

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*

MARCH 7, 2022 | 7:00PM | TC COURTHOUSE

AGENDA

The Hartsville/Trousdale County Planning Commission meeting in a special called session on March 7, 2022 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting February 14, 2022

NEW BUSINESS

- Preliminary Plat Approval for The Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4th Civil District.

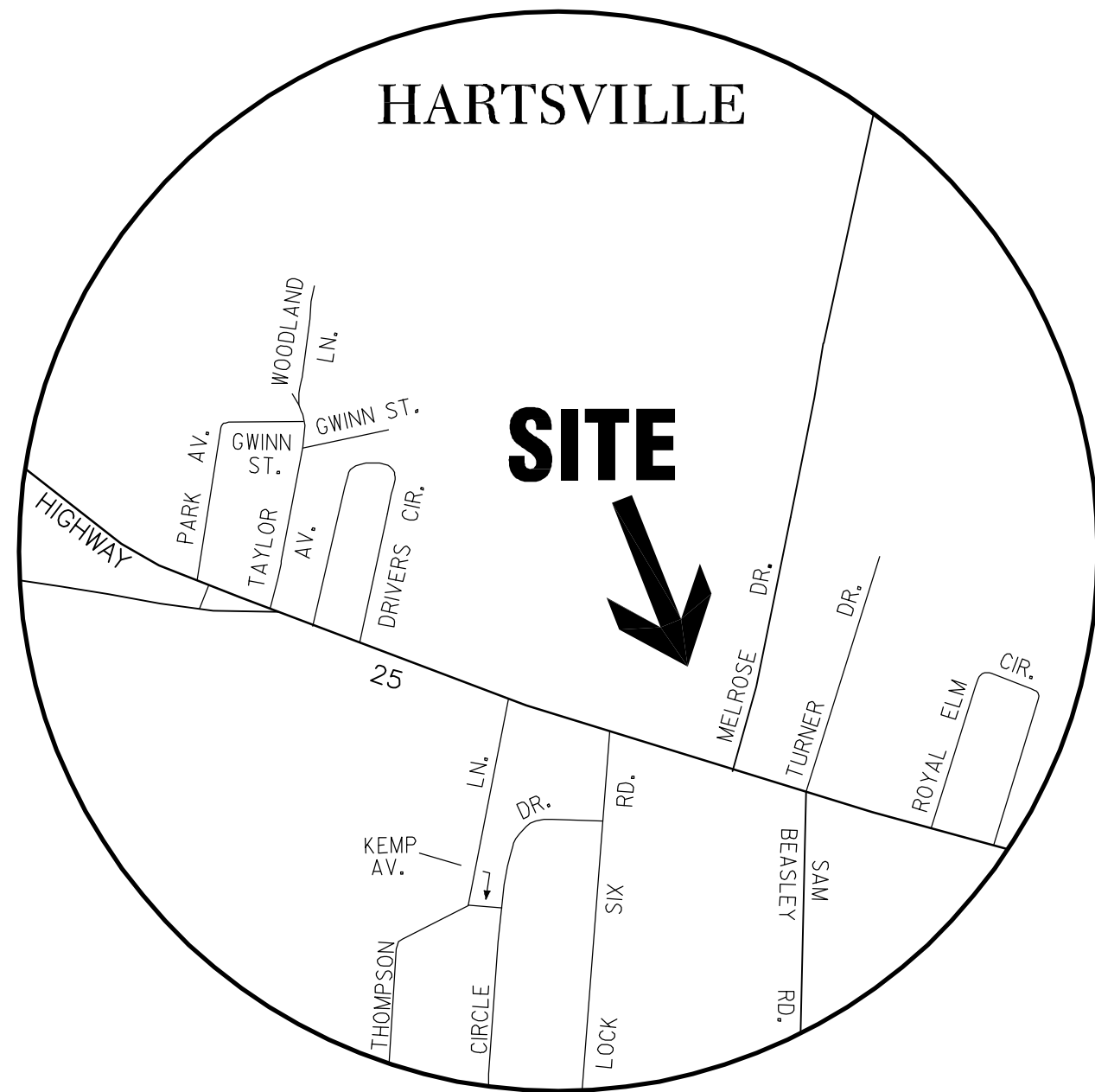
REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

LOCATION SKETCH n.t.s.



