

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION AGENDA

The Hartsville/Trousdale County Planning Commission will meet in regular session on May 9, 2022, at 7:00 p.m., in the Hartsville/Trousdale County Courthouse.

The Agenda is as the following:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular April 11, 2022, Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and Related Services as a special exception.
- Request for the extension of Final Plat Approval of the Sulpher College Estates Subdivision of 13.48 acres (Map 18 Parcel 4.03) in the 7th Civil District.
- Final Plat approval for a 6 lot subdivision on 5.36 acres by Lewis Cass Beasley III on Hwy 10 (Map 12 Parcel 15.01) in the 3rd Civil District.

NEW BUSINESS

- Request by Scotty Enoch for the Rezoning of 1.29 acres on W Main St, (Map 027B Group A Parcel 15.00/16.02) from R-2 to R-3 for multiple units in the 7th Civil District.
- Request by Beach One Properties for the Rezoning of 5.01 acres on Halltown RD (Map 019 Parcel 014.04) from R-2/1-1 to R-3 for multi-use in the 4th Civil District.
- Request by Lewis Beasley for the Rezoning of 8.31 acres on Thoroughbred LN (Map 019 Parcel 16.19) from A-1/R-1 to R-1 for development in the 4th Civil District.
- Request by Grace Baptist Church for the Rezoning of 5.62 acres on McMurry Blvd (Map 019 Parcel 5.13) from C-2 to R-3 for residential development in the 8th Civil District.
- Request by Robert Powers for the Rezoning of 0.36 acres at 118 Morrison St (Map 0190 Group B Parcel 011.00) from R-2 to R-3 for development in the 7th Civil District.

DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

April	Residence No. of Permits	Residence Total Sq Feet	Res Permit Fees	Accessory Permits	Access Permit Fees	Commercial Permits	Commercial Permit Fees
2021	13	22,947	\$16,992	9	\$2,172	0	0
2022	12	25,401	\$20,371	8	\$2,268	2	\$1,604
Mar 2022	4	7,053	\$5,075	7	\$1,858	2	\$1,350

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

April 11, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker, and Sam Edwards.
Absent: Carol Pruitt and Sara Murray
Others Present: Mary Turner (GNRC), Jim Carman, Lewis Cass Beasley III, James Byrnes, Allison Turner, Monte Turner, Bill Scruggs, Ed Royals, Samuel Dunn

Roll Call

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

Approval of Minutes

Chairman Kerr asked for review of the March 14, 2022, meeting. David Nollner made a motion to approve, Seconded by Thomas Harper.

MOTION CARRIED

Changes to the Agenda

N/A

Public Hearing

N/A

Old Business

Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and related Services as a special exception.

Mary advised that she didn't have anything yet but was still working on it and should have something within the next two (2) weeks.

Preliminary Plat approval for a 6-lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01) in the 3rd Civil District.

Jim Carman advised that last month he was not aware that approval from TDOT had already been received for the driveway access to each lot. David Thomas made a motion to approve, Seconded by David Nollner.

Discussion: Mary Turner advised that per subdivision regulations (4-106.2) fire hydrants shall be required in all subdivisions if a 6-inch water line is available unless a variance was granted for that requirement. All other issues had been resolved.

Jim Carman asked that a variance be granted not to require fire hydrants.

David Thomas advised that his motion did not include a variance for fire hydrants.

MOTION CARRIED

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

Jim Carman advised that nothing had changed since last month. Mary Turner advised that for this type of project "as built" drawings of all underground utilities be submitted verified by Building Official. The HOA had also been submitted. She recommended approval based on that all construction documents being submitted and correct. Building Official Sam Edwards advised he had received and reviewed them thoroughly. Rhonda

Keisling made a motion to approve the final plat, Seconded by Mary Ann Baker

MOTION CARRIED (7 Yes / 1 No)
(No- Harper)

New Business

Request by Wayne Taylor for the Rezoning on Hwy 25, 4.54 acres, (Map 18 Parcel 034.07) from A-1 to R-1 to divide into two (2) lots in the 7th Civil District.

Randy Chumley with Halo Realty representing property owner Wayne Taylor advised that he wished to divide the property into 2 (two) lots to build homes. Mary Turner advised that the property is in Hartsville/Trousdale Water district, not in a special flood area, a rural area outside the Urban Services District. Adjacent properties are zoned R-1. Building Official Edwards asked how the soil samples were and if adequate. David Thomas made a motion to approve, Seconded by Mark Swaffer.

