

# 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

SEPTEMBER 12, 2022 | 7:00PM | TC COURTHOUSE

## AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting August 8, 2022

APPROVAL/CHANGES TO THE AGENDA

**ELECTION OF 2023 OFFICERS**

PUBLIC HEARING

**OLD BUSINESS**

**NEW BUSINESS**

### Rezoning

- Request by Gene Carman for the rezoning of 8,029 sf on Planters St (Map 19-N Parcel B-4.00) from R-1 to R-2 to build a Duplex in the 7th Civil District.
- Request by Lewis Beasley for the rezoning of 1.45 acres on Thoroughbred LN, (Map 19 Parcel 16.19) from A-1 to R-1 for matching the parcel addition in the 7th Civil District

### Final Plat

- Final Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Temprow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.

### Preliminary Plat

- Preliminary Plat approval for Zach Taylor Subdivision of 8.74 acres on Temprow Road (Map 16 Parcel 18.00) for 6 lots in the 5th Civil District.
- Preliminary Subdivision Plat approval for the Darrell Carman estate on Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4th Civil District.

### Site Plan

- Site Plan Approval for Scotty Enoch on West Main ST of 63,924.5 sf (Map 27-B Parcels A-15.00 & A-16.00 ) for 4 Triplexes totaling 12 units in the 7th Civil District.
- Site Plan Approval for George M James and Lisa L. James on Hwy 231 S of 10 acres (Map 29 Parcel 26.05) for 4 - 1 story Buildings in the 6th Civil District.
- Site Plan Approval for Advance Propane on Broadway of 1.93 acres (Map 19-N Parcel A-23.00) for 2 Propane Tanks Storage located in the 7th Civil District.

**DISCUSSION TOPICS**

- Land Use Definition Table for Hartsville and Trousdale County Zoning Regulations

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	<b>Residence</b>	<b>Residence</b>	<b>Res Fees</b>	<b>Accessory</b>	<b>Access</b>	<b>Commercial</b>	<b>Commercial Fees</b>
<b>Aug</b>	<b>No. of</b>	<b>Total Sq Feet</b>	<b>Permit   Impact</b>	<b>Permits</b>	<b>Permit</b>	<b>Permits</b>	<b>Permit   Impact</b>
	<b>Permits</b>				<b>Fees</b>		
2021	17	33,511	\$29K   \$26K	3	\$747	0	0
2022	8	12,198	\$8K   \$8K	3	\$403	1	\$135   0
July 2022	7	17,869	\$11K   \$24K	9	\$2K	1	\$9K   \$3K

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

**STAFF COMMENTS  
HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION**

**September 12, 2022  
KEALAN MILLIES-LUCKE, GNRC**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES-** Regular August 8, 2022, Planning Commission Meeting

**CHANGES TO THE AGENDA**

**PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

- 1) **Request by Gene Carman for the rezoning of 16,375 sf on Planters St (Map 19N Group B Parcels 4.00 & 5.00) from R-1 to R-2 to build a Duplex in the 7<sup>th</sup> Civil District.**

The applicant requests rezoning from R-1, Residential District to R-2 Residential District for the property located at unaddressed Planters St, identified as Tax Map 19N Group B Parcel 4.00 & 5.00. The properties consist of about 16,375 square feet.

Planning Issues

Parcel 4.00 and 5.00 both have frontage along Planters St. and Hayes Ave. Both Hayes Ave and Planters St is considered a local street per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned R-1 Residential.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District and have access to an 8-inch water line along the margin of Planters St. Lot 5.00 has access to an 8-inch sewer line along the margin of Hayes Ave.

Both properties are not located in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

**Zoning District Standards**

- a. (5.041 **R-1, Residential District**) - 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

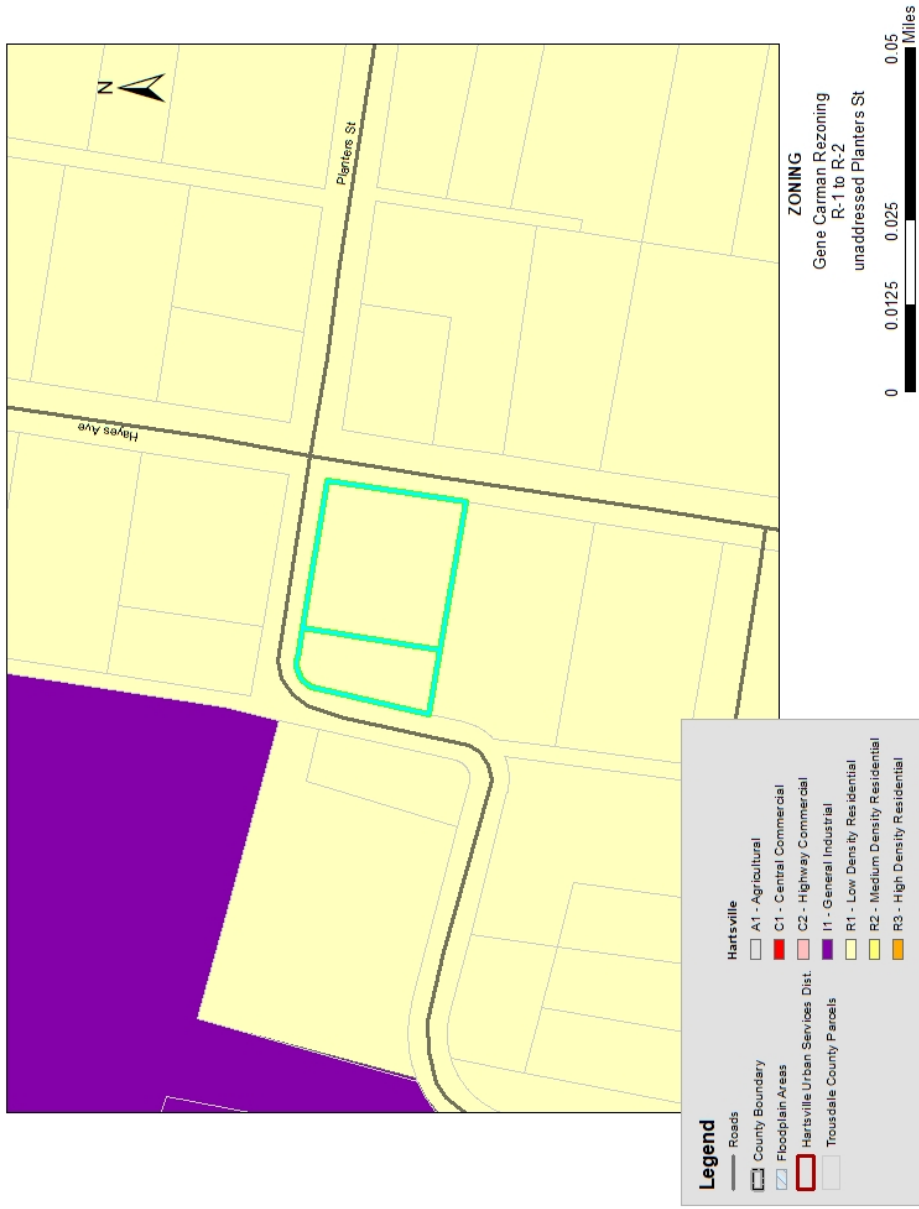
districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

- b. (5.042 **R-2, Residential District**)- 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. This district also includes community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by and compatible with a residential environment. It is the express purpose of this zoning ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.
  - i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-2 zoning district include; Detached single-family and duplex dwellings, group home for physically or mentally handicapped persons and essential services.
  - ii. **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-2 zoning district include administrative services, community assembly, community education, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.
  - iii. **Bulk Standards** (F)- The minimum lot sizes in the R-2 zoning district are as follows-

<b>Minimum Lot Size</b>	
<b>Single Family</b>	<b>7,500 sq.ft.</b>
<b>Duplex</b>	<b>9,000 sq.ft..</b>
<b>Maximum Lot Coverage</b>	<b>30%</b>

- a. If combined parcels 4.00 and 5.00 contain roughly 0.38 acres this would allow for a maximum density of 2 single family lots or 1 duplex lot.

# Hartsville/Trousdale Zoning



**2) Request by Lewis Beasley for the rezoning of 1.45 acres on Thoroughbred LN, (Map 19 Parcel 16.19) from A-1 to R-1 for matching the parcel addition in the 7<sup>th</sup> Civil District**

The applicant requests rezoning from A-1, Agricultural-Forestry District to R-1 Low Density Residential District for the property located at unaddressed Thoroughbred Ln, identified as Tax Map 19 Parcel 16.19. The properties consist of about 1.45 acres.

Planning Issues

A legal description is required to be submitted with the rezoning request.

The surrounding properties are zoned A-1 Agricultural-Forestry and R-1 residential.

The property does not have road frontage but is within the Hartsville/Trousdale Water and Sewer Utility District and if combined with the adjacent property will have access to a 6 inch waterline along Thoroughbred Ln.

A portion of the property may be located in an A Special Flood Hazard Area.

Zoning Notes

**Zoning District Standards**

- a. (5.040 **A-1, Agriculture-Forestry District**)- 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. Areas assigned to the A-1 District are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above. The following regulations shall apply in the A-1, Agriculture-Forestry District, as defined on the Zoning Map, of Trousdale County, Tennessee.
- b. (5.042 **R-1, Residential District**) - 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. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from these districts all

buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

- i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include; Detached single-family and duplex dwellings and essential services.
- 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 recreational 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-

<b>Minimum Lot Area</b>	<b>1 acre</b>
<b>1 &amp; 2-Family Dwellings</b>	
<b>One Unit</b>	
<b>With Public Water and Sewer</b>	<b>15,000 sq.ft.</b>
<b>With Public water and No Public Sewer</b>	<b>1 acre</b>
<b>Two Units</b>	
<b>With Public Water and Sewer</b>	<b>40,000 sq.ft.</b>
<b>With Public water and No Public Sewer</b>	<b>17,000 sq. ft.</b>
<b>Maximum Lot Coverage</b>	<b>40%</b>

- a. The proposed lot to be rezoned is roughly 1.45 acres this would allow for a maximum density of 4 single family lots with water and sewer, 1 single family lot with no sewer, 3 duplex lots with public water and sewer, or 1 duplex lot without public sewer.

**3) Final Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Templow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5<sup>th</sup> Civil District.**

The applicant requests final plat approval for a six-lot subdivision, Freedom Farms, at an undressed property on Templow Road. The property is identified as Tax Map 16 Parcel 24.05 and consists of approximately 16.21 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for agricultural uses.

Zoning Issues

- a) **Zoning District Standards** (Trousdale Zoning Resolution, Section 5.042)
  - i) **Bulk Standards** (5.042 F)
    - (1) The minimum lot area for property with access to public water but without public wastewater is 1 acre.
    - (2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies the following items to be added or corrected:

- a) Include dimensions of the easement located on Lot 5 for the benefit of Lot 4.
- b) Provide a distance and bearing that will link a point on the boundary of the subdivision to a monument in the right-of-way of the nearest prominent public way intersection.
- c) Include the address of the property owner.
- d) Include location of proposed fire hydrant or distance to the nearest fire hydrant.