LEWIS C. BEASLEY, JR. & MIKE DIES
 PLAT BOOK 2, PAGE 200
 ZONED R1

9

8

7

6

5

4

JEFF LINVILLE

RECORD BOOK 14, PAGE 304
 RECORD BOOK 106, PAGE 608
 MAP 26, PARCEL 45.02
 ZONED R1

MICHAEL ERIC CHUMLEY
 RECORD BOOK 91, PAGE 699
 MAP 26-A, PARCEL A-1.01
 ZONED R1

DONNA K. HOLDER, TRUSTEE
 RECORD BOOK 114, PAGE 501
 MAP 26-A, PARCEL A-1.00
 ZONED R1

LINVILLE & QUILLEN
 RECORD BOOK 69, PAGE 266
 MAP 26-A, PARCEL A-2.00
 ZONED R1

ERIC HOLDER
 RECORD BOOK 108, PAGE 53
 MAP 26-A, PARCEL A-3.00
 ZONED R1

KELLEY & TAYLOR
 RECORD BOOK 98, PAGE 640
 MAP 26-A, PARCEL A-4.00
 ZONED R1

GREGORY INMAN
 RECORD BOOK 107, PAGE 733
 RECORD BOOK 128, PAGE 449
 MAP 26-A, PARCEL A-5.01
 ZONED R1

GEOFFREY GERMAN
 RECORD BOOK 107, PAGE 710
 RECORD BOOK 128, PAGE 452
 MAP 26-A, PARCEL A-5.06
 ZONED R1

TONY G. TROUTT
 RECORD BOOK 105, PAGE 536
 RECORD BOOK 106, PAGE 586
 MAP 26-A, PARCEL A-5.05
 ZONED R1

FIRST BAPTIST CHURCH

DEED BOOK C-1, PAGE 12
 DEED BOOK 18, PAGE 370
 MAP 26-A, PARCELS A-7.00 & A-8.00
 ZONED R1

THE BOBBY RODDY GRANDCHILDREN'S TRUST
 RECORD BOOK 118, PAGE 748
 MAP 26-A, PARCEL A-6.01
 ZONED R3

ACCESS / PUE EASEMENT

Course	Bearing	Distance
L1	N 72°24'19" W	398.40'
L2	Road: 72.79'	Arc: 92.48'
	Tan: 53.66'	Chd: 72°47'46"
L3	N 04°06'58" E	392.98'
L4	N 84°10'40" W	86.29'
L5	N 04°06'58" E	60.03'
L6	S 84°10'40" E	657.53'
L7	S 11°50'16" W	60.33'
L8	N 84°10'40" W	104.12'
L9	S 05°49'20" W	168.96'
L10	S 08°49'48" W	36.13'
L11	S 11°50'16" W	275.39'
L12	S 72°24'19" E	84.43'
L13	S 84°10'40" E	87.76'
L14	S 84°10'40" E	321.23'
L15	S 05°49'20" W	168.04'
L16	S 08°50'00" W	27.74'
L17	S 11°50'16" W	247.72'
L18	S 99°45'45" W	24.16'
L19	N 72°24'19" W	263.92'
L20	N 04°06'58" E	402.83'

- NOTES:**
- ALL CORNERS MARKED BY OLD IRON RODS UNLESS OTHERWISE NOTED.
 - OWNER: TONY WHITMORE
 438 CHITWOOD DRIVE
 LAFAYETTE, TENNESSEE, 37083
 - THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0044C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
 - REQUIRED SETBACKS ARE AS FOLLOWS:
 25 FEET - FRONT; SIDE - 10 FEET;
 AND REAR - 15 FEET.
 - THIS PROPERTY IS ZONED R3.
 - THE STREETS AS SHOWN HEREON ARE PRIVATE STREETS AND NOT BEING DEDICATED TO HARTSVILLE / TROUSDALE COUNTY.
 - A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, SIDEWALKS COMMON MAILBOX AREA, PAVILLION, PLAYGROUND AND ALL COMMON AREA OF THIS SUBDIVISION.
 - THE ACCESS & PUBLIC UTILITY EASEMENT AS SHOWN IS FOR THE PURPOSE OF THE HARTSVILLE / TROUSDALE COUNTY WATER DEPARTMENT BEING ABLE TO ACCESS & MAINTAIN THE PUBLIC UTILITIES OF THIS SUBDIVISION.