MOTION CARRIED

Site Plat approval for James Byrnes Mini Storage Units on New Halltown Rd. (Map019M A Parcel 1.04) located in the 7th Civil District.

Jim Carman provided a plat to members for review and advised that Mr. Byrnes is wanting to build mini storage units on the property. Mary Turner asked about drainage, detail on landscaping for the buffer and needed clarification on the no parking. She was advised there will be no office at the location and that it will be drive thru self-storage only however, if that should change, he would need approval from the Board of Zoning Appeals. David Thomas made a motion to approve the plat with the applicant placing Building Official approved landscaping in the Buffer, Seconded by Mark Swaffer.

MOTION CARRIED

Site Plan approval for Turner & Associates Dollar General Store, Hwy 231 S (Map 029 Parcel 26.12) 1.42 acres in the 6th Civil District.

Alison Turner with GreenLID Design presented a typical Dollar General Store plans for approval. Mary Turner recommended approval with conditions that the driveway width be adjusted to meet code, landscaping to meet code, sufficient loading space and drainage areas detailed. She also noted BZA had reviewed and approved variances for signage and parking spaces. Sam Edwards advised all changes had been submitted. Mary Ann Baker made a motion to approve the plan, Seconded by Mark Swaffer.

MOTION CARRIED

Site Plan approval for Turner & Associates Dollar General Market, Hickory Ridge LN (Map 019M C Parcel 017.25 1.56 acres in the 9^h Civil District.

Alison Turner with GreenLID Design presented a Dollar General Market plan for approval. She advised that The plan included a widening of the road and stacking a turn lane to address the traffic on Hickory Ridge and the entrance to the market. She advised that deliveries to the Market would be limited to about 2 per week and the daily deliveries for things such as chips and cokes would be the smaller trucks. Dollar General has strict rules on how they lay out their sites and they like all their traffic to be internal. There is a bit of concern about the internal driveway to the edge of the property but she noted the owner of that property was the same as the current property they are working with so there is some room for negotiation on that. She also noted that a

fence would be placed at the back of the property and approved landscaping would be places as well. Planning Member David Thomas asked if Dollar General had considered making the entrance off of Hwy 25 instead of Hickory Ridge like the facility in Castalian Springs? Alison Turner advised that the Dollar General Store in Castalian Springs was not located on a corner and did not have that option and typically Dollar General is requested to not come off of a main road they are asked to come off a side road. She also discussed problems involved with coming off of Hwy 25 such as drainage issues and elevation.

At that time Planning Member Mark Swaffer and others had requested Superintendent of Roads Bill Scruggs to be present and ask if Hickory Ridge was a county road or still privately owner because there is still construction going on in this development. Mr. Scruggs advised it was a county road and advised it typically takes 5 (Five) years for a developer to turn a road over to the county. Chairman Kerr asked if Mr. Scruggs had any concerns with the plans presented with the road and advised he did not and advised that they would need to redo the corner.

Mark Swaffer then asked about the lighting for the Market, how long the lights will be on how many and if there was a lighting schedule. Members reviewed the lighting diagram and Alison Turner advised that there will only be 2 pole lights as well as landing and fence to shield the neighbors. Members were also advised that the sign is a 15-foot pole at the front of the property.

Ed Royals spokesman for Hickory Ridge residents asked planning members to consider how the Market would impact them not only the entrance but with safety of the children that take advantage of the road currently. The availability of access for emergency vehicles and the additional traffic as well as the impact the traffic will have on the road itself. Mr. Royals also expressed concern that this was a typical entrance that he had looked at other markets and noted that they did not enter from a side road. Mr. Kerr asked what the main concern of the residents was and was advised that they did not want the entrance from the Hickory Ridge that the entrance be from Highway 25.

Mary Turner advised that a sign variance was received. She noted the following issues with the plan. Continue internal driveway to the edge of the site to facilitate cross access. Include calculation of for building coverage as a % of the site. Landscaping proposed for on the east side of the site and fencing.

