

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

John Kerr – Chair
David Thomas – Vice Chair
Mitch Gregory – Sec

Heather Bay
Rhonda Keisling
Carol Pruitt

David Nollner
Mark Swaffer
Thomas Harper

JANUARY 9, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting December 12, 2022

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Rezoning

- Rezone by Racheal Petty from A-1 to A-1/R-1 on 390 Rankin Rd (Map 29 Parcel 44.00) of 2 acres to retain farm property in the 6th Civil District
- Rezone by Alexander and Kelsa Shoulders from A-1 to R-1 on 480 Honeysuckle RD (Map 006 Parcel 022.11) of 1 acre to split house and 1 acre to sell in the 5th Civil District

Sketch Plat

- Sketch Plat approval for Freedom Estates on Bass Rd (Map 17 Parcel 19.00) of 34.96 acres of 16 lots in the 6th Civil District.

Final Plat

- Final Plat approval for Section 1 of Willow Way- Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 3 lots in the 7th Civil District
- Final Plat approval for Section 2 of Willow Way -Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District
- Final Plat Approval for Jackie and Betty Gross on Walnut Grove Rd of 27.0 acres (Map 17 Parcel 3.01) of 8 lots in the 6th Civil District

Other Discussion

- Commercial Building Design Guidelines
- Codes and Zoning discussion

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence			Access		
	No. of	Res Fees	Accessory	Permit	Commercial	Commercial Fees
	Permits	Permit Impact	Permits	Fees	Permits	Permit Impact
DEC 2021	7	\$9K / \$8K	1	\$1K	0	0
DEC 2022	3	\$3K / \$3K	0	0	0	0
NOV 2022	12	\$16K / \$19K	8	\$3K	5	\$1K / \$2K

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

December 12, 2022 - 7:00 P.M. – Trousdale County Community Center

Present: John Kerr, David Nollner, Thomas Harper, David Thomas, Heather Bay, Mitch Gregory, Carol Pruitt, Rhonda Keisling, Mark Swaffer, Sam Edwards, Kealan Millies-Lucke (GNRC)

Absent:

Others Present: Jack McCall, Chris Gregory, Mark Presley, Jim Carman, Sicily Saputo, Jackie Gross, Douglas Goke and Branden Bellar.

Roll Call

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

Approval of Minutes

- Chairman Kerr asked for review of the November 14th, 2022 meeting minutes. Heather Bay made motion to approve minutes and seconded by David Thomas.

MOTION CARRIED

Changes to the Agenda - no changes

Public Hearing - none

Old Business

- Review of Training Requirements and Statement of Ethics filing***
Several members commented training had been held earlier in 2022. Commission members were asked to notify Rosalie via email once 4 hours of training had been completed for 2022 and Ethics filing has been completed.

New Business

- Election of Planning Commission Secretary***
Mitch Gregory was nominated and elected Secretary of Planning Commission. David Nollner made motion to approve, seconded by David Thomas.
MOTION CARRIED
- Rezone by Dennis Goke from R-2 to R-3 on 205 W. Main St (Map 027B A Parcel 18.01) of 13,445 sf for development tin the 7th Civil District***
Douglas Goke (Dennis Goke Father) spoke on behalf of Dennis Goke. David Thomas made the motion to approve with favorable recommendation to county commission. Carol Pruitt seconded the motion.
MOTION CARRIED
- Preliminary Plat approval for Section 1 of Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 3 lots in the 7th Civil District***
Jim Carman presented members with a preliminary plat for review. Kealan Milles-Lucke noted plat missing soils and Jim noted this would be updated on Final Plat. David Thomas made the motion to approve preliminary plat. Heather Bay seconded the motion.
MOTION CARRIED

- ***Preliminary Plat approval for Section 2 of Lewis Beasley property on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District***

Jim Carman presented members with a preliminary plat of the property on Hwy 141. Kealan Milles-Lucke made noted the plat is missing the soils areas. Jim noted soils and fire hydrants will be detailed on the final plat. Mark Swaffer made the motion to approve preliminary plat. Thomas Harper seconded the motion.

MOTION CARRIED

- ***Preliminary Plat Approval for Jackie and Betty Gross on Walnut Grove Rd of 27.0 acres (Map 17 Parcel 3.01) of 8 lots in the 6th Civil District***

Jim Carman presented members with a preliminary plat of the property. David Thomas raised concern with the pond spreading across two (2) tracts. After discussion, Jim agreed to consider alternate solutions for placing the pond on a single tract as opposed to multiple tracts. David Thomas made the motion to approve preliminary plat. Mitch Gregory seconded the motion.

MOTION CARRIED

Discussion Items

- ***Commercial Building Guidelines***

David Thomas presented a short presentation of pictures from a recent road trip representing the commercial guidelines of the area traveled.

- ***Codes and Zoning Utility discussion***

Mr. Bellar, county attorney, submitted two (2) ordinances that would amend the current Trousdale County and Hartsville Zoning regulations related to Solar Energy Facilities (SEF). Note, GNRC staff had not reviewed the Ordinances due to receiving them only December 12. After discussion between commission members and fielding comments/concerns from Chris Gregory, County Commissioner, David Thomas made the motion to Approve both Ordinances with favorable recommendation to county commission. Heather Bay seconded the motion. **NOTE:** Ordinance numbers had yet to be assigned.

MOTION CARRIED

Closing Remarks from the Chair and Building Inspector

- Mr. Kerr wished everyone a Merry Christmas

Adjourn

- David Nollner made a motion to adjourn, Seconded by Carol Pruitt.

MOTION CARRIED

*Minutes submitted by
Mitch Gregory*

STAFF COMMENTS

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

January 9, 2023

KEALAN MILLIES-LUCKE, GNRC

NEW BUSINESS

1) Request by Racheal Petty for the rezoning of 2 acres at 390 Rankin Rd, (Map 29 Parcel 44.00) from A-1 to A-1/R-1 in the 6th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to A-1, Agricultural-Forestry and R-1, Residential for a 2 acre lot located at 390 Rankin Rd, identified as Tax Map 29 Parcel 44.00. The property currently is used for a single-family home and several accessory structures.

Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry.
- b. This property is not within the Hartsville/Trousdale Water and Sewer Utility District and does not access to public water or sewer.
- c. Rankin Rd is identified as a collector street per the Major Thoroughfare Plan.

Zoning Notes

Zoning District Standards

a) **(5.041 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)** - 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.

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.

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.

Bulk Standards (F)- The minimum lot sizes in the R-1 zoning district are as follows-

Single-Family

With public water and public sewer 15,000 sq.ft.

With public water but without public wastewater 1 acre

Duplex

With public water and public sewer 40,000 sq.ft.

With public water but without public wastewater 17,000 sq.ft.

a. The proposed area to be rezoned is roughly 2 acres this would allow for a maximum density of 2 single family lots or 5 duplex lots.

2) Request by Alexander and Kelsa Shoulders for the rezoning of 1 acre at 480 Honeysuckle Rd, (Map 6 Parcel 22.11) from A-1 to R-1 in the 5th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to R-1, Residential for a 1 acre lot located at 480 Honeysuckle Rd, identified as Tax Map 6 Parcel 22.11. The property currently is used for a single-family home and an accessory structure.

Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry.
- b. This property is not within the Hartsville/Trousdale Water and Sewer Utility District. A 4-inch water line is located in the vicinity of this property but does not extend to the boundaries of the property.
- c. Honeysuckle Rd is identified as a collector street per the Major Thoroughfare Plan.

Zoning Notes

Zoning District Standards

a) **(5.041 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)** - 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.

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.

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.

Bulk Standards (F)- The minimum lot sizes in the R-1 zoning district are as follows-

Single-Family

- With public water and public sewer 15,000 sq.ft.**
- With public water but without public wastewater 1 acre**

Duplex

- With public water and public sewer 40,000 sq.ft.**
- With public water but without public wastewater 17,000 sq.ft.**

a. The proposed area to be rezoned is roughly 1 acre this would allow for a maximum density of 1 single family lot, or 2 duplex lots.

3) Sketch plat approval for Freedom Estates Subdivision of 34.96 acres located at unaddressed Bass Rd (Map 17 Parcel 19.00) for 16 lots in the 6th Civil District.

The applicant requests sketch plat approval for a sixteen-lot subdivision, at an undressed property on Bass Rd. The property is identified as Tax Map 17 Parcel 19.00 and consists of approximately 34.96 acres total. The property is zoned R-1, Residential.

Planning Issues-

- a. The surrounding properties are zoned for agricultural and residential uses.
- b. This property is outside the Hartsville/Trousdale Water and Sewer Utility District but a 4-inch water line does appear to be located nearby on Bass Rd. Sewer does not appear to be available in this area.
- c. Bass Rd is identified as a minor street in the Major Thoroughfare Plan.

Zoning Issues-

b) Zoning District Standards (Trousdale Zoning Resolution, Section 5.042)

i) Bulk Standards (5.042 F)

- (1) The minimum lot area per dwelling unit with public water but without public sewer is 1 acre.
- (2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues-

- a. Has the rezoning of this property received final approval from the County Court?
- b. Will the development be built in phases? If so please show proposed phasing lines.

Staff will supply recommendation at the meeting.

4) Final plat approval for Section 1 of the Willow Way Subdivision of 4.4 acres located at unaddressed Hwy 141 N (Map 14 Parcel 2.00) for 3 lots in the 7th Civil District.

The applicant requests preliminary plat approval for a three-lot subdivision, at an undressed property on Hwy 141 N. The property is identified as Tax Map 14 Parcel 2.00 and consists of approximately 4.4 acres total. The property is zoned R-1, Residential.

Planning Issues-

a. The surrounding properties are zoned for agricultural and residential uses.

Zoning Issues-

b) Zoning District Standards (Trousdale Zoning Resolution, Section 5.042)

i) Bulk Standards (5.042 F)

(1) The minimum lot area per dwelling unit with public water but without public sewer is 1 acre.

(2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues- None

Staff recommends approval.

5) Final plat approval for Section 2 of the Willow Way Subdivision of 13.57 acres located at unaddressed Hwy 141 N (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District.

The applicant requests preliminary plat approval for a three-lot subdivision, at an undressed property on Hwy 141 N. The property is identified as Tax Map 14 Parcel 2.00 and consists of approximately 9.1 acres total. The property is zoned R-1, Residential.

Planning Issues-

b. The surrounding properties are zoned for agricultural and residential uses.

Zoning Issues-

c) Zoning District Standards (Trousdale Zoning Resolution, Section 5.042)

i) Bulk Standards (5.042 F)

(1) The minimum lot area per dwelling unit with public water but without public sewer is 1 acre.

(2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues- None

Staff recommends approval.

6) Final plat approval for the Walnut Grove Subdivision of 27 acres located at unaddressed Walnut Grove Rd (Map 17 Parcel 3.01) for 8 lots in the 6th Civil District.

The applicant requests preliminary plat approval for an 8-lot subdivision, at 1190 Walnut Gove Rd. The property is identified as Tax Map 17 Parcel 3.01 and consists of approximately 27 acres total. The property is zoned A-1, Agriculture.

Planning Issues-

a. The surrounding properties are zoned for agricultural and residential uses.

Zoning Issues-

a) Zoning District Standards (Trousdale Zoning Resolution, Section 5.041)

i) Bulk Standards (5.041 F)

- (1) The minimum lot area per dwelling unit with access to public water is 3 acres.
- (2) All proposed lots are great than 3 acres.

Subdivision Regulations Issues- None

Plat Issues-

a) Please include the dimensions of the septic soils area easement on Lot 4 for the use of Lot 3.

Staff will supply recommendation at the meeting.

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 A-1/R-1 Reason TO OBTAIN AS MUCH OF FARM
Property Owner RACHEAL PETTY Phone (615) 804-8945
Property Address 390 RANKIN RD. CASTALIAN SPRINGS TN
Lot Size 2± ACRES Road Frontage 293.78 ft. Easements _____ ft
Tax Map Number 29 Group _____ Parcel 44 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CASTALIAN SPRINGS Sewer or Septic SEPTIC
UTILITIES

APPLICANT INFORMATION

Applicant Name RACHEALY JONATHAN PETTY Phone (615) 804-8945
Mailing Address 455 STORYTOWN RD HARTSVILLE TN 37074
Email: JPETTY0206@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties A-1 R-1
Names of Surrounding Property Owners Rebecca Bishop
Chad Eitner, Carl Featherston
Affected Roads _____
Schools Affected N/A
Public Utilities CASTALIAN SPRINGS UTILITIES, 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

10-9-22
Date Submitted

\$100 Application fee

RANKIN ROAD

2.00
AC. +

698.56'
N10°00'55" W

PROJ.
METAL
POST

293.78'
S16°13'01" W

17.79'