CERTIFICATE OF PRELIMINARY APPROVAL

Approved by the Hartsville / Trousdale County Planning Commission, with exceptions or conditions as are indicated in the Minutes of the Planning Commission dated _____, Preliminary approval shall not constitute final approval of the Subdivision Plat.

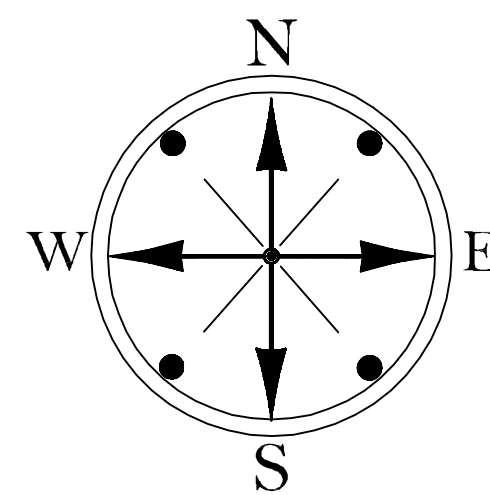
Date: _____

Secretary Planning Commission

PRELIMINARY SUBDIVISION PLAT OF
THE TOWNS AT MELROSE

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

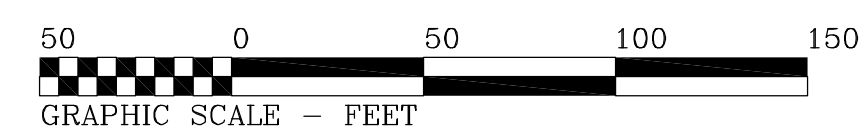
SCALE : 1" = 50'
 DATE : MARCH 3, 2022
 SIZE : 10.39 AC.+-
 DEED : R. B. 97, PG. 792, R.O.T.C.T.
 MAP : MAP 26-A, PAR. A-5.00, T.A.O.T.C.T.



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

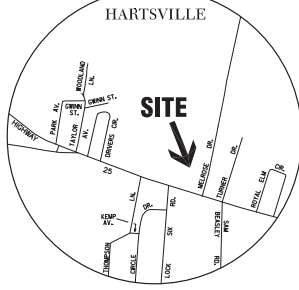


CARMAN SURVEYING
 100 RIDDLE FORK ROAD
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 33°14'22" W

LOCATION SKETCH n.t.s.



LEWIS C. BEASLEY, JR.
 & MIKE DIES
 PLAT BOOK 2, PAGE 200
 ZONED R1

9
8
7
6
5
4

JEFF LINVILLE
 RECORD BOOK 14, PAGE 304
 RECORD BOOK 106, PAGE 608
 MAP 26-A, PARCEL 45.02
 ZONED R1

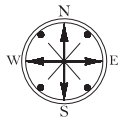
MICHAEL
 ERIC CHUMLEY
 RECORD BOOK 81, PAGE 691
 MAP 26-A, PARCEL A-1.01
 ZONED R1