Staff will provide a recommendation at the meeting.

**4) Preliminary Plat approval for Zach Taylor Subdivision of 8.74 acres on Tempow Road (Map 16 Parcel 18.00) for 6 lots in the 5<sup>th</sup> Civil District.**

The applicant requests preliminary plat approval for a six-lot subdivision, Zach Taylor Subdivision at an undressed property on Tempow Road. The property is identified as Tax Map 16 Parcel 18.00 and consists of approximately 8.74 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for agricultural and residential uses.

Zoning Issues

**a) Zoning District Standards** (Trousdale Zoning Resolution, Section 5.042)

**i) Bulk Standards** (5.042 F)

- (1) The minimum lot area for property with access to public water but without public wastewater is 1 acre.
- (2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies the following items to be added or corrected:

- a) Include the size of the remaining parcel.

Staff will provide a recommendation at the meeting.

**5) Preliminary Subdivision Plat approval for the Darrell Carman estate on Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4<sup>th</sup> Civil District.**

The applicant requests preliminary plat approval for a 16-lot subdivision, Darnell Carman Estate, at an undressed property on Hwy 141N. The property is identified as Tax Map 7 Parcel 5.00 and Tax Map 88 Parcel 2.00 and consists of approximately 22.31 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for agricultural uses.

An 6-inch water line in located along the margin of Hwy 141N. Sewer is not available in this area

Zoning Issues

- a) **Zoning District Standards** (Trousdale Zoning Resolution, Section 5.042)
  - i) **Bulk Standards** (5.042 F)
    - (1) The minimum lot area for a single family lot with access to public water but without public wastewater is 1 acre.
    - (2) All proposed lots are greater than 1 acre.

Commented [KML1]: Double check that property has not been rezoned.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies the following items to be added or corrected:

- a) Include the acreage of the remainder of the Darrell Carman Estate lots.
- b) The subdivision must have a name. “the Estate of Darrell Carman” will not be sufficient to identify the subdivision.
- c) Include the width and name of the stream identified at the rear of Lots 1-9.
- d) Correct property zoning to R-1 Residential.
- e) Include the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public ways.
- f) Include topographic contours at vertical intervals of not more than two (2) feet.
- g) Include areas to be used for sewage disposal.
- h) Remove certificates only required for final plats and include the preliminary plat certification as follows:

Approved by the Hartsville/Trousdale County Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on

\_\_\_\_\_ Date

Preliminary plat approval shall not constitute final approval for recording purposes.

Staff will provide a recommendation at the meeting.

**6) Site Plan Approval for Scotty Enoch on West Main ST of 52,744.4 sf (Map 27-B Parcel A-15.00) for 3 Triplexes totaling 9 units in the 7<sup>th</sup> Civil District.**

The applicant requests site plan approval for an unnamed development, consisting of a 9-unit multi-family development at an unaddressed property on W Main St. The property is identified as Tax Map 27B Group B Parcel 15.00 and consists of approximately 1.2 acres. The property is zoned R-3, Residential.

Commented [KML2]: Request a real name

Planning Issues

The surrounding properties are zoned for residential uses.

This property has access to a 6-inch water line along W Main st and an 8-inch sewer line along Stott Ave.

Zoning Issues

- a) **R-3, High Density Residential** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.043)
  - i) **Permitted Uses** (5.043 B)
    - (1) Multi-family dwellings, are permitted by right in the R-3 zoning district
  - ii) **Bulk Standards** (5.043 F)
    - (1) For multi-family dwellings the minimum lot are is 10,800 sf with a minimum lot area of 3,600 sf per dwelling unit. The permitted density is 12 units per acre. The required setbacks and bulk standards can be referenced in section 5.051 F.
- b) **Buffer Strips** (3.110) - Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.
  - i) A 10' buffer is provided along the property lines that abut a residentially zoned property.
- c) **Development Standards for Group Housing Projects** (4.072) – the following section details the development standards for group housing projects pertaining to this site plan.
  - i) **Location** - Item has been reviewed and meets the requirements in the code.
  - ii) **Density**-Item has been reviewed and meets the requirements in the code.
  - iii) **Design**- Item has been reviewed and meets the requirements in the code.
  - iv) **Public Street Access**- Item has been reviewed and meets the requirements in the code.
  - v) **Required Improvements**-
    - (1) **Internal Drives**- Item has been reviewed and meets the requirements in the code.
    - (2) **Utilities**- Item has been reviewed and meets the requirements in the code.
    - (3) **Solid Waste**- Item has been reviewed and meets the requirements in the code.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
  - a. Development must have a unique name “Site Plan for Scotty Enoch” is not sufficient.
  - b. Please specify the type of planting used in the buffer strip.
  - c. Note the distance to the nearest fire hydrant.
  - d. Will any signs be located on the property?
  - e. Label all setback lines.
  - f. Show location of cluster mail kiosk and dumpster (if proposed).

Staff will provide a recommendation for this site plan at the meeting.

**7) Site Plan Approval for Scotty Enoch on West Main ST of 11,561 sf (Map 27-B Parcel A-16.02) for 1 Triplex totaling 3 units in the 7<sup>th</sup> Civil District.**

The applicant requests site plan approval for **Oldham Enterprises, LLC, an 12-unit apartment development** at an unaddressed property on W Main St. The property is identified as Tax Map 27B Group A Parcel 16.02 and consists of approximately **7.15 acres**. The property is zoned R-3, Residential.

Planning Issues

The surrounding properties are zoned for residential uses.

Zoning Issues

- a) **R-3, High Density Residential** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.043)
  - i) **Permitted Uses** (5.043 B)
    - (1) **Multi-family dwellings, are permitted by right in the R-3 zoning district**
  - ii) **Bulk Standards** (5.043 F)
    - (1) **For multi-family dwellings the minimum lot are is 10,800 sf with a minimum lot area of 3,600 sf per dwelling unit. The permitted density is 12 units per acre. The required setbacks and bulk standards can be referenced in section 5.051 F.**
- b) **Buffer Strips** (3.110) - Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.
  - i) **A 10' buffer is provided along the property lines that abut a residentially zoned property.**
- c) **Development Standards for Group Housing Projects** (4.070) – the following section details the development standards for group housing projects pertaining to this site plan.
  - i) **Location** - Item has been reviewed and meets the requirements in the code.
  - ii) **Density**-Item has been reviewed and meets the requirements in the code.
  - iii) **Design**- Item has been reviewed and meets the requirements in the code.
  - iv) **Public Street Access**- Item has been reviewed and meets the requirements in the code.
  - v) **Required Improvements**-
    - (1) **Internal Drives**- Item has been reviewed and meets the requirements in the code.
    - (2) **Utilities**- Item has been reviewed and meets the requirements in the code.
    - (3) **Solid Waste**- Item has been reviewed and meets the requirements in the code.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
  - a. **Include**

Staff will provide a recommendation for this site plan at the meeting.

**8) Site Plan Approval for George M James and Lisa L. James on Hwy 231 S of 10 acres (Map 29 Parcel 26.05) for 4 - 1 story Buildings in the 6<sup>th</sup> Civil District.**

The applicant requests site plan approval for an unnamed commercial development, at an unaddressed property on Hwy 231S. The property is identified as Tax Map 29 Parcel 26.05 and consists of approximately 10 acres. The property is zoned C-1, Residential.

Commented [KML3]: Ask for a real name.

Planning Issues

The surrounding properties are zoned for commercial, and agricultural uses. This property does not have access to public water or sewer.

Zoning Issues

- a) C-1, General Commercial Zoning District Standards (Trowsdale County Zoning Ordinance, Section 5.044)**
- i) **Bulk Standards (5.044 F)**
- (1) The minimum land area for properties without access to public water or sewer is 3 acres.
    - (a) The property is 10 acres and far exceeds the minimum.
  - (2) Off-street parking shall be provided at a standard of five and one half (5½) spaces for each one thousand (1,000) square feet of gross leasable area.
    - (a) The development includes 14,000 sq.ft. of leasable space which would require 77 parking spaces.
- b) Buffer Strips (3.110) -** Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.
- i) The site is abuts agricultural and commercial zoned property. A buffer is required along all property lines abutting any agricultural properties.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
- a. Please give development a unique name, "Site plan for George M James and wife Lisa L James" is not sufficient.
  - b. Show topographic contours at intervals of five feet.
  - c. Show the location and design of all parking areas.
  - d. Show location of loading/unloading zones with dimensions of (10' x 40') with 14' height clearance. 3 off street loading spaces are required to be provided for 14,000 sq.ft. of floor area.
  - e. Show dimensions of proposed parking spaces.
  - f. Show location of parking lot lighting.

- g. Make note of parking lot surface material.
- h. Include width of the driveway and point of access to existing street.
- i. Include proposed drainage plan for property.
- j. Correct front setback to 30'.

Staff will provide a recommendation for this site plan at the meeting.

**9) Site Plan Approval for Advance Propane on Broadway of 1.93 acres (Map 19-N Group A Parcel 23.00) for 2 Propane Tanks Storage located in the 7<sup>th</sup> Civil District.**

The applicant requests site plan approval for Advance Propane development at unaddressed Broadway St. The property is identified as Tax Map 19N Group A Parcel 23.00 and consists of approximately 1.93 acres. The property is zoned C-1, Commercial.

Planning Issues

The surrounding properties are zoned for commercial uses.

Zoning Issues

- a) **C-1, Central Commercial** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.051)
  - i) **Permitted Uses** (5.043 B)
    - (1) Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way, and automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles, and other similar uses including the storage of flammable liquid are permitted by right in the C-1 zoning district.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
  - a. Submit study showing how the construction will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
  - b. Include topographic features at a minimum of 5-foot intervals.
  - c. No point of access shall be allowed within twenty (20) feet of the right-of way line of a public intersection.
  - d. Include height of propane tanks.
  - e. Note height of fence.
  - f. Will driveway and area under the tanks be concrete? If so please include ground coverage.
  - g. Specify fence materials.

Staff will provide a recommendation for this site plan at the meeting.