Discussion was had regarding the drainage of the property as well. Building Official Sam Edwards advised that he would continue to monitor and work with the developer to deal with the drainage issues in the future. He also advised planning members that Hickory Ridge was a public road and is a valid request. The only way to stop a road for coming off of it would to be to have a restriction in the Deed.

Mayor Chambers advised that this is something to keep in mind in future rezoning request as well.

David Thomas also stated that the residents of Hickory Ridge would like to have Dollar General as a neighbor they just had an issue with the traffic.

Samuel Dunn another resident of Hickory Ridge stated being an owner of a truck he didn't see how the entrance would be large enough to handle the traffic and prevent accidents.

David Thomas made a motion to deny the current plan and asked Turner & Associates to present better plan for the entrance, Seconded by Mary Ann Baker.

MOTION FAILED (2 Yes / 6 No)

Rhonda Keisling made a motion to approve the site plan, Seconded by David Nollner.

MOTION CARRIED (6 Yes / 2 No)

Discussion Topics

N/A

Closing Remarks from the Chair and Commission

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes, April 11, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Page 4

Mary Turner advised the members that she has enjoyed working with Hartsville/Trousdale County for the past 2 (two) years she will be leaving GNRC next Friday and this would be her last meeting. Chairman Kerr told her it had been a pleasure working with her as well.

Adjourn

David Nollner made a motion to adjourn, Seconded by Thomas Harper

MOTION CARRIED

LOCATION SKETCH n.t.s.



LEWIS CASS BEASLEY, III

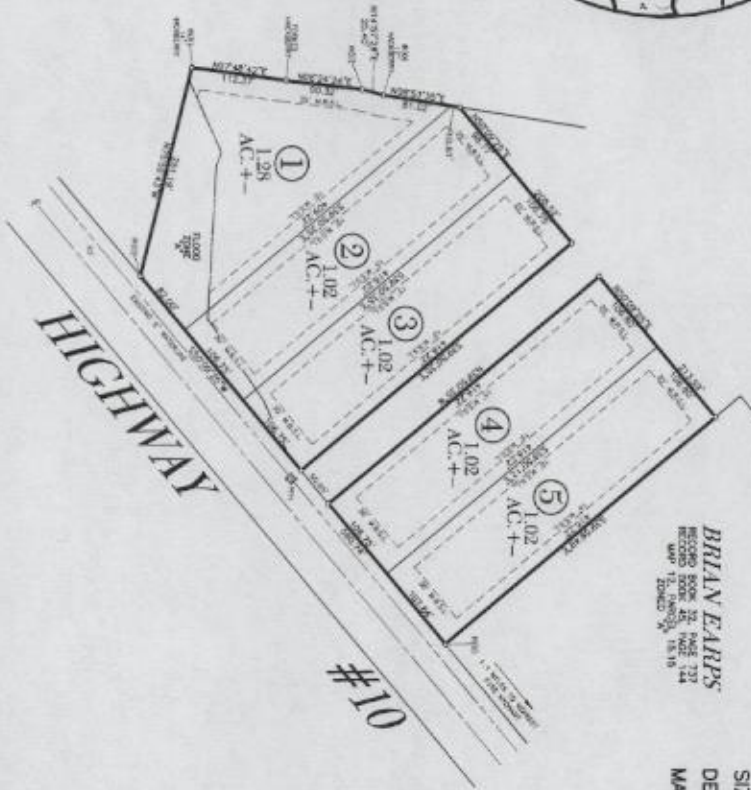
RECORD BOOK 141, PAGE 25
 MAP 12, PAR. 15.01
 DATED 10/18/19

FINAL SUBDIVISION PLAN FOR
LEWIS CASS BEASLEY, III

LOCATED IN THE 3RD CIVIL DISTRICT OF TROSPER COUNTY, TENNESSEE

BRIAN EARPS
 RECORD BOOK 28, PAGE 134
 MAP 12, PAR. 15.01
 DATED 10/18/19

SCALE : 1" = 100'
 DATE : APRIL 18, 2022
 SIZE : 5.36 AC.+-
 DEED : R. B. 147, PG. 35, R.O.T.C.T.
 MAP : MAP 12, PAR. 15.01 P/O, T.A.O.T.C.T.