2700.00'
S18°37'37" W

462.35'
S07°01'10" W



Trousdale County - Parcel: 029 044.00

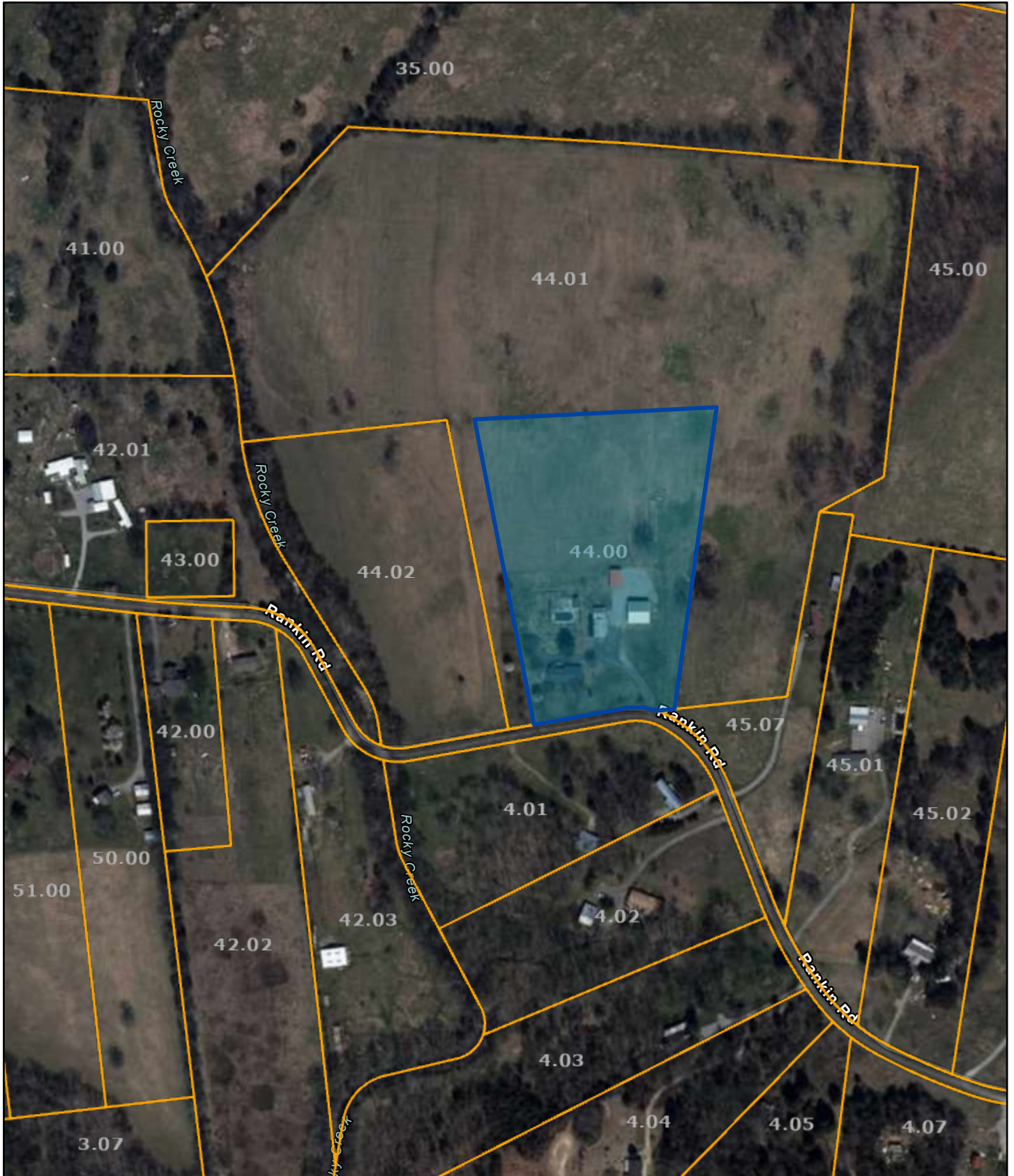


Date: January 19, 2022
County: Trousdale
Owner: SHOULDERS LISA
Address: RANKIN RD 390
Parcel Number: 029 044.00
Deeded Acreage: 6.61
Calculated Acreage: 0
Date of Imagery: 2017

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

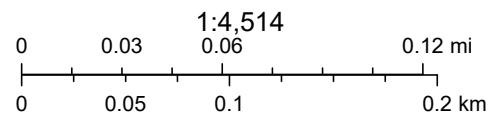
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Trousdale County - Parcel: 029 044.00



Date: January 4, 2023

County: Trousdale
Owner: SHOULDERS LISA
Address: RANKIN RD 390
Parcel Number: 029 044.00
Deeded Acreage: 6.61
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



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Trousdale County - Parcel: 029 044.01

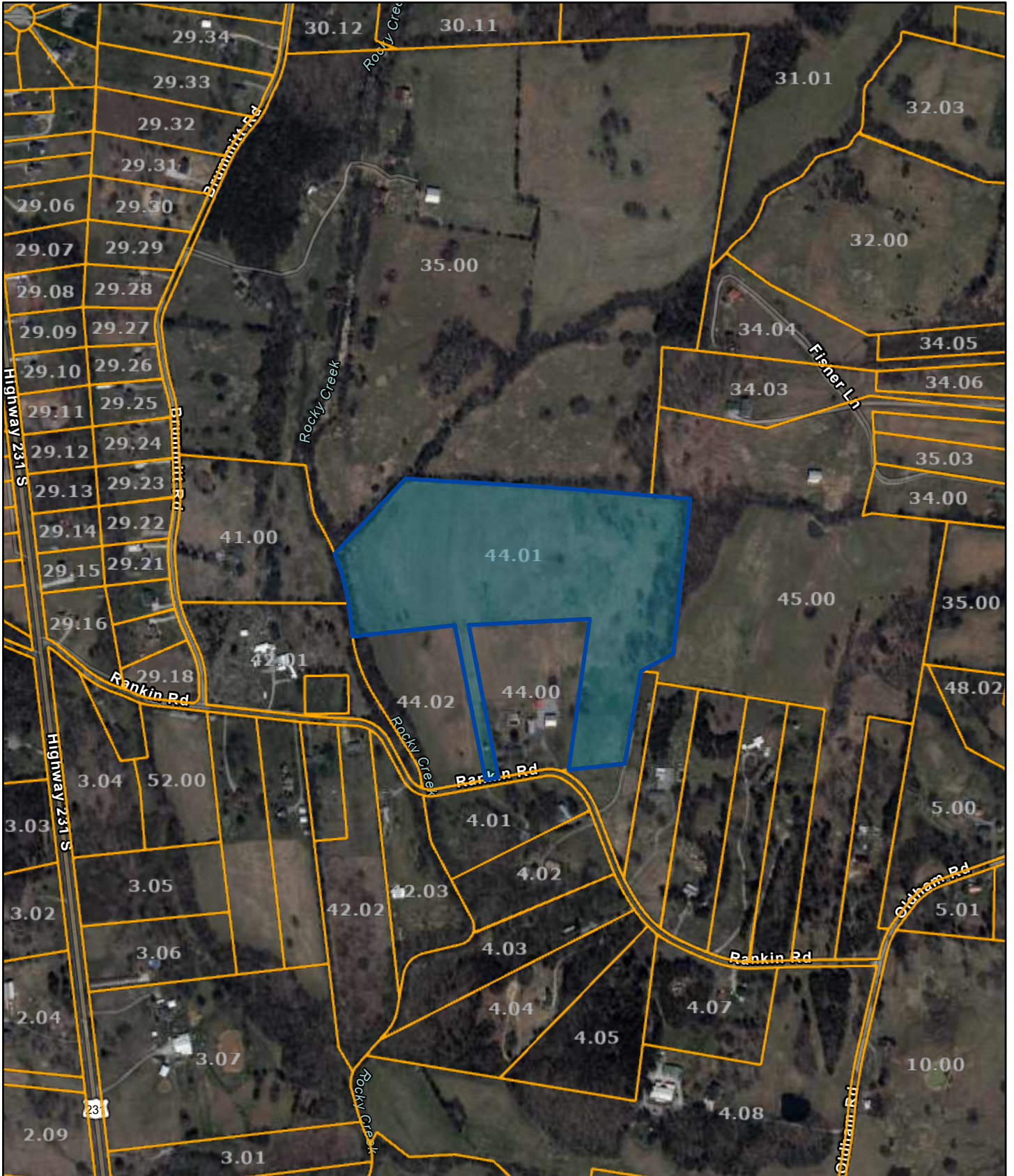


Date: January 19, 2022
County: Trousdale
Owner: PETTY RACHEAL
Address: RANKIN RD
Parcel Number: 029 044.01
Deeded Acreage: 26.72
Calculated Acreage: 0
Date of Imagery: 2017