**DISCUSSION TOPICS**

- **Land Use Definition Table for Hartsville and Trousdale County Zoning Regulations**

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

8/26/22  
MR# 569

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-1 Requested Zoning R-2 Reason Build a duplex  
Property Owner Harold Gene Carmon IV + Taylor Carmon Phone \_\_\_\_\_  
Property Address Planters Street, Hartsville TN 37074  
Lot Size 8,029 sq ft Road Frontage 171' ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19-N Group B Parcel 4 Record/Deed Book 141/211  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # 1  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Gene Carmon IV Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN \_\_\_\_\_  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, I-1  
Names of Surrounding Property Owners Joyce Nipper, Wayne Pryor, Katlin Hickman  
Howard Hankins, Dennis Gore  
Affected Roads Planter's Street  
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			
1 <sup>st</sup> Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 <sup>nd</sup> Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

Applicant Signature

Date Submitted

**\$100 Application fee**



BOUNDARY SURVEY FOR  
**HAROLD GENE CARMAN, IV  
 & TAYLOR CARMAN**

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

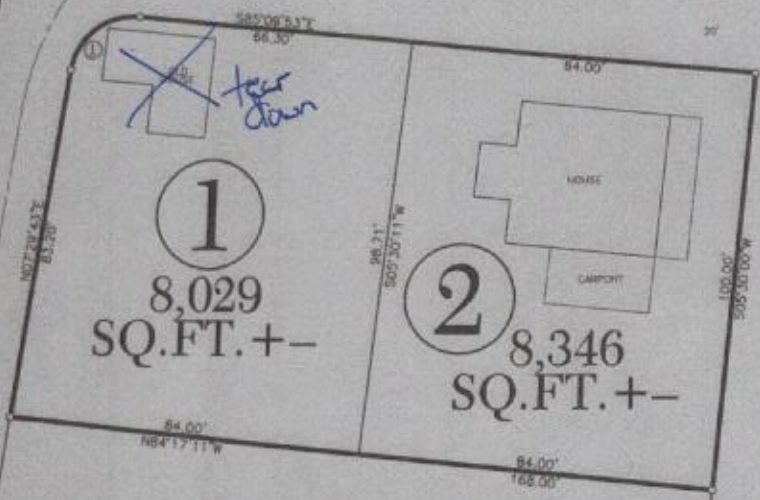
**NOTE:**  
 ALL CORNERS MARKED  
 BY NEW IRON RODS.

SCALE : 1" = 30'  
 DATE : AUGUST 11, 2021  
 SIZE : 16,375 SQ.FT.+-  
 DEED : R. B. 141, PG. 211, R.O.T.C.T.  
 MAP : MAP 19-N, PARS. B-4.00 & B-5.00, T.A.O.T.C.T.

**STREET**

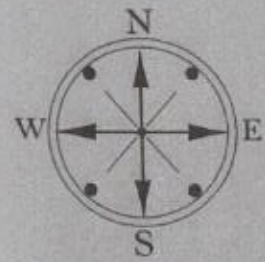
**PLANTERS**

**HAYES STREET**



**JOYCE NIPPER**  
 DEED BOOK 55, PAGE 44  
 MAP 19-N, PARCEL B-3.00

**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**  
 150 MIDDLE FORK ROAD  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 574-2344

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	15.00'	14.32'	22.87'	87°20'24"	20.72'	N 51°09'55" E

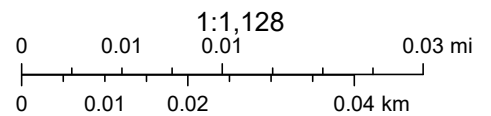


# Trousdale County - Parcel: 019N B 004.00



Date: September 9, 2022

County: Trousdale  
Owner: CARMAN HAROLD GENE IV ETUX  
Address: PLANTERS ST  
Parcel Number: 019N B 004.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



Esri, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., 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.

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 match zoning to Parcel 16.19  
Property Owner Lewis Beasley Phone \_\_\_\_\_  
Property Address Thoroughbred LN Hartsville TN 37074  
Lot Size 1.45 ACRES to be added to Parcel 16.19 Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 16.19 Record/Deed Book \_\_\_\_\_  
Subdivision Name Thoroughbred Estates Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Lewis Beasley Phone (\_\_\_\_) \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Ema \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners SHERRY ANTHONY, ROBERT TENBRINK,  
DANIEL SOPER  
Affected Roads THOROUGHbred LANE  
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			
1 <sup>st</sup> Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 <sup>nd</sup> Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

Applicant Signature \_\_\_\_\_

Date Submitted \_\_\_\_\_

**\$100 Application fee**



1.45 ACRES  
AREA TO BE ADDED  
TO PARCEL 16.19  
ZONED A-1

CURRENT PARCEL 16.19  
ZONED R-1

LOCATION SKETCH n.t.s.



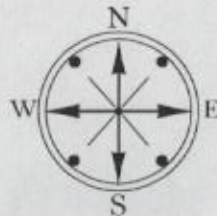
# FINAL SUBMISSION PLAT OF LOTS #46-#48 OF THOROUGHBREDED ESTATES

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

SCALE : 1" = 50'  
 DATE : JULY 18, 2022  
 SIZE : 103,692.4 SQ.FT.+-  
 DEED : D. B. 42, PG. 37, R.O.T.C.T.  
 MAP : MAP 19, PAR. 16.19 P/O, T.A.O.T.C.T.

SHERRY LYNN ANTHONY  
 RECORD BOOK 143, PAGE 379  
 MAP 19-2, PARCEL 1-1.00

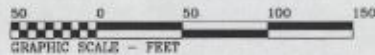
GENE CARMAN ESTATE  
 DEED BOOK 72, PAGE 222  
 MAP 19, PARCEL 6.02



**NOTES:**

- PROPERTY IS ZONED "R1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE A AND FLOOD ZONE 1. SEE COMMUNITY FLOOD HAZARD ATLAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2015.
- OWNER: LEWIS BEASLEY, JR., 242 BRIDGE BRIDGE ROAD, NASHVILLE, TENNESSEE 37215.
- ALL CURVES ARE FOR 2000 FEET UNLESS OTHERWISE SPECIFIED.

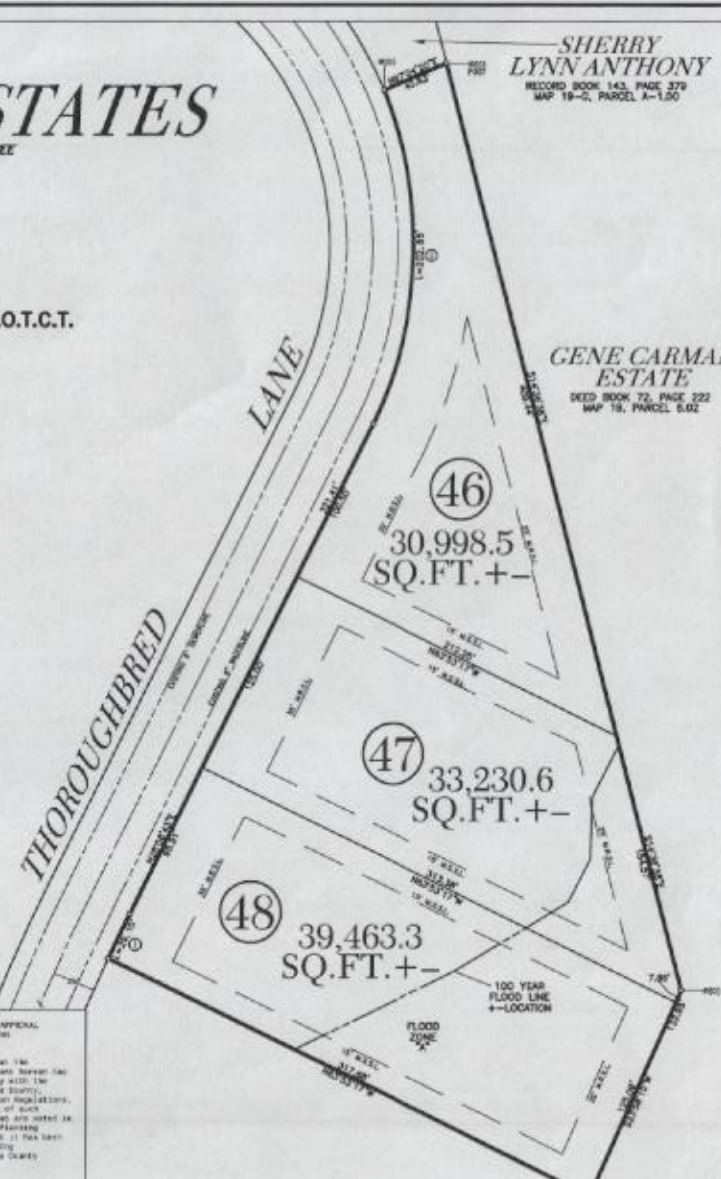
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE NATURE OF PROCEEDURE OF THE CONVEYING SURVEY IS AS LISTED:  
 1. TO, 200.00 AC SQUARE SECTION.



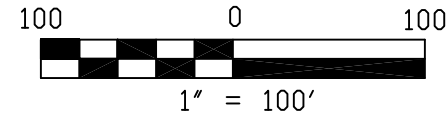
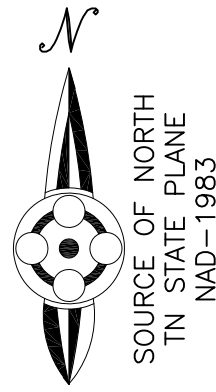
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1122.00'	14.95'	28.10'	72°10'	28.10'	N 22°22'00" E
2	237.00'	108.11'	202.80'	49°23'25"	185.71'	N 01°35'31" E

CARMAN SURVEYING  
 207 LINDA LANE  
 NASHVILLE, TENNESSEE  
 PHONE: 615.251.2500

<p><b>CERTIFICATE OF OWNERSHIP AND ACQUISITION</b></p> <p>I, LEWIS BEASLEY, JR. (as owner) do hereby certify that I am the owner of the interest of the property shown and described herein as evidenced in Deed Book 42, Page 37, Trousdale County Register's Office, and that I have hereby made this plan of subdivision with my (owner) title shown, according to the relevant building restriction laws, and that all matters of (zoning) compliance for all public use, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>LEWIS BEASLEY, JR.</p>	<p><b>CERTIFICATE OF ADJACENT RECORDS</b></p> <p>I hereby certify that to the best of my knowledge and belief there is a true and accurate survey of the property shown herein, that this is a Category 1 Land Survey as defined in Chapter 100-2-1-.02, Tennessee Code Annotated, and that the title of provision to transfer title of land is "T.O.C.T."</p> <p>Date: _____</p> <p>JIM CARMAN          Registered Land Surveyor #2230</p>	<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</b></p> <p>I hereby certify that the water systems indicated or indicated on the final subdivision plat entitled "FINAL SUBMISSION PLAT OF LOTS #46-48 OF THOROUGHBREDED ESTATES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Nash, TN10, and TN15          Agency of Authorized Approving Agency</p>	<p><b>CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</b></p> <p>I hereby certify that the sewer systems indicated or indicated on the final subdivision plat entitled "FINAL SUBMISSION PLAT OF LOTS #46-48 OF THOROUGHBREDED ESTATES" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Nash, TN10, and TN15          Agency of Authorized Approving Agency</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES FOR BOND POSTING</b></p> <p>I hereby certify, (1) that all designated public utilities on this final subdivision plat have been installed in an adequate manner and according to the specifications of the applicable Trousdale County Ordinance, or (2) that a sufficient bond or other surety has been posted with the Planning Commission to ensure completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown herein has been found to comply with the applicable Trousdale County, Tennessee Subdivision Regulations, with the exception of such variances, if any, as are noted in the notice of the Planning Commission, and that it has been approved for recording at the Office of the County Register.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>
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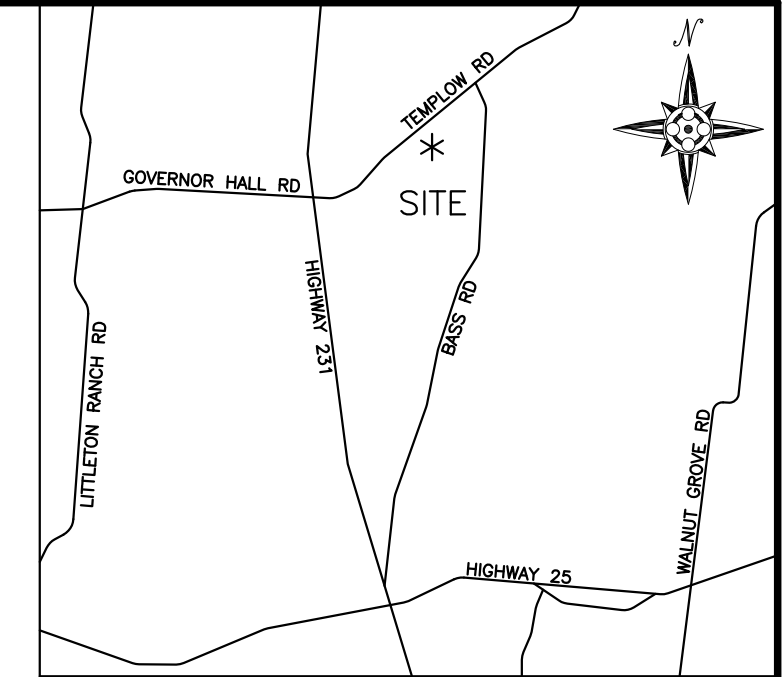