NOTES:

1. PROPERTY IS ZONED R-1C.
2. THIS PROJECT IS IN AN AREA DESIGNATED AS FLOOD ZONE A-1, BY STATEMENT FROM THE TROSPER COUNTY, TENNESSEE FLOOD MAP BY DATE 10/18/19.
3. OWNER: 1218 WEST 47 STREET, MEMPHIS, TENNESSEE 38117
4. ALL CORNERS AND BOUNDARIES WERE RECONSTRUCTED.
5. ELEVATIONS ARE NOT KNOWN FOR THIS SUBDIVISION. ALL ELEVATIONS ARE BASED ON THE TROSPER COUNTY, TENNESSEE FLOOD MAP BY DATE 10/18/19.

SEPTIC RESTRICTIONS

1. THIS IS AN AIR CONDITIONING FOR INSTALLATION AND REVISION OF CONVENTIONAL, UNDER-SLAB, SEWER, SYSTEM TO SERVE AN RESIDENTIAL HOME SIZE OF 3 BEDROOMS.
2. THE LOT AND REAR FENCE LINE TO THE RIGHT OF THE LOT IS TO BE MAINTAINED AS A 10' BUFFER FROM THE SEWER LINE.
3. THE SEWER LINE SHALL BE MAINTAINED AS A 10' BUFFER FROM THE SEWER LINE.
4. THE SEWER LINE SHALL BE MAINTAINED AS A 10' BUFFER FROM THE SEWER LINE.
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9. THE SEWER LINE SHALL BE MAINTAINED AS A 10' BUFFER FROM THE SEWER LINE.
10. THE SEWER LINE SHALL BE MAINTAINED AS A 10' BUFFER FROM THE SEWER LINE.

STEWART'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE REPRESENTATION OF THE SEWER SYSTEM AS SHOWN ON THIS PLAN.



CARMAN SURVEYING

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TENNESSEE
 NO. 1218 WEST 47 STREET
 MEMPHIS, TENNESSEE 38117

CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR	CERTIFICATE OF SURVEYOR
1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND I AM SATISFIED THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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BILLY TOWNS
 RECORD BOOK 79, PAGE 443
 MAP 12, PAR. 15.01
 DATED 10/18/19

MIZ# 2556
3-29-22
(P)

HARTSVILLE/TROUSDALE COUNTY

Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074

office (615) 374-1125 | fax (615) 374-0558

Read
\$10000
PAM

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R2 Requested Zoning R3 Reason MULTIPLE UNITS
Property Owner SCOTTY ENOCH Phone [REDACTED]
Property Address MAIN ST, HARTSVILLE TN
Lot Size 60,000 Road Frontage 250 ft. Easements ft
Tax Map Number 27B Group A Parcel 15.00/16.02 Record/Deed Book 152/680
Subdivision Name Phase Lot #
Water Source CITY Sewer or Septic CITY

APPLICANT INFORMATION

Applicant Name SCOTTY ENOCH Phone [REDACTED]
Mailing Address [REDACTED], HARTSVILLE TN
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties R2 & C1
Names of Surrounding Property Owners TC GOVERNMENT, LINDA POTTS, TV FAMILY, ROBERT
Robert Morrison
Affected Roads MAIN ST
Schools Affected TC SCHOOLS
Public Utilities HARTSVILLE

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

Scotty Enoch

Applicant Signature

29 March 2022

Date Submitted

\$100 Application fee



Map 027B A Parcel 15.00,16.02 W Main ST.



Request ReZone R-2 to R-3

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 R-2/I-1 Requested Zoning R-3 Reason Multi Use
Property Owner Beach One Properties, LLC Phone (615) 504-9422
Property Address Halltown RD TN 37074
Lot Size 5.01 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 019 Group _____ Parcel 014.04 Record/Deed Book RB43/186
Subdivision Name _____ Phase _____ Lot # _____
Water Source City Sewer or Septic Sewer

APPLICANT INFORMATION

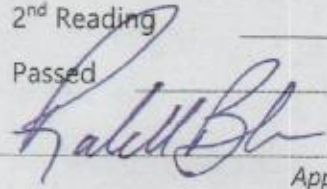
Applicant Name Beach One Properties Phone (615) 504-9422
Mailing Address 122 Rogers Street Hartsville TN 37074
Email: beachrandy@comcast.net

IMPACT INFORMATION

Zoning of Surrounding Properties R-2, I-1, R-3
Names of Surrounding Property Owners Billie Jennings, Brant Hall, Stan Hall, Old Time Express
Bobby Hale, James Wright, Beach One Properties, Katherine Chinn, Ketco LLC
Affected Roads Halltown RD,
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

4-5-22

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 019 014.04



Date: April 26, 2022
County: Trousdale
Owner: BEACH ONE PROPERTIES INC
Address: HALLTOWN RD
Parcel Number: 019 014.04
Deeded Acreage: 5.01
Calculated Acreage: 0
Date of Imagery: 2017

ReZone R-2/I-1 to R-3

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.