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

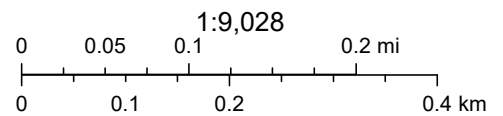
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Trousdale County - Parcel: 029 044.01



Date: January 4, 2023

County: Trousdale
Owner: PETTY RACHEAL
Address: RANKIN RD
Parcel Number: 029 044.01
Deeded Acreage: 26.72
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason See attached exhibit
Property Owner Alexander Shoulders, etux Kelsa Shoulders Phone (615) 519-4533
Property Address 480 Honeysuckle Road, Bethpage TN 37022
Lot Size 1 acre Road Frontage 232' ft. Easements ft
Tax Map Number 006 Group N/A Parcel 022.11 Record/Deed Book 152/434
Subdivision Name Shoulders Subdivision Phase N/A Lot # 1
Water Source Hartsville Water Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Jackie Dillehay Phone (615) 633-7009
Mailing Address 776 McMurry Blvd. East, Hartsville TN 37074
Email: jackie.dillehay@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties See attached exhibit
Names of Surrounding Property Owners See attached exhibit

Affected Roads None
Schools Affected None
Public Utilities None

ACTION TAKEN

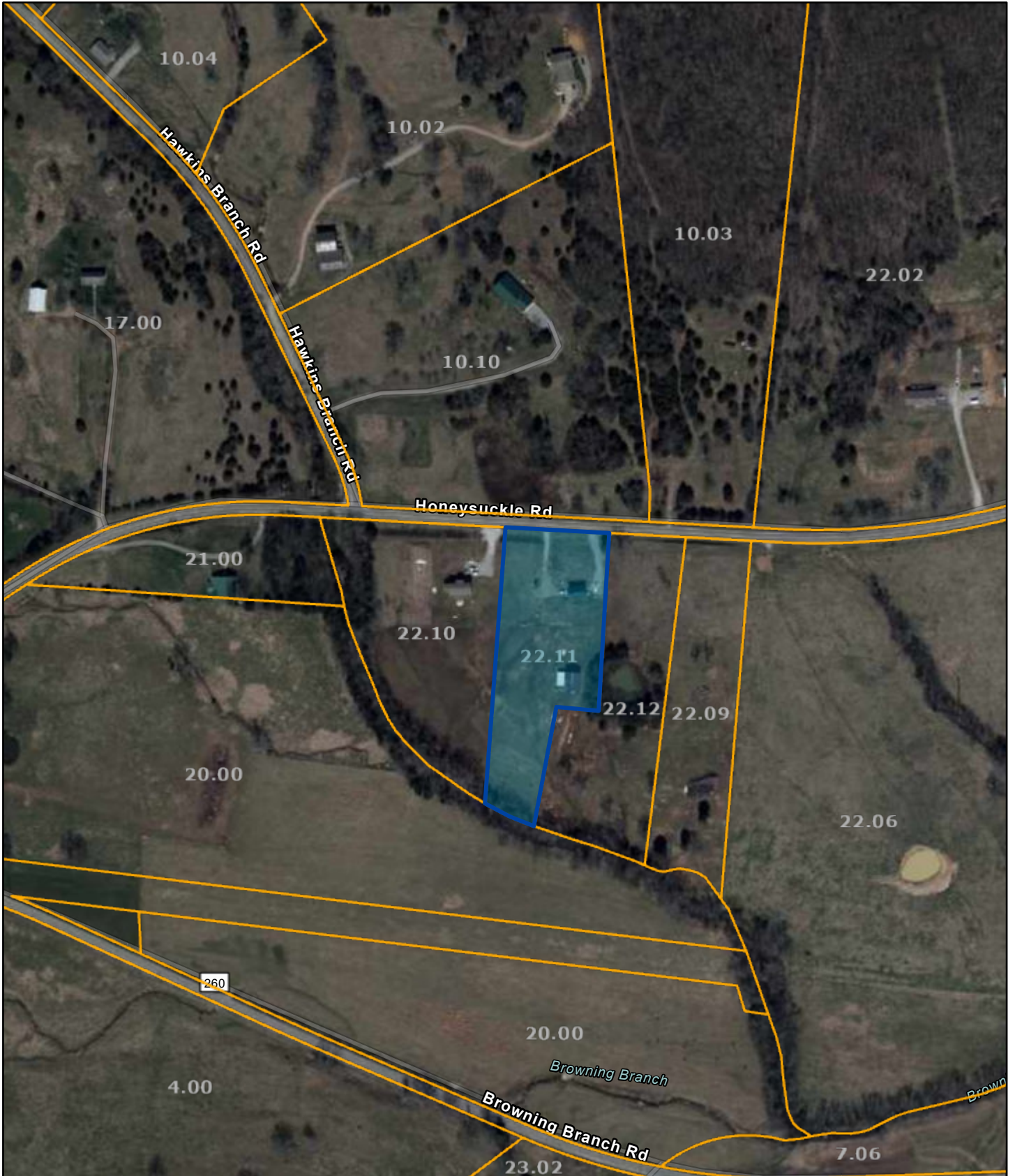
Reviewed by Planning Commission	_____	Action	_____
Reviewed by BZA	_____	Action	_____
Zoning Ordinance at County Commission			
1 st Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 nd Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