LEWIS BEASLEY, JR.  
 DEED BOOK 42, PAGE 37  
 MAP 19, PARCEL 16.19 P/O

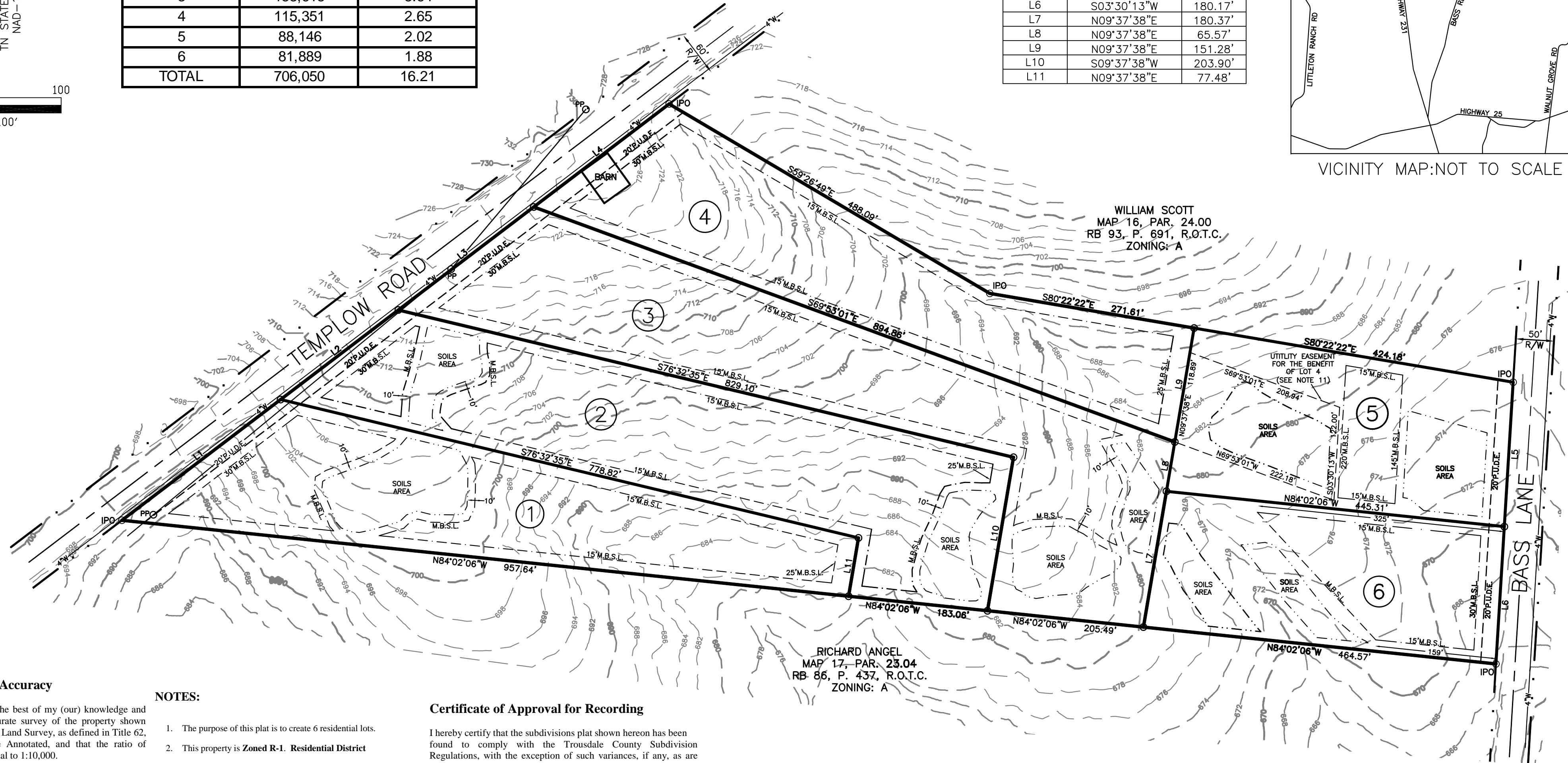


LOT TABLE		
LOT NUMBER	SQ. FT. +/-	ACREAGE +/-
1	115,753	2.66
2	146,296	3.36
3	158,615	3.64
4	115,351	2.65
5	88,146	2.02
6	81,889	1.88
TOTAL	706,050	16.21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°45'22"E	261.26'
L2	N52°45'22"E	193.84'
L3	N52°45'22"E	222.93'
L4	N52°45'22"E	222.93'
L5	S03°30'13"W	189.49'
L6	S03°30'13"W	180.17'
L7	N09°37'38"E	180.37'
L8	N09°37'38"E	65.57'
L9	N09°37'38"E	151.28'
L10	S09°37'38"W	203.90'
L11	N09°37'38"E	77.48'



VICINITY MAP: NOT TO SCALE



**Certificate of Survey Accuracy**

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey, as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: Beau Marshall Agee, PLS TN #2871



AGEE PROFESSIONAL  
LAND SURVEYING, LLC  
1622 WOODSIDE DR.  
LEBANON, TN 37087  
615.887.1371  
beauagee1@gmail.com

**NOTES:**

- The purpose of this plat is to create 6 residential lots.
- This property is **Zoned R-1, Residential District**
- Bearings for this survey were obtained from Tennessee State plane Coordinate System NAD-1983. Field work for this survey performed November, 2021.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note:** The property shown hereon is not in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 47169C0017C, Effective Date 9.29.2010.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- Drainage easements outside of designated right-of-ways are not the responsibility of Trousdale County.
- This map may not be altered without consent of this surveyor.
- The purpose of the easement shown on Lot 5 for the benefit of Lot 4 is for the installation of a subsurface sewage disposal system (SSDS) to service a potential residence on Lot 4.

**Certificate of Approval for Recording**

I hereby certify that the subdivisions plat shown hereon has been found to comply with the Trousdale County Subdivision Regulations, with the exception 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: \_\_\_\_\_ Secretary, Planning Commission

**Certificate of Ownership and Dedication**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number \_\_\_\_\_, page \_\_\_\_\_, County Registers 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 or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: \_\_\_\_\_ Owner: \_\_\_\_\_

Title (if acting for partnership or corporation) \_\_\_\_\_

**Certificate of Approval of Private Subsurface Sewage Disposal**

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date: \_\_\_\_\_ Local Health Authority

**Certificate of Approval of Water Systems**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled \_\_\_\_\_ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: \_\_\_\_\_ Name, Title, and Agency or Authorized Approving Agent

**Certificate of Approval of Public Ways For Bond Posting**

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 Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date: \_\_\_\_\_ Appropriate Governmental Representative

**PROPERTY INFO:**  
OWNER: FLEMING HOMES, LLC  
RB. 149, P. 613, R.O.T.C.

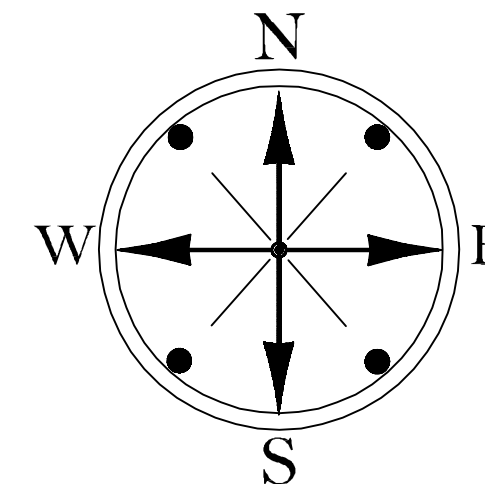
FINAL PLAT OF SUBDIVISION OF  
**FREEDOM FARMS**  
FORMERLY "FLEMING HOMES PROPERTY"  
MAP 16, PARCEL 24.05  
5<sup>TH</sup> CIVIL DISTRICT of TROUSDALE COUNTY, TN  
DATE: AUGUST 22, 2022 JOB # 21-1106-A1581

LOCATION SKETCH n.t.s.