MP# 2753
4-14-22
(P)

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 DEVELOPMENT
Property Owner Lewis Beasley Phone [REDACTED]
Property Address Thoroughbred RD Hartsville TN 37074
Lot Size 8.31 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 19 Group _____ Parcel 16.19 Record/Deed Book _____
Subdivision Name Thoroughbred Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Lewis Beasley Phone [REDACTED]
Mailing Address [REDACTED] TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1, C-1
Names of Surrounding Property Owners KATHY ANDREWS; RONALD BERNETT,
MATTHEW CARMAN, MICHAEL MORGAN; GAIL YOUNG, ROBERT TENBANK
Affected Roads THOROUGHbred LN
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

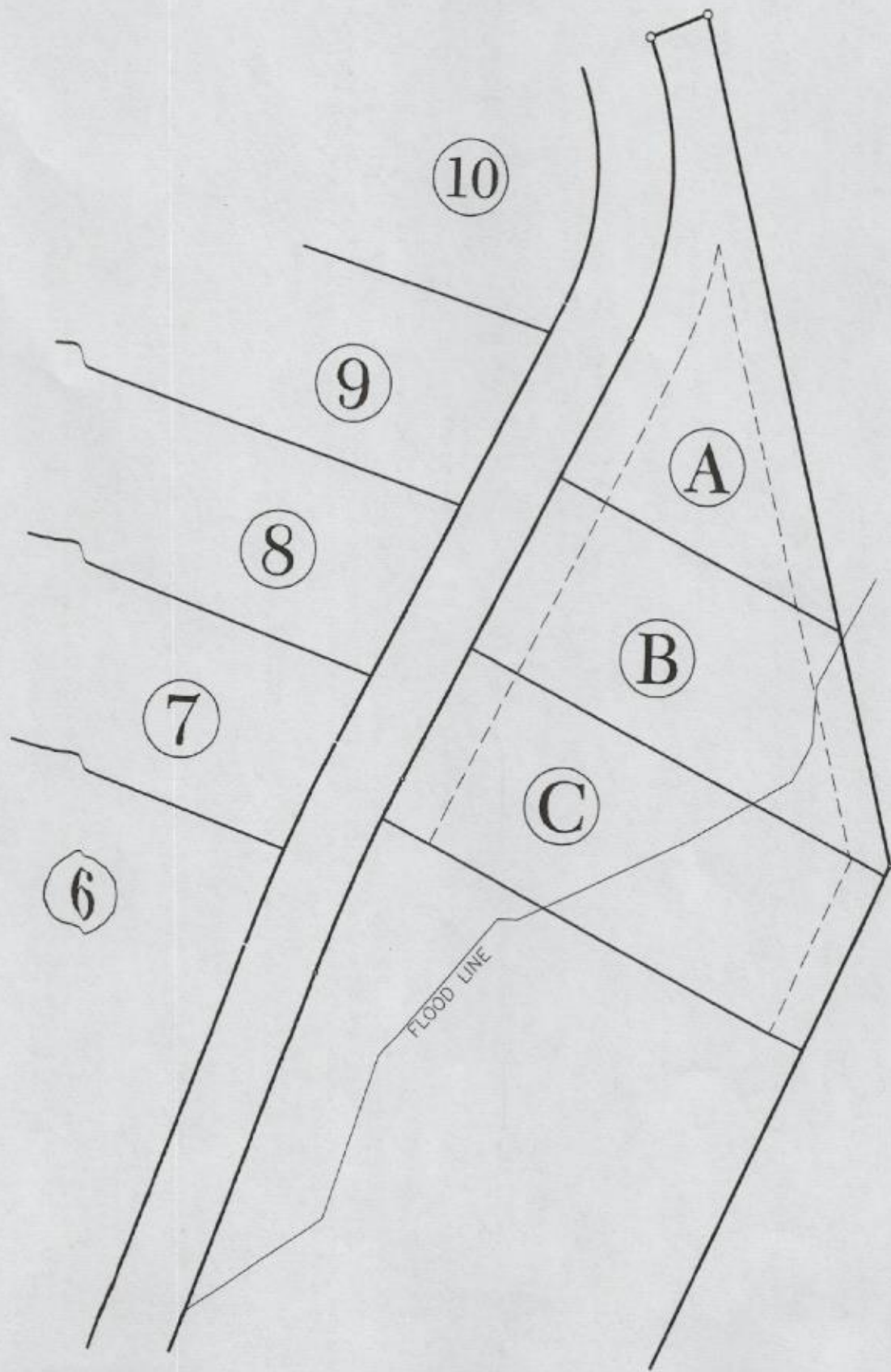
ACTION TAKEN

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 _____

[Signature]
Applicant Signature

14 April 2022
Date Submitted

\$100 Application fee



Trousdale County - Parcel: 019 016.19



Date: April 26, 2022
County: Trousdale
Owner: BEASLEY LEWIS JR
Address: HWY 25 W
Parcel Number: 019 016.19
Deeded Acreage: 0
Calculated Acreage: 8.31
Date of Imagery: 2017

ReZone A-1 to R-1

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services
TDOT

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MP# 2846
4-22-22
PC

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 C-2 Requested Zoning R-3 Reason residential development