Applicant Signature _____

Date Submitted _____

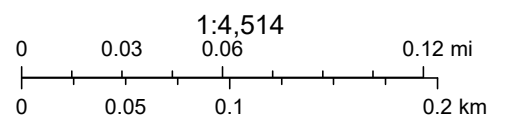
\$100 Application fee

Trousdale County - Parcel: 006 022.11



Date: January 4, 2023

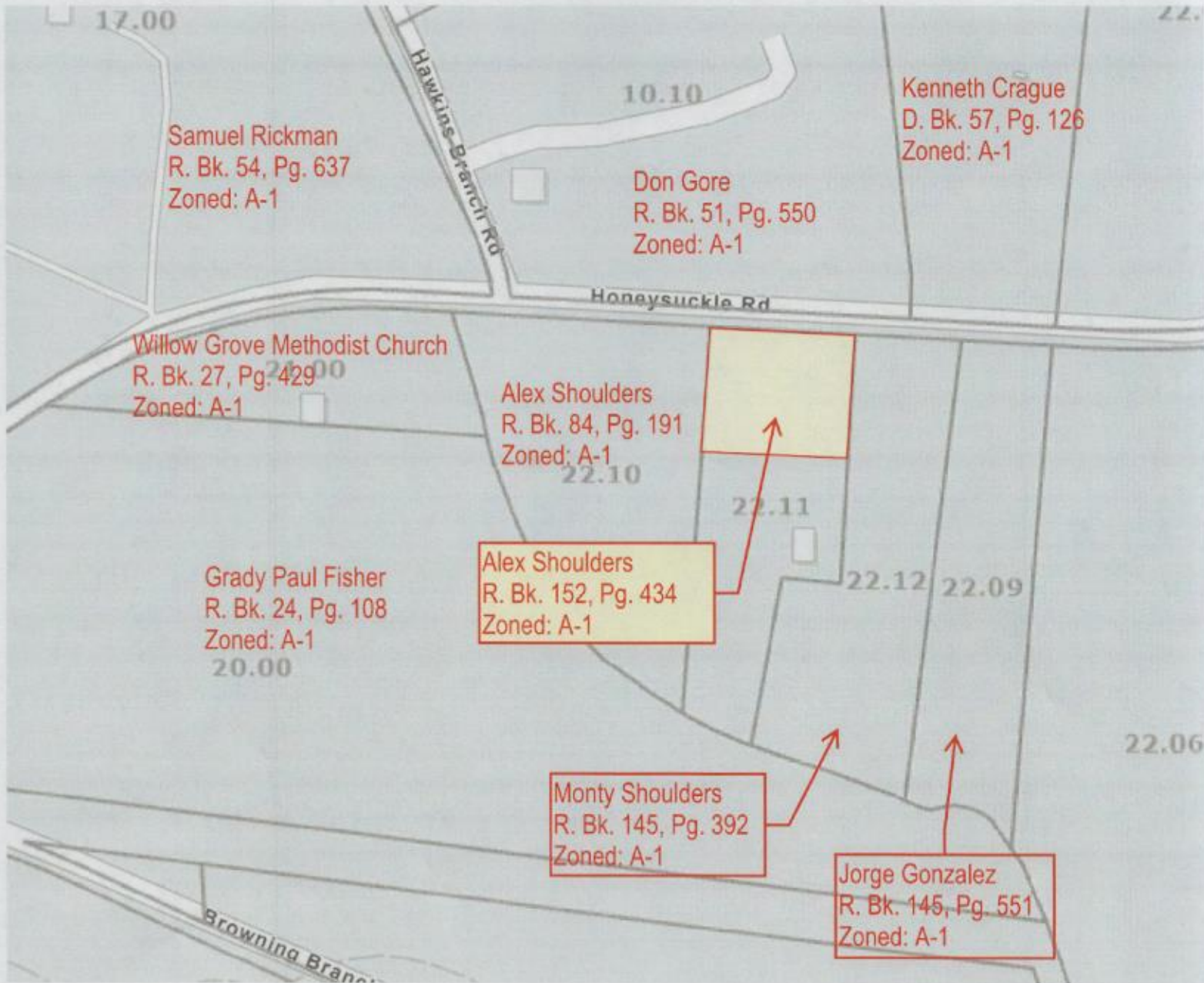
County: Trousdale
Owner: SHOULDERS ALEXANDER ETUX
Address: HONEYSUCKLE RD 480
Parcel Number: 006 022.11
Deeded Acreage: 3.01
Calculated Acreage: 3.01
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



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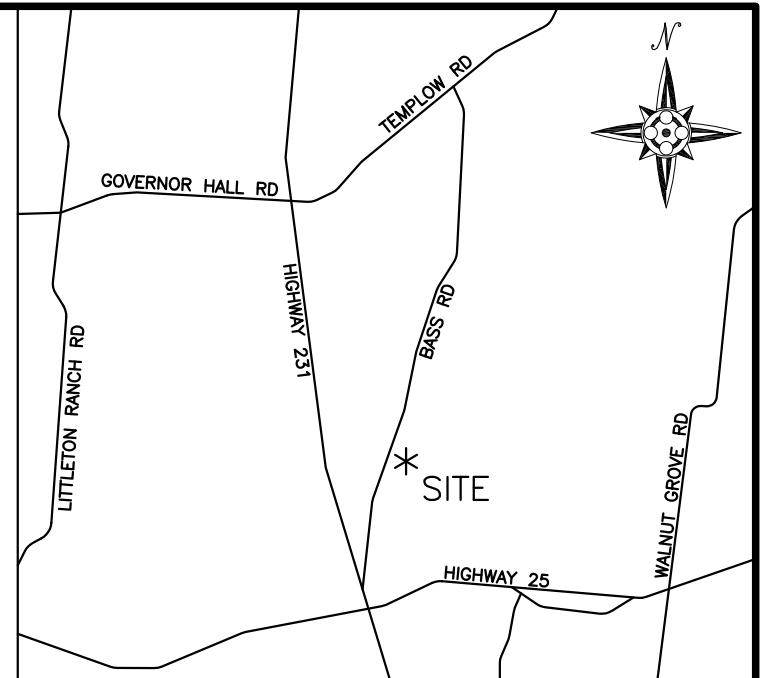
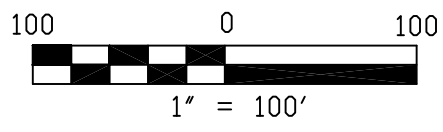
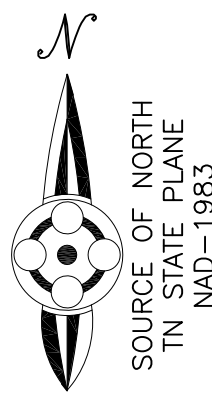
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RE-ZONING EXHIBIT