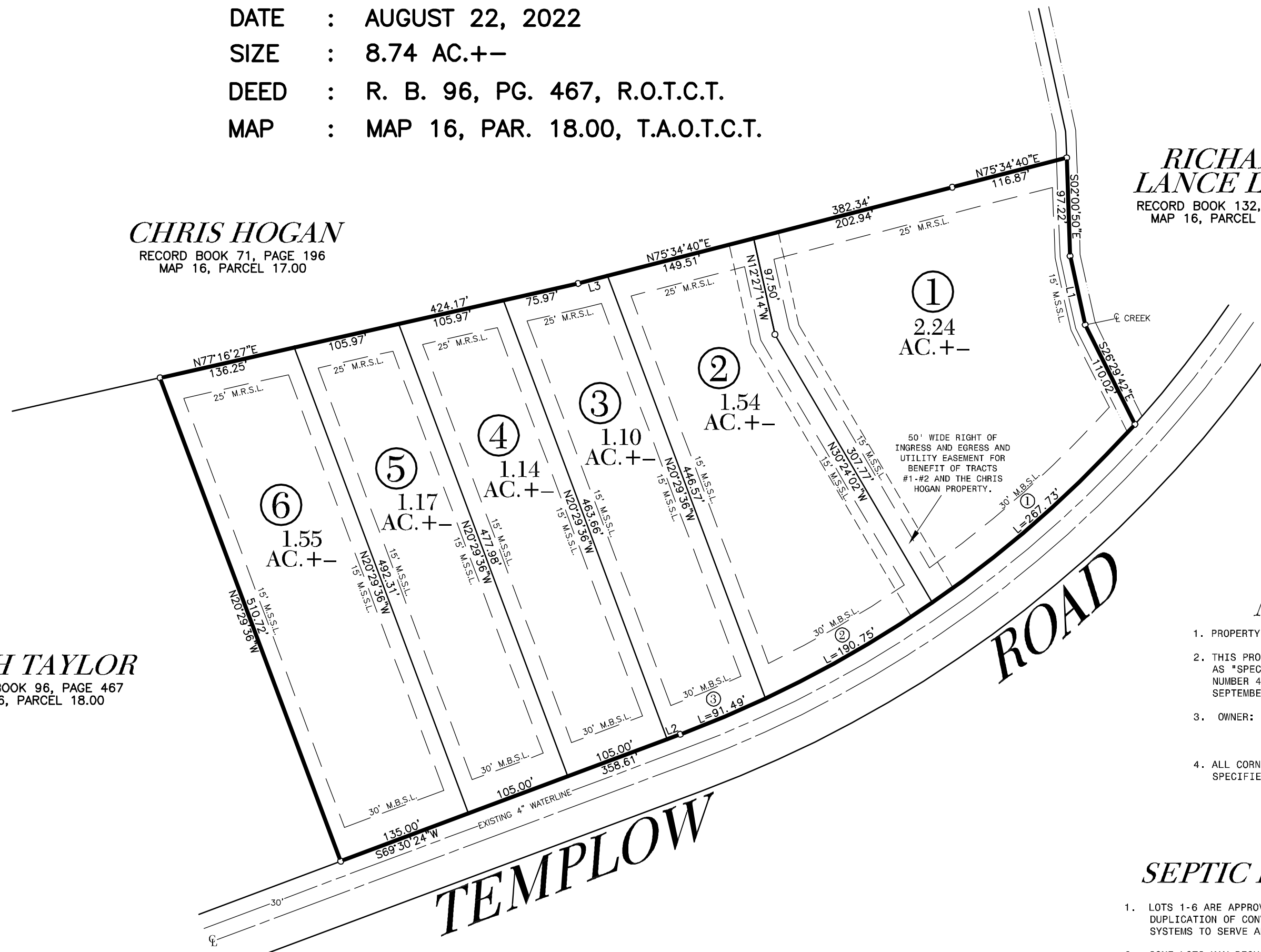
PRELIMINARY SUBDIVISION PLAT FOR  
**ZACH TAYLOR**  
 LOCATED IN THE 5TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
 DATE : AUGUST 22, 2022  
 SIZE : 8.74 AC.+  
 DEED : R. B. 96, PG. 467, R.O.T.C.T.  
 MAP : MAP 16, PAR. 18.00, T.A.O.T.C.T.



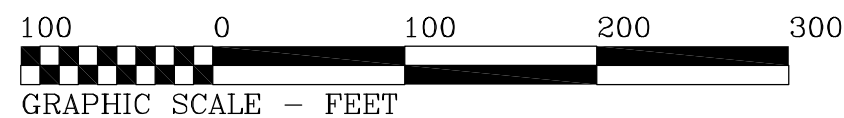
**CHRIS HOGAN**  
 RECORD BOOK 71, PAGE 196  
 MAP 16, PARCEL 17.00

**RICHARD LANCE LEHR**  
 RECORD BOOK 132, PAGE 97  
 MAP 16, PARCEL 8.09.00



Course	Bearing	Distance
L1	S 12°24'43" E	69.77'
L2	S 69°30'24" W	13.61'
L3	N 75°34'40" E	29.89'

**ZACH TAYLOR**  
 RECORD BOOK 96, PAGE 467  
 MAP 16, PARCEL 18.00



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1142.00'	134.48'	267.73'	13°25'56"	267.11'	S 48°37'48" W
2	1142.00'	95.60'	190.75'	9°34'13"	190.53'	S 60°07'53" W
3	1142.00'	45.77'	91.49'	4°35'24"	91.46'	S 67°12'42" W

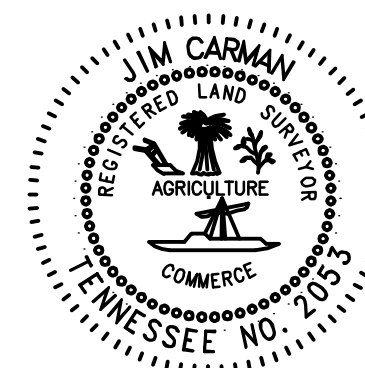
**NOTES:**

- PROPERTY IS ZONED "AGRICULTURAL".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0017C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: ZACH TAYLOR  
204 COURT STREET  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

**SEPTIC RESTRICTIONS**

- LOTS 1-6 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.
- LOTS 1-6 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.
- THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE MAXIMUM NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.
- ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG THE SIDE PROPERTY LINES.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO COMMENCING CONSTRUCTION ON THIS LOT, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH 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 AND OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

**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

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 96, Page 467, 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>ZACH TAYLOR</p>	<p><b>CERTIFICATE OF SURVEY ACCURACY</b></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><b>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</b></p> <p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "FINAL SUBDIVISION PLAT FOR ZACH TAYLOR" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>Approval is hereby granted for lots 1-6 defined as "FINAL SUBDIVISION PLAT FOR ZACH TAYLOR", Trousdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any initiation of construction of a structure, mobile, or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. 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><b>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</b></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, 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>Appropriate Government Representative</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></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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**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 67, Page 1, Trousdale County Register's Office, and Deed Book 237, Page 153, Macon 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.

Date: \_\_\_\_\_

Owner \_\_\_\_\_

Date: \_\_\_\_\_

Owner \_\_\_\_\_

**CERTIFICATE OF SURVEY ACCURACY**

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.

Date: JIM CARMAN  
Registered Land Surveyor #2053

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "PRELIMINARY SUBDIVISION PLAT FOR THE ESTATE OF DARRELL CARMAN" 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.

Date: Name, Title, and Title Agency or Authorized Approving Agency

Approval is hereby granted for lots 1-16 defined as "PRELIMINARY SUBDIVISION PLAT FOR THE ESTATE OF DARRELL CARMAN", Trousdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile, or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Date: Environmentalist Specialist  
Division of Water Resources

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**

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.

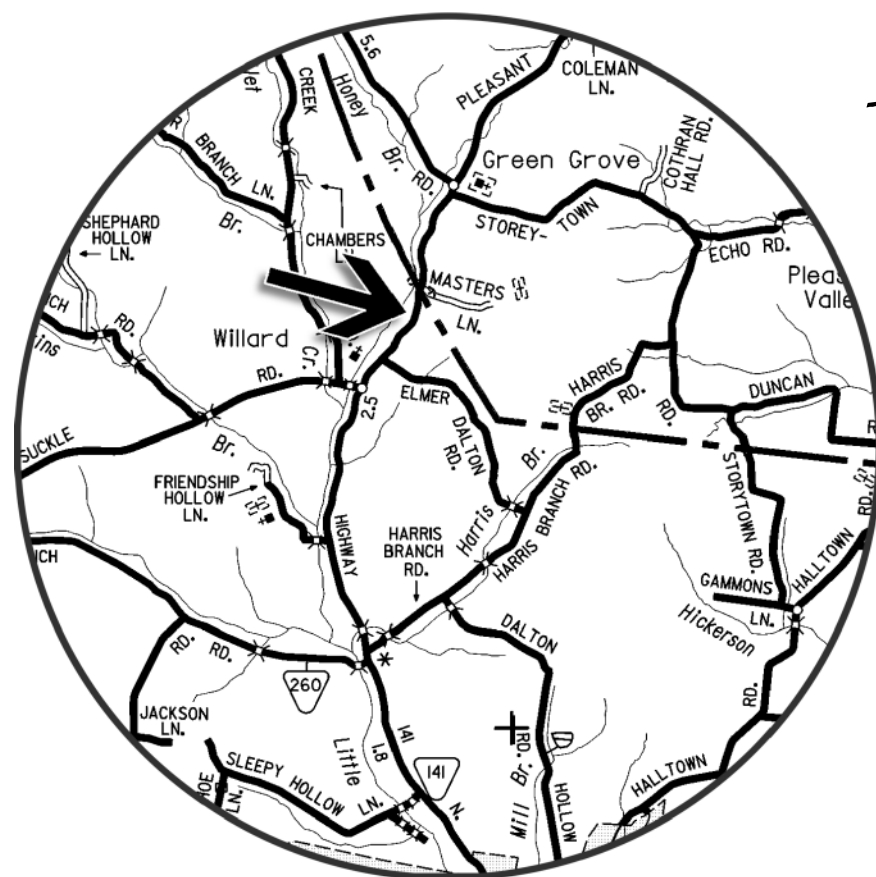
Date: Appropriate Government Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**

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.

Date: Secretary Planning Commission

**LOCATION SKETCH n.t.s.**



**NOTES:**

- PROPERTY IS ZONED "AGRICULTURAL".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE AE AND FLOOD ZONE X. SEE COMMUNITY PANEL NUMBER 47169C0033C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE A. SEE COMMUNITY PANEL NUMBER 47111C0185C, WITH AN EFFECTIVE DATE OF OCTOBER 19, 2010.
- OWNER: ESTATE OF DARRELL CARMAN  
625 HIGHWAY #52 BYPASS WEST  
LAFAYETTE, TENNESSEE 37083
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

**SEPTIC RESTRICTIONS**

- LOTS 1-16 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.
- LOTS 1-16 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.
- THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE MAXIMUM NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.
- ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG THE SIDE PROPERTY LINES.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO COMMENCING CONSTRUCTION ON THIS LOT, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH 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 AND OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	477.00'	108.25'	212.88'	25°34'16"	211.12'	S 15°14'03" W
2	856.80'	73.57'	146.78'	9°48'55"	146.60'	S 07°21'22" W
3	856.80'	41.06'	82.06'	5°29'15"	82.03'	S 15°00'28" W
4	440.20'	68.91'	136.72'	17°47'42"	136.17'	S 26°38'57" W
5	440.20'	38.68'	77.17'	10°02'38"	77.07'	S 40°34'07" W
6	4432.30'	58.26'	116.52'	1°30'22"	116.52'	S 46°20'37" W
7	4432.30'	80.68'	161.34'	2°05'08"	161.33'	S 48°08'22" W
8	4492.30'	140.86'	281.62'	3°35'31"	281.57'	N 47°23'11" E
9	500.20'	80.67'	159.96'	18°19'24"	159.28'	N 36°25'44" E
10	500.20'	41.63'	83.07'	9°30'57"	82.98'	N 22°30'34" E
11	916.80'	76.47'	152.59'	9°32'11"	152.42'	N 12°59'00" E
12	916.80'	46.17'	92.27'	5°45'59"	92.23'	N 05°19'54" E

**PRELIMINARY SUBDIVISION PLAT FOR THE ESTATE OF DARRELL CARMAN**

LOCATED IN THE 4TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE  
LOCATED IN THE 3RD CIVIL DISTRICT OF MACON COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : AUGUST 23, 2022  
SIZE : 22.31 AC.+-  
DEED : D. B. 67, PG. 1, R.O.T.C.T.  
D. B. 237, PG. 153, R.O.M.C.T.  
MAP : MAP 7, PAR. 5.00 P/O, T.A.O.T.C.T.  
MAP 88, PAR. 2.00 P/O, T.A.O.M.C.T.