DONNA K.
 HOLDER, TRUSTEE
 RECORD BOOK 114, PAGE 501
 MAP 26-A, PARCEL A-1.00
 ZONED R1

LINVILLE
 & QUILLEN
 RECORD BOOK 85, PAGE 386
 MAP 26-A, PARCEL A-2.00
 ZONED R1

ERIC
 HOLDER
 RECORD BOOK 108, PAGE 53
 MAP 26-A, PARCEL A-1.00
 ZONED R1

KELLEY & TAYLOR
 RECORD BOOK 80, PAGE 666
 MAP 26-A, PARCEL A-4.00
 ZONED R1



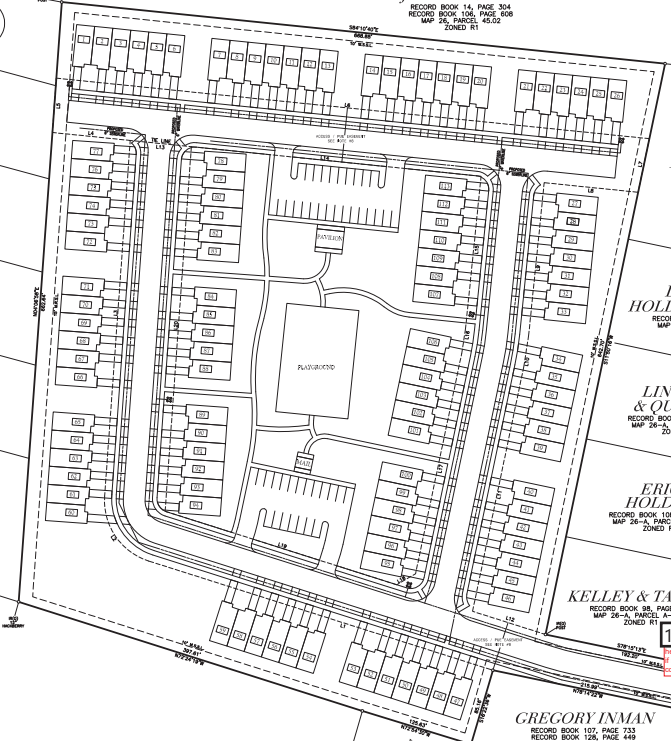
SURVEYOR'S CERTIFICATE
 I, SURVEYOR, HEREBY CERTIFY THAT THIS IS ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1967 AND THE PROVISIONS OF THE TOWN OF MELROSE, TENNESSEE.



CARMAN SURVEYING
 1000 N. W. 10th St.
 Bartlett, TN 37013
 (615) 241-1111



Scale: 1" = 50'
 25.00' 25.00' 36.47' Date: 03/07/07 Cont: 35.00' Check: 35.00' 33'47.21" W



FIRST BAPTIST CHURCH
 RECORD BOOK 1, PAGE 12
 RECORD BOOK 18, PAGE 12
 MAP 26-A, PARCELS A-7.00 & A-8.00
 ZONED R1

GREGORY INMAN
 RECORD BOOK 107, PAGE 733
 RECORD BOOK 123, PAGE 552
 MAP 26-A, PARCEL A-5.01
 ZONED R1

GEOFFREY GERMAN
 RECORD BOOK 102, PAGE 310
 RECORD BOOK 123, PAGE 552
 MAP 26-A, PARCEL A-5.06
 ZONED R1

TONY G. TROUTT
 RECORD BOOK 100, PAGE 326
 RECORD BOOK 123, PAGE 552
 MAP 26-A, PARCEL A-5.05
 ZONED R1

THE BOBBY BODDY
 GRANDCHILDREN'S TRUST
 RECORD BOOK 100, PAGE 326
 RECORD BOOK 123, PAGE 552
 MAP 26-A, PARCEL A-5.05
 ZONED R1

PRELIMINARY SUBDIVISION PLAT OF
THE TOWNS AT MELROSE

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE
 SCALE : 1" = 50'
 DATE : MARCH 3, 2022
 SIZE : 10.39 AC. ±
 DEED : R. B. 97, PG. 792, R.O.T.C.T.
 MAP : MAP 26-A, PAR. A-5.00, T.A.O.T.C.T.

2. Primary plat submission should be prepared by construction plans submitted in accordance with Sub-Regs. I'm assuming the construction plans have been submitted were submitted with the site plan. In addition to other requirements for construction plans, construction plans for condominium subdivisions shall contain "as built" drawings of all underground utilities, regardless of proposed ownership, and the construction design of all public facilities which are proposed for dedication to the governing body (water and sewer in this case) (if any).