REASON FOR REQUEST

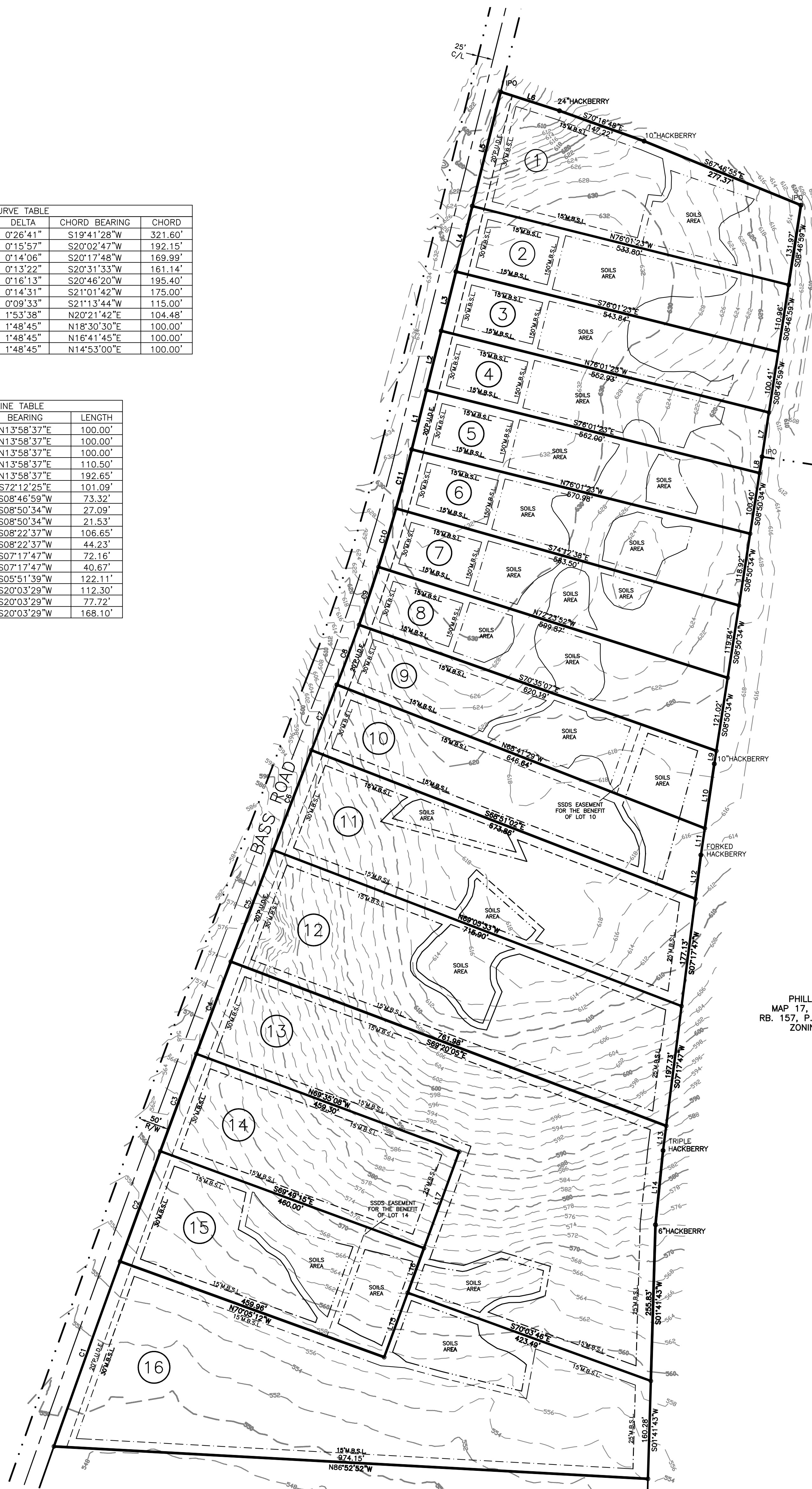
The reason for this request is to divide the existing house and 1 acre from the remainder of the property so that it can be sold and the remainder of tract can be combined with the adjoining Shoulders property (parcel 22.10) to increase his pasture.



VICINITY MAP: NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	321.60'	41426.20'	0°26'41"	S19°41'28"W	321.60'
C2	192.15'	41426.20'	0°15'57"	S20°02'47"W	192.15'
C3	169.99'	41426.20'	0°14'06"	S20°17'48"W	169.99'
C4	161.14'	41426.20'	0°13'22"	S20°31'33"W	161.14'
C5	195.40'	41426.20'	0°16'13"	S20°46'20"W	195.40'
C6	175.00'	41426.20'	0°14'31"	S21°01'42"W	175.00'
C7	115.00'	41426.20'	0°09'33"	S21°13'44"W	115.00'
C8	104.48'	3161.10'	1°53'38"	N20°21'42"E	104.48'
C9	100.00'	3161.10'	1°48'45"	N18°30'30"E	100.00'
C10	100.00'	3161.10'	1°48'45"	N16°41'45"E	100.00'
C11	100.00'	3161.10'	1°48'45"	N14°53'00"E	100.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°58'37"E	100.00'
L2	N13°58'37"E	100.00'
L3	N13°58'37"E	100.00'
L4	N13°58'37"E	110.50'
L5	N13°58'37"E	192.65'
L6	S72°12'25"E	101.09'
L7	S08°46'59"W	73.32'
L8	S08°50'34"W	27.09'
L9	S08°50'34"W	21.53'
L10	S08°22'37"W	106.65'
L11	S08°22'37"W	44.23'
L12	S07°17'47"W	72.16'
L13	S07°17'47"W	40.67'
L14	S05°51'39"W	122.11'
L15	S20°03'29"W	112.30'
L16	S20°03'29"W	77.72'
L17	S20°03'29"W	168.10'



PHILLIP KYLE
MAP 17, PAR. 12.00
RB. 157, P. 183, R.O.T.C.
ZONING: A-1

PHILLIP KYLE
MAP 17, PAR. 18.00
RB. 157, P. 183, R.O.T.C.
ZONING: A-1

LOT TABLE		
LOT NUMBER	SQ. FT. +/-	ACREAGE +/-
1	87,568	2.01
2	59,540	1.37
3	54,839	1.26
4	55,748	1.28
5	56,649	1.30
6	62,959	1.45
7	64,670	1.48
8	66,853	1.53
9	72,757	1.67
10	75,297	1.73
11	120,595	2.77
12	143,252	3.29
13	218,223	5.01
14	77,712	1.78
15	87,909	2.02
16	218,278	5.01
TOTAL	1,522,849	34.96

ROYVE GOLDEN
MAP 17, PAR. 19.00
RB. 32, P. 303, R.O.T.C.
ZONING: R-1
REMAINING AREA:
523,245 SQ. FT. +/-
OR 12.01 AC. +/-

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



PROPERTY INFO:
OWNER: ROYVE GOLDEN and wife
DIANE G. GOLDEN
RB 32, P. 303, R.O.T.C.

SKETCH PLAT OF SUBDIVISION OF
FREEDOM ESTATES
FORMERLY "THE GOLDEN PROPERTY"
MAP 17, P/O PARCEL 19.00
6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TN
ZONING: R-1
DATE: DECEMBER 19, 2022 JOB # 22-0628-A1630

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #261-2022-31

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,
BY REZONING TAX MAP 017 PARCEL 019.00
FROM A1 TO R1**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 017 Parcel 019.00;

This being a total of 47 acres located on Bass Road, Hartsville, TN for residential development; and

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission October 11, 2022
Public Hearing to be held on November 28, 2022 if passed at 1st reading*

	1M	<u>Jerry Ford</u>		Voice Vote				
First Reading:	<u>October 24, 2022</u>	2m	<u>David Thomas</u>	<i>Approved without opposition</i>	<i>Absent</i>	<u>1</u>		PASSED
	1M	<u>Shane Burton</u>		Voice Vote				
Second Reading:	<u>November 28, 2022</u>	2m	<u>Steve Whittaker</u>	<i>Approved without opposition</i>	<i>Absent</i>	<u>0</u>		PASSED

IN EFFECT AND APPROVED IN REGULAR SESSION ON NOVEMBER 28, 2022

Approved:



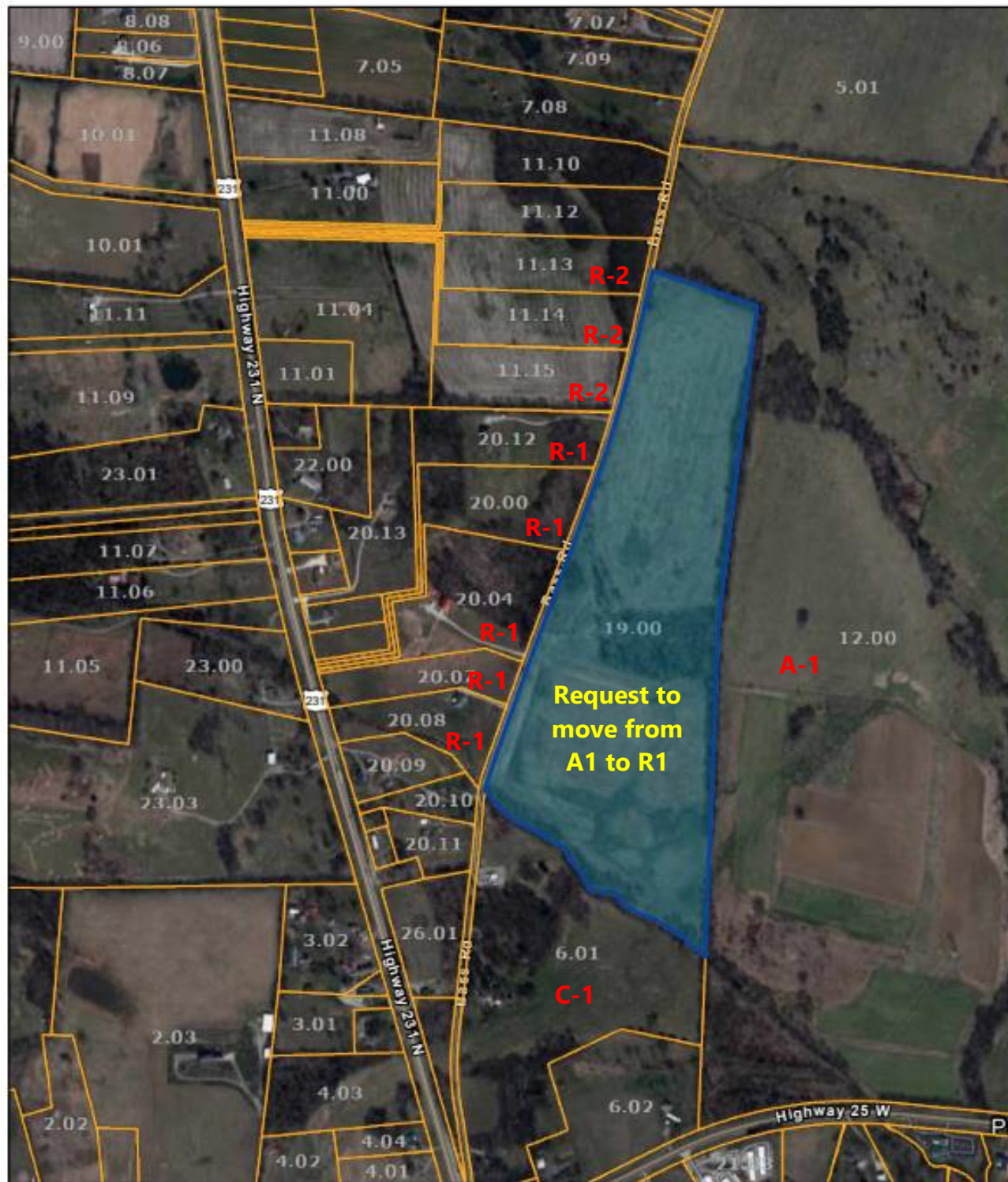
Commission Chairman

Attest:



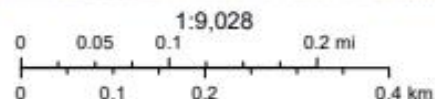
County Clerk

Trousdale County - Parcel: 017 019.00



Date: October 10, 2022

County: Trousdale
Owner: GOLDEN ROYCE
Address: BASS RD
Parcel Number: 017 019.00
Deeded Acreage: 47
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swisstopo, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, TDOT, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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

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

9/30/22
MRH 904

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason to create residential homesites
Property Owner Royce Golden Phone
Property Address Bass Rd TN 37074
Lot Size 47 acres Road Frontage ft. Easements ft
Tax Map Number 017 Group Parcel 019 Record/Deed Book
Subdivision Name Phase Lot #
Water Source CITY Sewer or Septic SEPTIC

APPLICANT INFORMATION

Applicant Name Fleming Homes-Jordan Fleming Phone (615) 374-1125
Mailing Address TN
Em...

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1, C-1, R-2
Names of Surrounding Property Owners Phillip Kyle, Debra Claidy, Christopher Boykin
Terry Henderson, Kenneth Keene Jr, Mark May, Eric Callahan
Affected Roads Bass Rd
Schools Affected
Public Utilities Tri County Elec, Bethpage - Castalian Springs

ACTION TAKEN

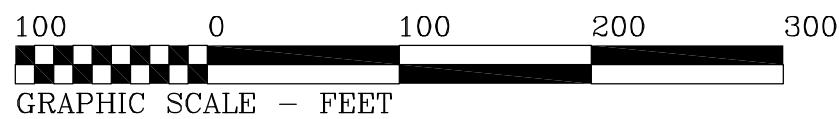
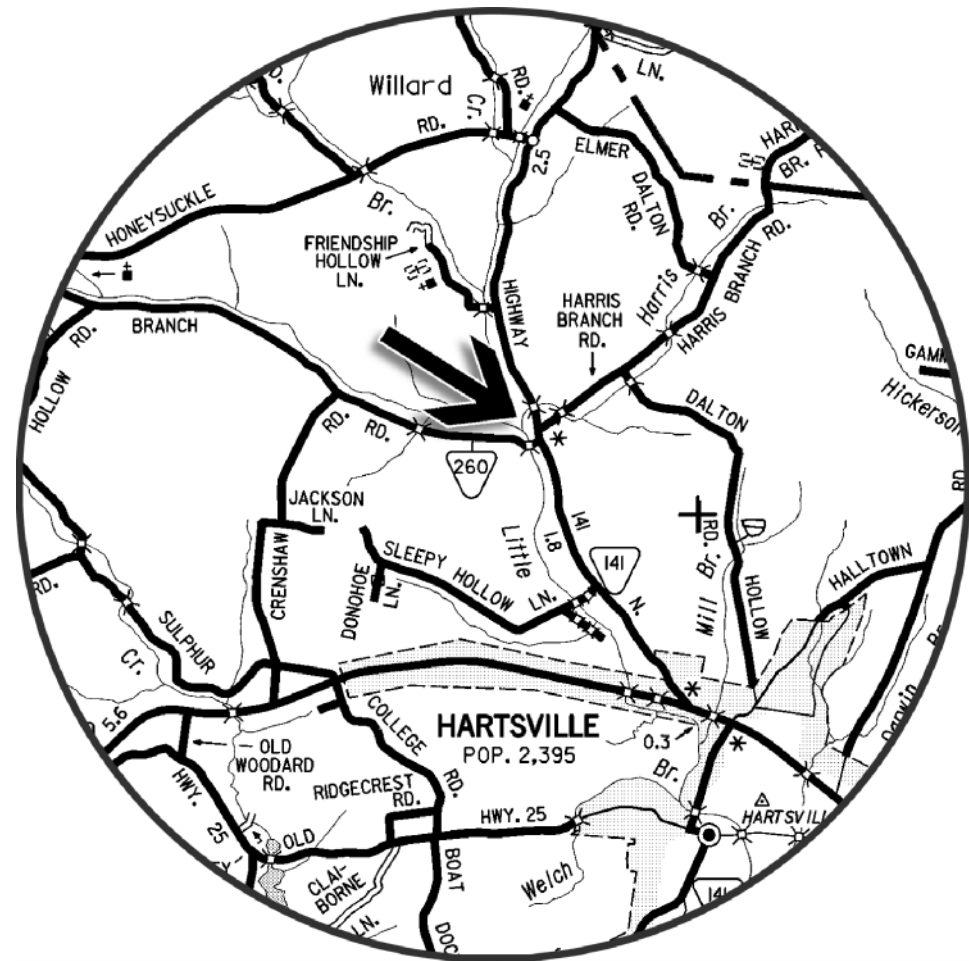
Reviewed by Planning Commission Action
Reviewed by BZA Action
Zoning Ordinance at County Commission
1st Reading Action
Public Hearing Action
2nd Reading Action
Passed Failed state reason

Rora Peck
Applicant Signature

9.30.22
Date Submitted

\$100 Application fee

LOCATION SKETCH n.t.s.