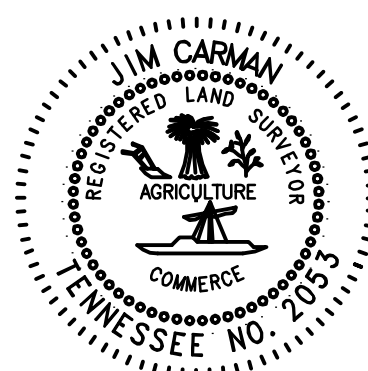
**MICHAEL LANE SCRUGGS**

RECORD BOOK 86, PAGE 334  
MAP 7, PARCEL 3.00  
TROUSDALE COUNTY

**THE ESTATE OF DARRELL CARMAN**

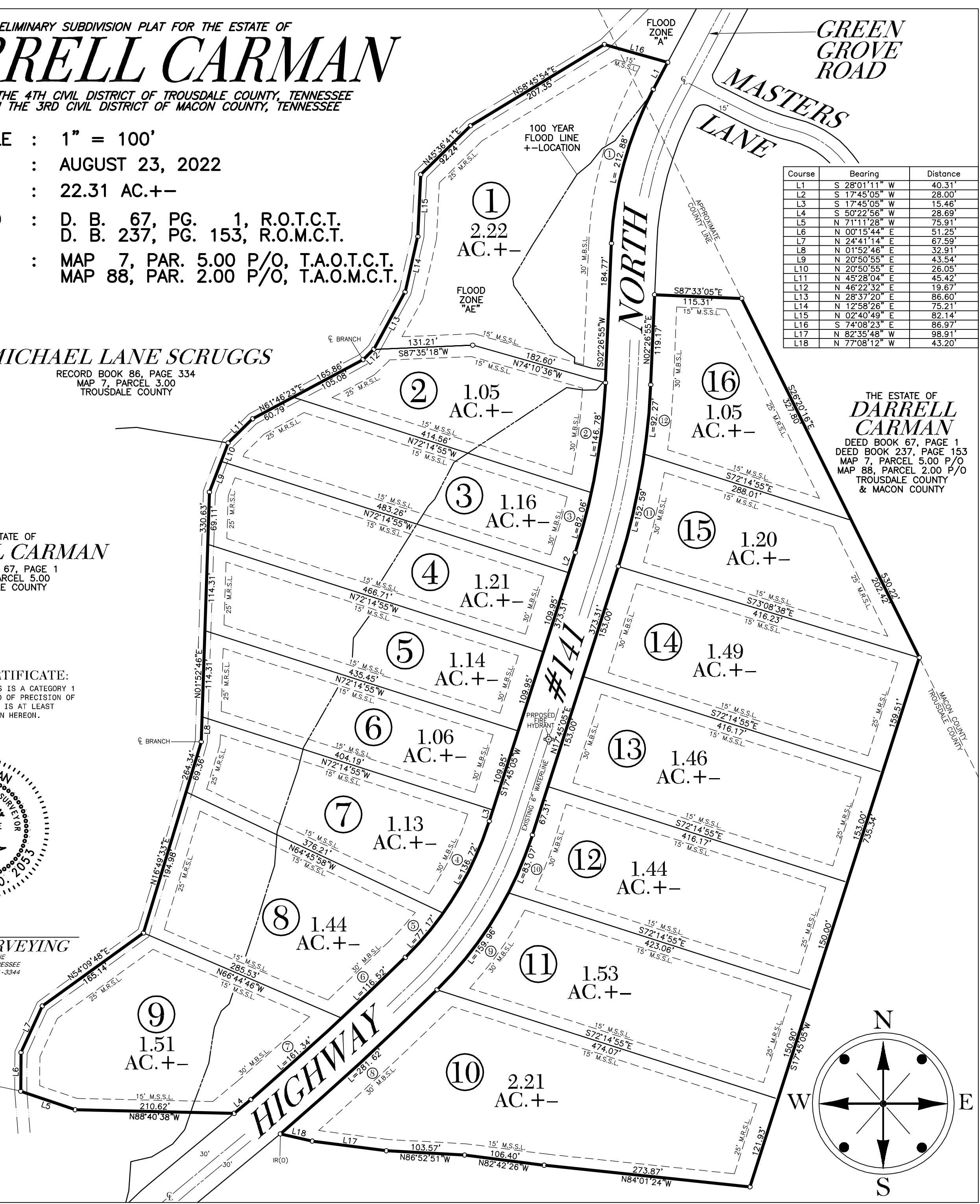
DEED BOOK 67, PAGE 1  
MAP 7, PARCEL 5.00  
TROUSDALE COUNTY

**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**

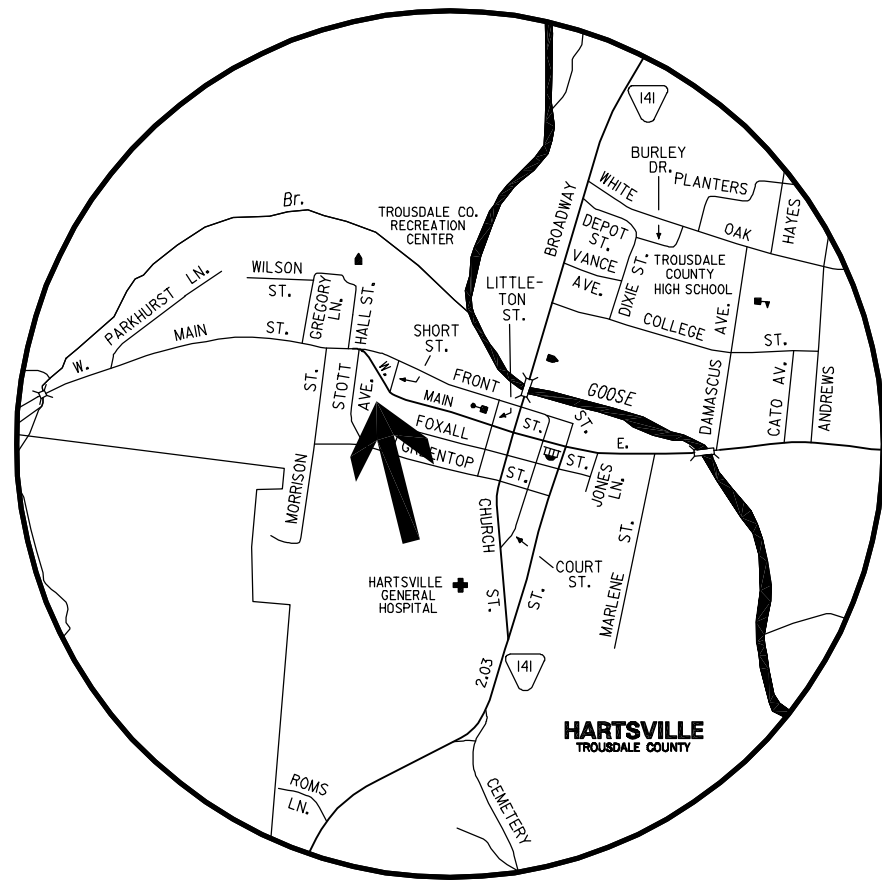
50 LINDA LANE  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3344



Course	Bearing	Distance
L1	S 28°01'11" W	40.31'
L2	S 17°45'05" W	28.00'
L3	S 17°45'05" W	15.46'
L4	S 50°22'56" W	28.69'
L5	N 71°11'28" W	75.91'
L6	N 00°15'44" E	51.25'
L7	N 24°41'14" E	67.59'
L8	N 01°52'46" E	32.91'
L9	N 20°50'55" E	43.54'
L10	N 20°50'55" E	26.05'
L11	N 45°28'04" E	45.42'
L12	N 46°22'32" E	19.67'
L13	N 28°37'20" E	86.60'
L14	N 12°58'26" E	75.21'
L15	N 02°40'49" E	82.14'
L16	S 74°08'23" E	86.97'
L17	N 82°35'48" W	98.91'
L18	N 77°08'12" W	43.20'

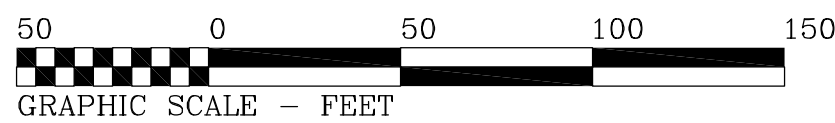
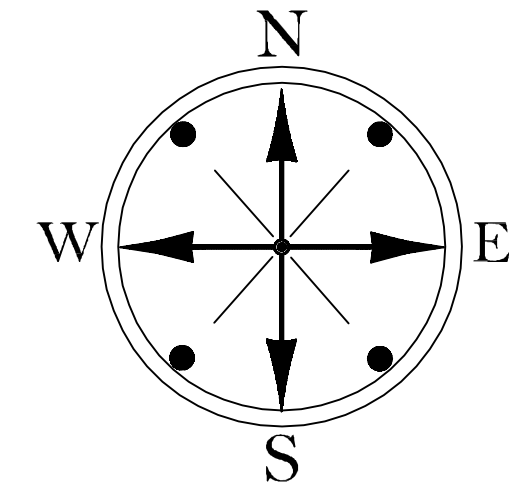
THE ESTATE OF **DARRELL CARMAN**  
DEED BOOK 67, PAGE 1  
DEED BOOK 237, PAGE 153  
MAP 7, PARCEL 5.00 P/O  
MAP 88, PARCEL 2.00 P/O  
TROUSDALE COUNTY  
& MACON COUNTY

LOCATION SKETCH n.t.s.