4. See notes on contour lines in accordance with 5-102.2.10.

ACCESS / PUE EASEMENT

Order	Access / PUE Easement	Area (sq. ft.)	Area (sq. ft.)
1	Access / PUE Easement	10,000	10,000
2	Access / PUE Easement	10,000	10,000
3	Access / PUE Easement	10,000	10,000
4	Access / PUE Easement	10,000	10,000
5	Access / PUE Easement	10,000	10,000
6	Access / PUE Easement	10,000	10,000
7	Access / PUE Easement	10,000	10,000
8	Access / PUE Easement	10,000	10,000
9	Access / PUE Easement	10,000	10,000
10	Access / PUE Easement	10,000	10,000
11	Access / PUE Easement	10,000	10,000
12	Access / PUE Easement	10,000	10,000
13	Access / PUE Easement	10,000	10,000
14	Access / PUE Easement	10,000	10,000
15	Access / PUE Easement	10,000	10,000
16	Access / PUE Easement	10,000	10,000
17	Access / PUE Easement	10,000	10,000
18	Access / PUE Easement	10,000	10,000
19	Access / PUE Easement	10,000	10,000
20	Access / PUE Easement	10,000	10,000
21	Access / PUE Easement	10,000	10,000
22	Access / PUE Easement	10,000	10,000
23	Access / PUE Easement	10,000	10,000
24	Access / PUE Easement	10,000	10,000
25	Access / PUE Easement	10,000	10,000
26	Access / PUE Easement	10,000	10,000
27	Access / PUE Easement	10,000	10,000
28	Access / PUE Easement	10,000	10,000
29	Access / PUE Easement	10,000	10,000
30	Access / PUE Easement	10,000	10,000
31	Access / PUE Easement	10,000	10,000
32	Access / PUE Easement	10,000	10,000
33	Access / PUE Easement	10,000	10,000
34	Access / PUE Easement	10,000	10,000
35	Access / PUE Easement	10,000	10,000
36	Access / PUE Easement	10,000	10,000
37	Access / PUE Easement	10,000	10,000
38	Access / PUE Easement	10,000	10,000
39	Access / PUE Easement	10,000	10,000
40	Access / PUE Easement	10,000	10,000
41	Access / PUE Easement	10,000	10,000
42	Access / PUE Easement	10,000	10,000
43	Access / PUE Easement	10,000	10,000
44	Access / PUE Easement	10,000	10,000
45	Access / PUE Easement	10,000	10,000
46	Access / PUE Easement	10,000	10,000
47	Access / PUE Easement	10,000	10,000
48	Access / PUE Easement	10,000	10,000
49	Access / PUE Easement	10,000	10,000
50	Access / PUE Easement	10,000	10,000

- NOTES:
- ALL LOTS ARE TO BE BOUND BY A 10' SIDE WALK EASEMENT.
 - OPEN TO THE PUBLIC.
 - THIS PROPERTY SHALL NOT BE USED AS A HOME OFFICE OR BUSINESS OFFICE.
 - RESERVED BETWEEN AND AS FOLLOWS: 10' SIDE WALK EASEMENT TO THE WEST; 10' SIDE WALK EASEMENT TO THE EAST.
 - THIS PROPERTY IS ZONED R1.
 - THE STREETS OR ROAD AREAS ARE PRIVATE UNLESS OTHERWISE INDICATED BY THE PLAT.
 - A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THE BENEFIT OF THE LOT OWNERS AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, SIDEWALKS, DRIVE, TRAILS AND OTHER SUBDIVISIONS.
 - THE UTILITY & PUBLIC UTILITY SERVICE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. I certify the following provision in the sub regs, perhaps also a note that the intent of this subdivision will be to create lots 2-101,000 Determination of Subdivision Type
- Condominium subdivisions shall be classified by the planning commission during the plat review process as either horizontal condominiums or vertical condominiums as defined in Article VI of these regulations.

Date: _____
 Secretary Planning Commission

Summary of Comments on Towns at Melrose 2022 PRE RevA Model (1)

Page: 1

Number: 1 Author: mturner Subject: Text Box Date: 3/7/2022 10:22:43 AM

Can the sidewalks be brought out to the sides of the property here to allow future connection if sidewalks were to be constructed on Melrose?

Number: 2 Author: mturner Subject: Text Box Date: 3/7/2022 10:12:51 AM

Preliminary plat submission should be accompanied by construction plans submittal in accordance with Sub Regs. I'm assuming the construction plans have been submitted/ were submitted with the site plan. In addition to other requirements for construction plans, construction plans for condominium subdivisions shall contain "as built" drawings of all underground utilities, regardless of proposed ownership, and the construction design of all public facilities which are proposed for dedication to the governing body (water and sewer in this case I think).

Number: 3 Author: mturner Subject: Text Box Date: 3/7/2022 10:18:11 AM

To satisfy the following provision in the sub regs, perhaps include a note that the intent of this subdivision will be to create an hpr?- **2-101.503**

Determination of Subdivision Type

Condominium subdivisions shall be classified by the planning commission during the plat review process as either horizontal condominiums or vertical condominiums as defined in Article VI, of these regulations.

Number: 4 Author: mturner Subject: Text Box Date: 3/7/2022 10:18:26 AM

Please include-

1) Contour lines in accordance w/ 5-102.2, 19.