Property Owner Grace Baptist Church Phone (615) 655-4874
Property Address McMurray Blvd Hartsville TN 37074
Lot Size 5.62 acres Road Frontage 711 ft. Easements _____ ft
Tax Map Number 19 Group _____ Parcel 5.13 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Russell Barnett Phone (228) 238-5075
Mailing Address P.O. Box 31 Castalian Springs TN 37031
Email: rbarbrk@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, R-2, R-3
Names of Surrounding Property Owners William + MELISSA BRYANT, Jason Stalter
FAY JONES
Affected Roads Hwy 25
Schools Affected TROUSDALE County High School
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 _____

[Signature] for Russell Barnett April 22, 2022
Applicant Signature Date Submitted

\$100 Application fee



Date: April 22, 2022
County: Trousdale
Owner: MARTIN DONALD LEE ETAL
Address: HWY 25 W
Parcel Number: 019 005.13
Deeded Acreage: 5.62
Calculated Acreage: 0
Date of Imagery: 2017

ReZone C-2 to R-3

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

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DEVELOPMENT SUMMARY	
Cottages	
1st Level Bedroom	28 Units
2nd Level Bedroom	11 Units
Walk / Live	08 Units
Total	47 Units
Parking Required	
Residential	94 sp
Commercial	16 sp
Total	110 sp
Parking Provided	
Off-Street	57 sp
Garages	29 sp
On-Street	45 sp
Total	131 sp
Site Area	5.62 acres
Density	8.36 du/ac