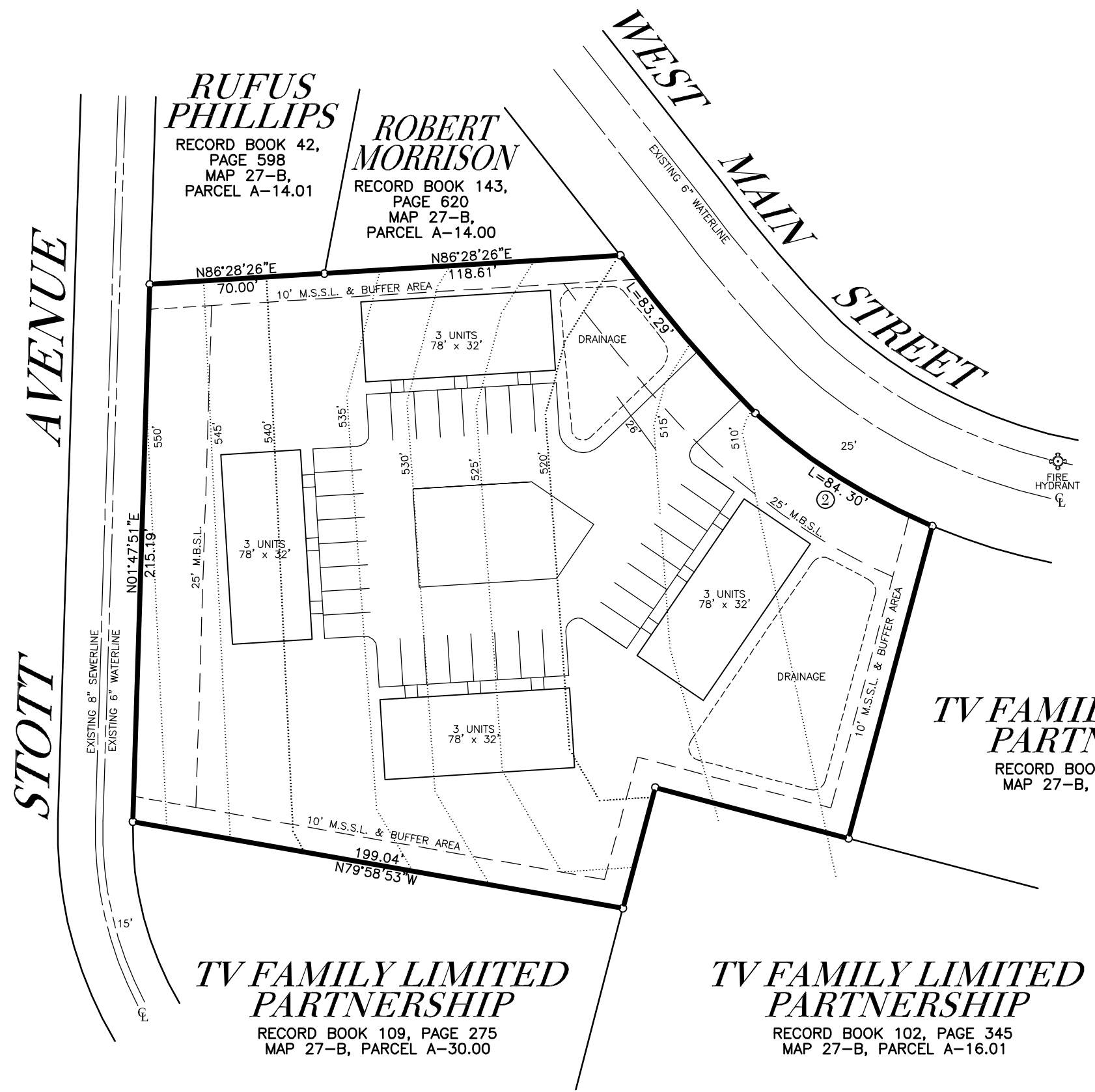


SITE PLAN FOR  
**SCOTTY ENOCH**  
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
 DATE : AUGUST 18, 2022  
 SIZE : 63,924.5 SQ. FT.+  
 DEED : R. B. 152, PG. 680, R.O.T.C.T.  
 MAP : MAP 27-B, PARS. A-15.00 & A-16.02 T.A.O.T.C.T.



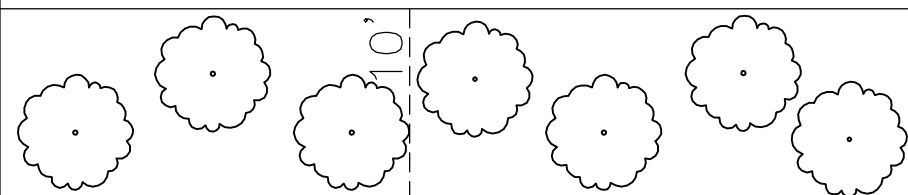
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	557.70'	41.72'	83.29'	8°33'23"	83.21'	S 40°31'57" E



**NOTES:**

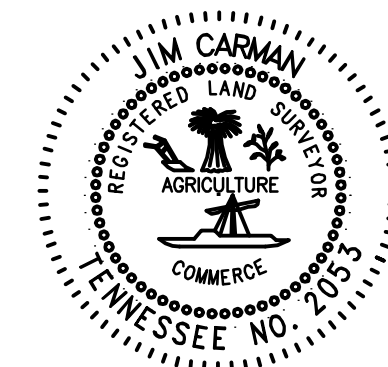
1. PROPERTY IS ZONED R-3.
2. OWNER: SCOTTY ENOCH  
42 HALLIE LANE  
RIDDLINGTON, TENNESSEE, 37151
3. 12 - 1 STORY UNITS PROPOSED
4. EACH BUILDING TO CONTAIN 2496 SQUARE FEET - 4 BUILDING TOTAL OF 9984 SQUARE FEET OR 15.6% OF TOTAL AREA.
5. EACH UNIT TO HAVE A MINIMUM OF 2 PARKING PLACES - AS SHOWN 32 (9 X 19) SPACES.

**BUFFER AREA DETAIL**



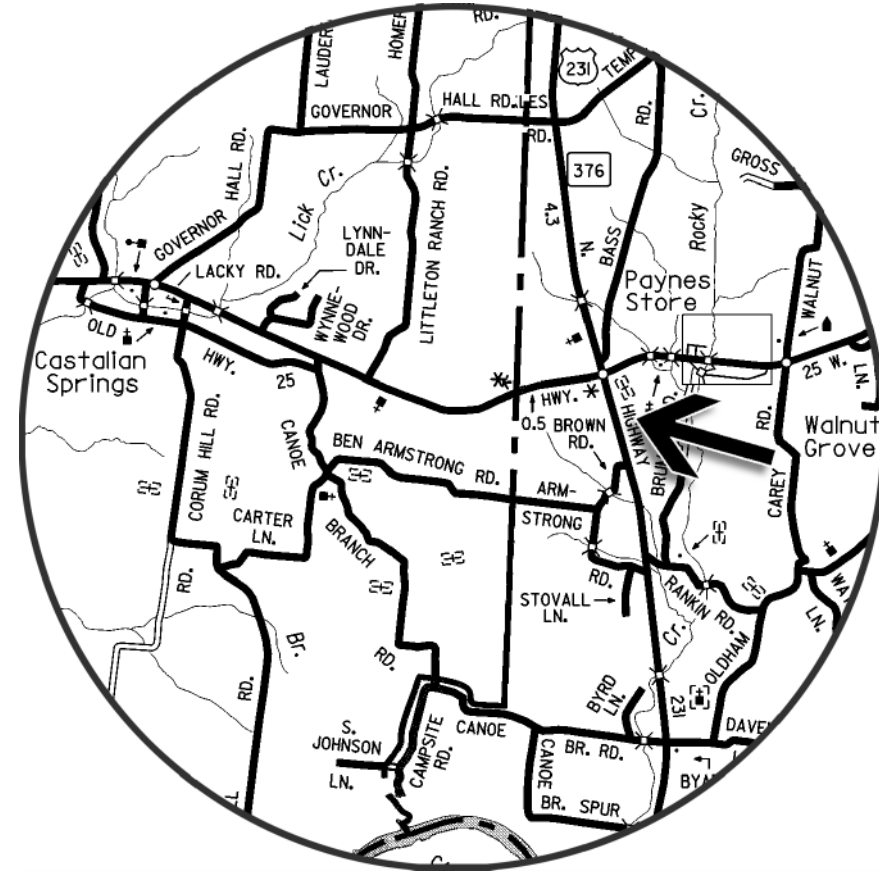
FENCE - 7' TALL OPAQUE

**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

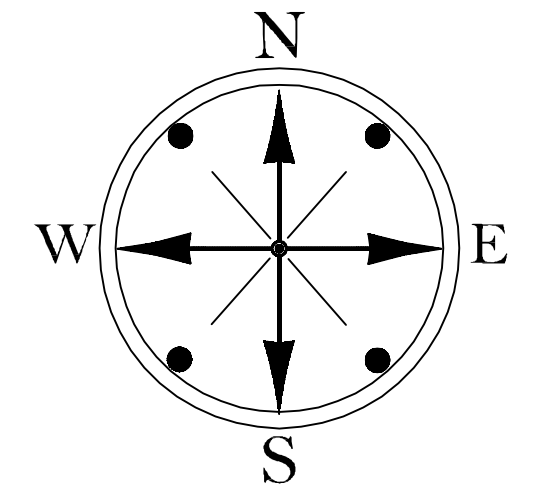
LOCATION SKETCH n.t.s.



# SITE PLAN FOR GEORGE M. JAMES AND WIFE LISA L. JAMES

LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

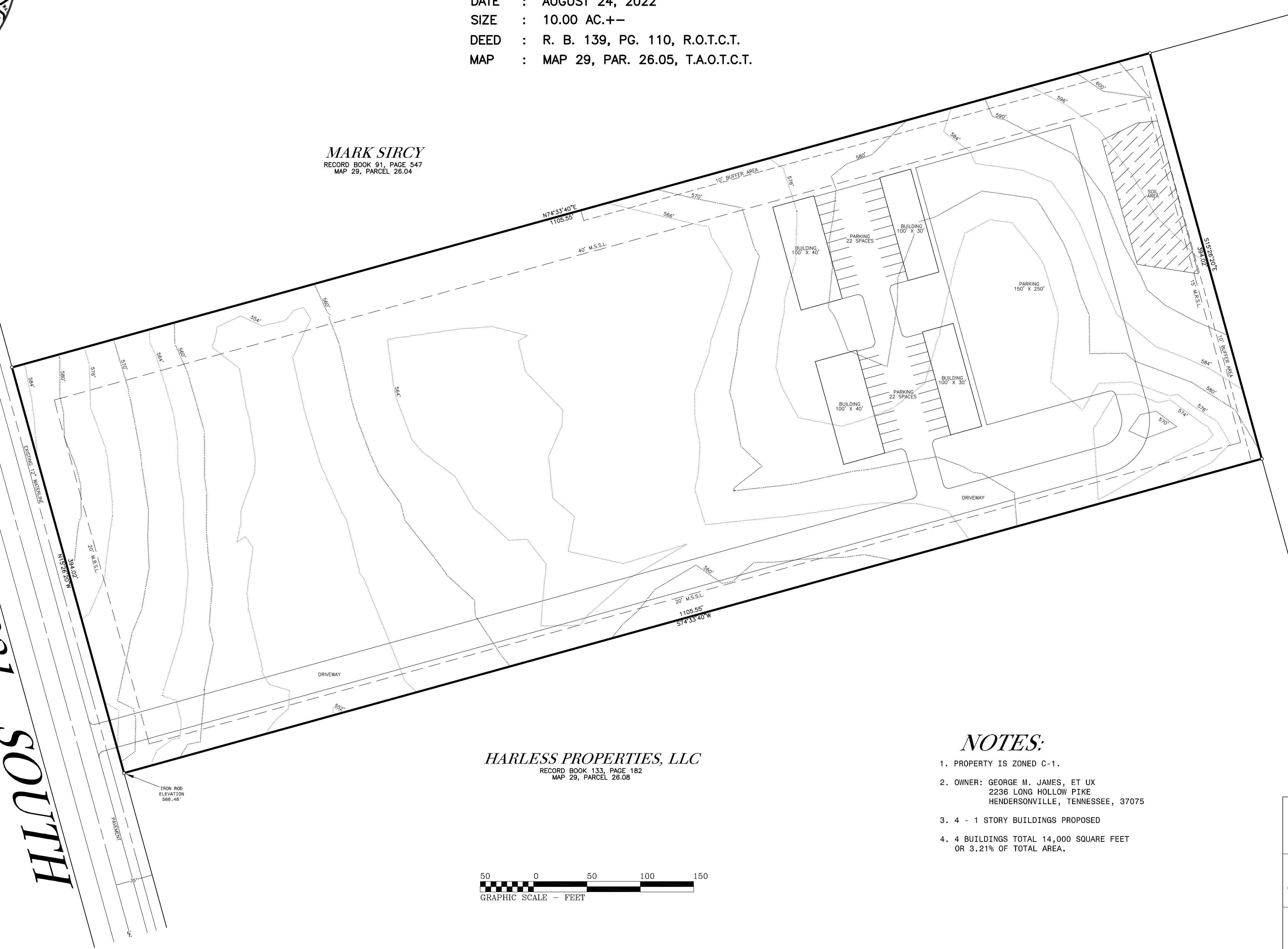
SCALE : 1" = 50'  
DATE : AUGUST 24, 2022  
SIZE : 10.00 AC.+-  
DEED : R. B. 139, PG. 110, R.O.T.C.T.  
MAP : MAP 29, PAR. 26.05, T.A.O.T.C.T.



