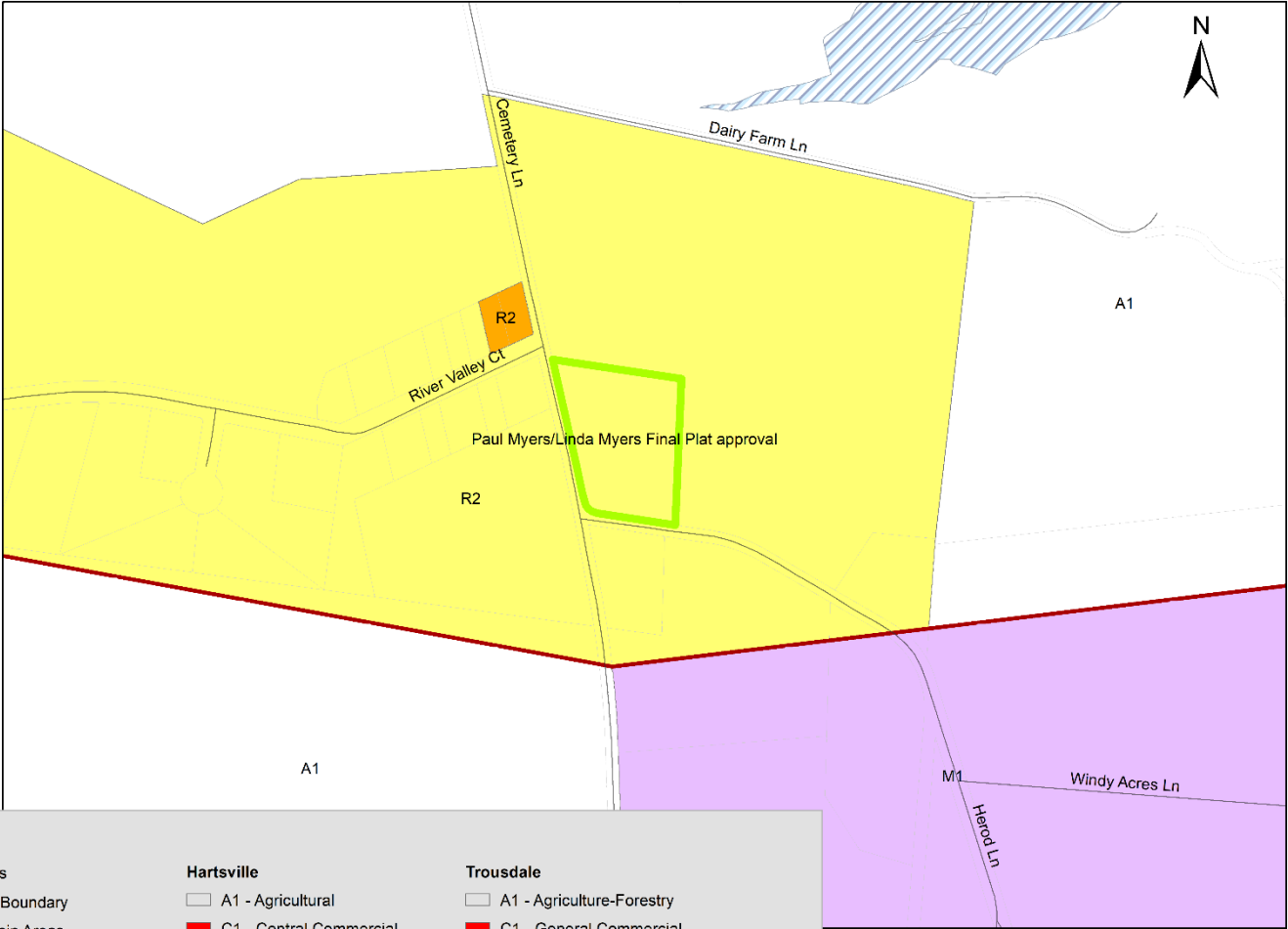
Plat Issues

The following items should be corrected or added:

- a. Please include on the plat:
 - i) Key/Legend for Symbols
 - ii) Size of the sewer line
 - iii) Any driveway culverts, if present
 - iv) List any proposed uses, if other than residential
- b. Verify there are no adjacent sidewalks
- c. All signature boxes will require endorsement prior to the approval for recording

Staff recommends approval with the conditions that a the following items be included on the plat- key for symbology, the size of the sewer line, any driveway culverts if present, any proposed uses other than residential are listed- and all signature boxes are endorsed prior to the approval for recording.

Hartsville/Trousdale Zoning



Legend

- Roads
- ▭ County Boundary
- ▨ Floodplain Areas
- ▭ Hartsville Urban Services Dist.
- ▭ Trousdale County Parcels

Hartsville	Trousdale
▭ A1 - Agricultural	▭ A1 - Agriculture-Forestry
▭ C1 - Central Commercial	▭ C1 - General Commercial
▭ C2 - Highway Commercial	▭ C2 - Highway Commercial
▭ I1 - General Industrial	▭ M1 - General Industrial District
▭ R1 - Low Density Residential	▭ M2 - Intermediate Impact Industrial District
▭ R2 - Medium Density Residential	▭ R1 - Residential
▭ R3 - High Density Residential	▭ R2 - Residential

ZONING

Paul Myers/Linda Myers
Final Plat Approval, 4 Lot Subdivision, 2.5 Acres
169 Cemetery Ln

0 0.05 0.1 0.2 Miles