W MCMURRY BLVD

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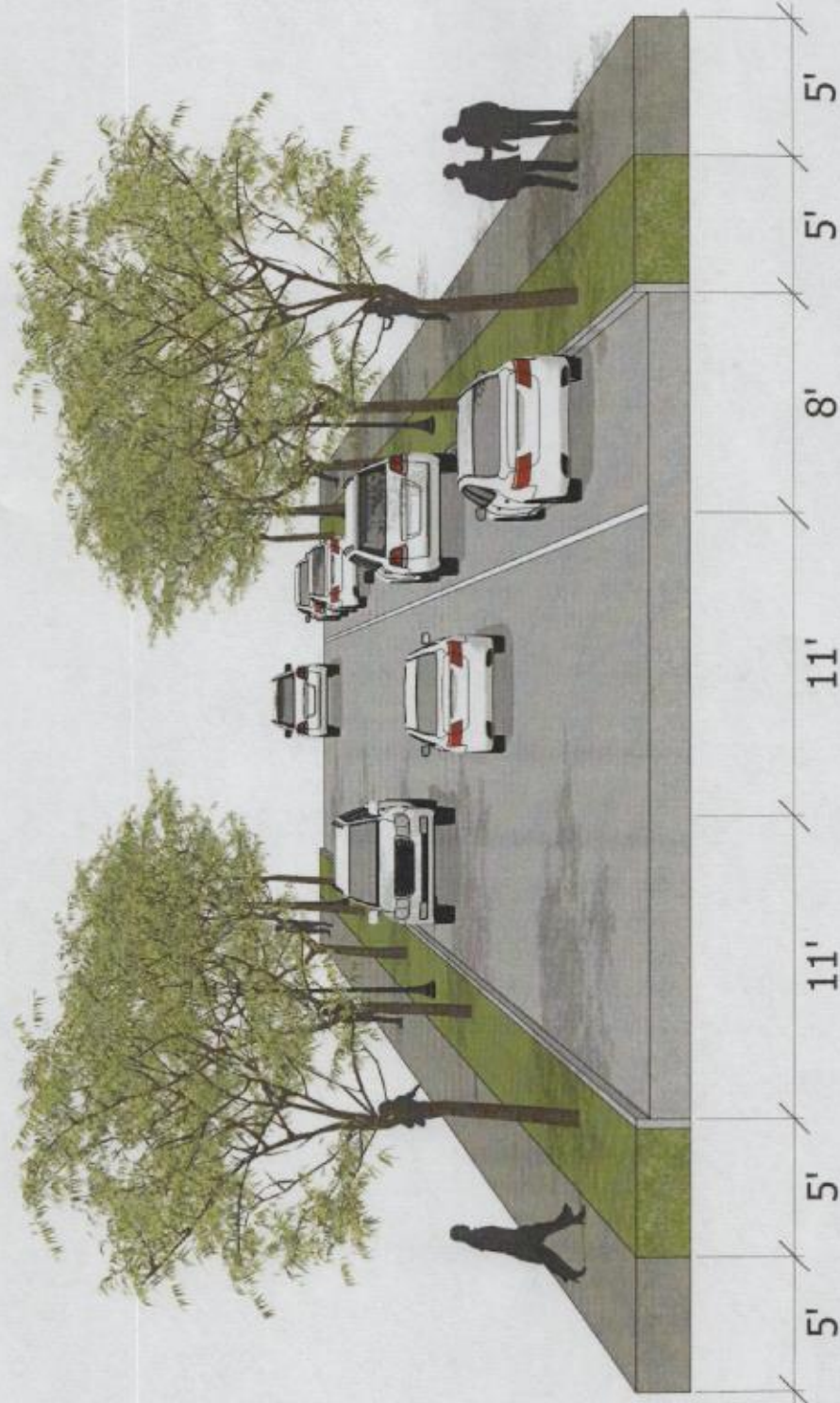


SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

COTTAGES AT MCMURRY BLVD

DRAFT MASTER PLAN

MAY 4, 2022



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 CAN ONLY BE COMPLETED WITH OWNER'S PRIOR WRITTEN CONSENT

MAY 4, 2022

SMITH GEE STUDIO ARCHITECTURE URBAN DESIGN INTERIORS
 COTTAGES AT MCMURRY BLVD
 HARTSVILLE, TN
 LOOP STREET SECTION





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SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

COTTAGES AT McMURRY BLVD
HAYDENVILLE, TN

COTTAGE CHARACTER IMAGERY

MAY 4, 2022

4/25/22
MR# 2847

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3 Reason development
Property Owner Robert Powers Phone (615) 804-1907
Property Address 118 Morrison ST Hartsville TN 37074
Lot Size _____ Road Frontage _____ ft. Easements _____ ft
Tax Map Number 0270 Group B Parcel 011.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Robert Powers Phone (615) 804-1907
Mailing Address 784 McMurray Blvd Hartsville TN 37074
Email: raprazer@aol.com

IMPACT INFORMATION

Zoning of Surrounding Properties R-2
Names of Surrounding Property Owners CITY OF HARTSVILLE, BOBBY + FAYE Atwood
JOHN + LYNN OLIVER; JOHNNY CLAIREBORNE
Affected Roads MORRISON ST, GREENTOP ST
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI-COUNTY ELECT.

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

4-22-22
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 0190 B 011.00



Date: April 26, 2022
County: Trousdale
Owner: MCDONALD FLOYD AND
Address: MORRISON ST 118
Parcel Number: 0190 B 011.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

ReZone R-2 To R-3

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

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