MARK SIRCY  
RECORD BOOK 91, PAGE 547  
MAP 29, PARCEL 26.04

CHARLES  
H. LYONS  
DEED BOOK 40, PAGE 398  
MAP 29, PARCEL 26.10

HIGHWAY #231 SOUTH

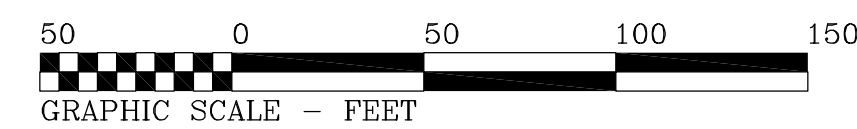


SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1  
SURVEY, AND THAT THE RATIO OF PRECISION OF  
THE UNADJUSTED SURVEY IS AT LEAST  
1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING  
100 MIDDLE FORD ROAD  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3344

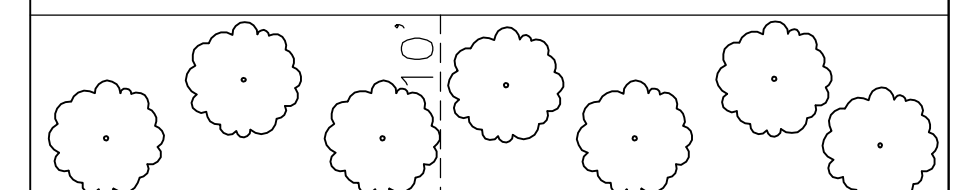
HARLESS PROPERTIES, LLC  
RECORD BOOK 133, PAGE 182  
MAP 29, PARCEL 26.08



### NOTES:

1. PROPERTY IS ZONED C-1.
2. OWNER: GEORGE M. JAMES, ET UX  
2236 LONG HOLLOW PIKE  
HENDERSONVILLE, TENNESSEE, 37075
3. 4 - 1 STORY BUILDINGS PROPOSED
4. 4 BUILDINGS TOTAL 14,000 SQUARE FEET  
OR 3.21% OF TOTAL AREA.

### BUFFER AREA DETAIL



FENCE - 7' TALL OPAQUE



**5.090: Table of Uses and Interpretation**

Each zoning district has uses permitted by right or by special exception. The detailed permitted uses table below contains a listing of uses which may be permitted in one or more of the various zoning districts listed across the top. Uses are listed in alphabetical order within five categories as follows: Residential, Community Facility, Commercial, Agriculture, and Industrial. A more detailed description of each use permitted by right or by special exception within each Zoning District is detailed in Article V Section 5.040-5.070 of this Zoning Ordinance. If there is a conflict between the Table of Uses and the provisions outlined in each Zoning District Regulations the Zoning District Standards shall supersede.

- A. Permitted by right (P): Approval subject to district provisions and other applicable requirements.
- B. Special Exception (SE): Some Special Exceptions may also be subject to additional requirements outlined in Article VII Section 7.070.
- C. Prohibited Uses: An empty cell indicates the listed use is not allowed within the respective zoning district.
- D. The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed in this Ordinance, the Board of Zoning Appeals shall make the determination based upon the characteristics of the unlisted use as defined within the North American Industry Classification System (NAICS).

Table 1: Hartsville Zoning District Table of Uses

<b>Hartsville Zoning District Table of Uses</b>							
Use	Agriculture	Residential			Commercial		Industrial
	A-1 Agricultural	R-1 Low Density Residential	R-2 Medium Density Residential	R-3 High Density Residential	C-1 Central Commercial	C-2 Highway Commercial	I-1 General Industrial
<b>Residential</b>							
Detached single-family dwellings	P	P	P	P	P		
Duplex dwellings	P		P	P	P		
Multi-family dwellings				P	P		
Mobile Home Park <sup>1</sup>				SE			
Group home for physically or mentally Boarding and rooming houses		P	P	P		P	
Personal and Group Care Facilities	SE	SE	SE	SE			
<b>Community Facilities</b>							
Administrative Services	SE	SE	SE	SE	P	P	
Community Assembly	SE	SE	SE	SE	P	P	
Community Education	SE	SE	SE	SE			
Cultural and Recreational Services	SE	SE	SE	SE	P	P	
Essential Services	P	P	P	P	P	P	P
Intermediate Impact Facilities	SE	SE	SE	SE			
Public Parks and Recreational Facilities							P
Religious Facilities	SE	SE	SE	SE	P	P	SE
<b>Commercial</b>							
Animal care and veterinarian clinics	SE					P	P
Art, Book and Music Stores					P		
Automotive parking lots and garages					P	P	P
Automotive services and repairs					P	P	
Broadcasting and Receiving Station					P	P	
Construction sales and services, including building supply houses							P
Consumer repair services and sales					P	P	
Convenience commercial					P	P	

Drive-in restaurants and fast food restaurants						P	P
Drug Store, Food Store and Markets							P
Electrical Equipment, Appliance and Supply Store and Repair							P
Entertainment and amusement centers					P	P	
Financial, consulting and administrative services					P	P	
Florist and Jewelry Shops					P		
Funeral Home					P	P	P
General business, communication services, and business schools					P	P	
Health care facilities					P	P	P
Hotels and motels					P	P	
Liquor stores							P
Laundromats and Dry Cleaners					P	P	SE
Manufacturing incidental to retail business or service					P		
Medical and professional offices					P	P	
Mini-warehousing						P	P
Office Supply Stores					P	P	P
Plumbing and Heating Fixture Supply Shop							P
Printing, Publishing and Engraving Concerns					P		
Restaurants and taverns					P	P	P
Retail sale of general merchandise items					P	P	
Sale of building materials and supplies, farm equipment and Sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies					P	P	P
Sale or rental of automobiles, boats, motorcycles and of motorized vehicles						P	
sporting goods stores							
Tailor Shop							P
Telecommunication Facilities <sup>2</sup>					SE	SE	SE
TV and Radio Repair Shop							P
Wholesale sales of consumer goods						P	P

**Agriculture**

Agricultural Services	P						
Crop and Animal Raising	P						
Fisheries and Related Services	P						
Forestry Activities and Related Services Including Nurseries	P						

**Industrial**

Intermediate Manufacturing Activities							P
Junk, Automobile Wrecking and Scrap Operations <sup>3</sup>							P
Limited Manufacturing Activities							P
Transport and warehousing, storage, freight handling, shipping, and trucking services							P

P=Permitted, SE=Special Exception

1) Subject to the provisions of Article IV, Section 4.089

2) Subject to Article IV, Section 4.130

3) As regulated in Article IV, Section 4.100

The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed herein, the Board of Zoning Appeals shall make the determination based upon the characteristics of the unlisted use as defined within the North American Industry Classification System (NAICS).

**5.090: Table of Uses and Interpretation**

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<b>Residential</b>							
Detached single-family dwellings	P	P	P	P	P		
Duplex dwellings	P		P	P	P		
Multi-family dwellings				P	P		
Mobile Home Park <sup>1</sup>				SE			
Group home for physically or mentally Boarding and rooming houses		P	P	P		P	
Personal and Group Care Facilities	SE	SE	SE	SE			
<b>Community Facilities</b>							
Administrative Services	SE	SE	SE	SE	P	P	
Community Assembly	SE	SE	SE	SE	P	P	
Community Education	SE	SE	SE	SE			
Cultural and Recreational Services	SE	SE	SE	SE	P	P	
Essential Services	P	P	P	P	P	P	P
Intermediate Impact Facilities	SE	SE	SE	SE			
Public Parks and Recreational Facilities							P
Religious Facilities	SE	SE	SE	SE	P	P	SE
<b>Commercial</b>							
Animal care and veterinarian clinics	SE					P	P
Art, Book and Music Stores					P		
Automotive parking lots and garages					P	P	P
Automotive services and repairs					P	P	
Broadcasting and Receiving Station					P	P	
Construction sales and services, including building supply houses							P
Consumer repair services and sales					P	P	
Convenience commercial					P	P	

Drive-in restaurants and fast food restaurants						P	P
Drug Store, Food Store and Markets							P
Electrical Equipment, Appliance and Supply Store and Repair							P
Entertainment and amusement centers					P	P	
Financial, consulting and administrative services					P	P	
Florist and Jewelry Shops					P		
Funeral Home					P	P	P
General business, communication services, and business schools					P	P	
Health care facilities					P	P	P
Hotels and motels					P	P	
Liquor stores							P
Laundromats and Dry Cleaners					P	P	SE
Manufacturing incidental to retail business or service					P		
Medical and professional offices					P	P	
Mini-warehousing						P	P
Office Supply Stores					P	P	P
Plumbing and Heating Fixture Supply Shop							P
Printing, Publishing and Engraving Concerns					P		
Restaurants and taverns					P	P	P
Retail sale of general merchandise items					P	P	
Sale of building materials and supplies, farm equipment and Sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies					P	P	P
Sale or rental of automobiles, boats, motorcycles and of motorized vehicles						P	
sporting goods stores							
Tailor Shop							P
Telecommunication Facilities <sup>2</sup>					SE	SE	SE
TV and Radio Repair Shop							P
Wholesale sales of consumer goods						P	P

**Agriculture**

Agricultural Services	P						
Crop and Animal Raising	P						
Fisheries and Related Services	P						
Forestry Activities and Related Services Including Nurseries	P						

**Industrial**

Intermediate Manufacturing Activities							P
Junk, Automobile Wrecking and Scrap Operations <sup>3</sup>							P
Limited Manufacturing Activities							P
Transport and warehousing, storage, freight handling, shipping, and trucking services							P

P=Permitted, SE=Special Exception

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2) Subject to Article IV, Section 4.130

3) As regulated in Article IV, Section 4.100

The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed herein, the Board of Zoning Appeals shall make the determination based upon the characteristics of the unlisted use as defined within the North American Industry Classification System (NAICS).