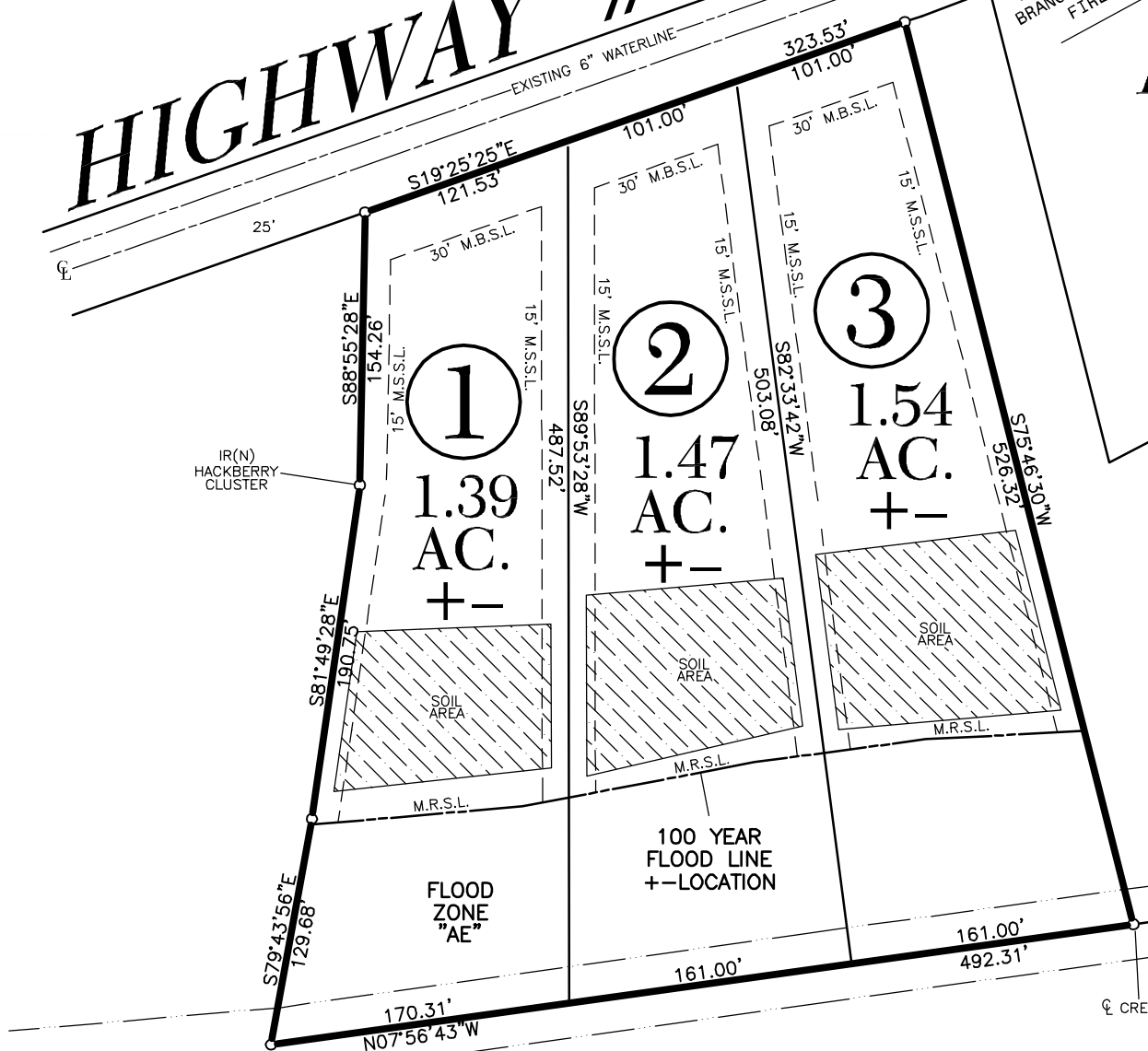
FINAL SUBDIVISION PLAT OF SECTION 1 OF WILLOW WAY

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

SCALE : 1" = 100'
 DATE : OCTOBER 20, 2022
 SIZE : 4.40 AC.+
 DEED : R. B. 157, PG. 422, R.O.T.C.T.
 MAP : MAP 14, PAR. 2.00 P/O, T.A.O.T.C.T.

HIGHWAY #141 NORTH

LARRY COTHRON
 RECORD BOOK 60, PAGE 782
 MAP 14, PARCEL 17.03



LEWIS BEASLEY, JR.
 RECORD BOOK 157, PAGE 422
 MAP 14, PARCEL 2.00 P/O
 7.12 AC.+ REMAINING

SHIRLEY TURNER SMITH
 DEED BOOK 51, PAGE 145
 MAP 14, PARCEL 1.00

SEPTIC RESTRICTIONS

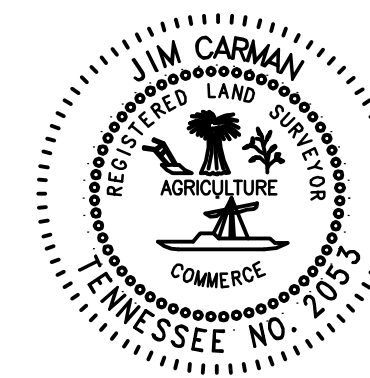
- LOTS #1 - #3 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING 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 - #3 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.
- LOTS #1 - #3 WILL REQUIRE THE INSTALLATION OF A CURTAIN DRAIN PRIOR TO THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE CURTAIN DRAIN EASEMENT AREA.
- 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 ANY 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.

NOTES:

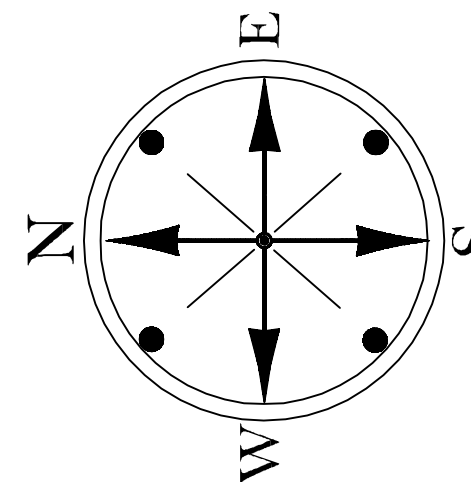
- PROPERTY IS ZONED "R-1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBERS 47169C0041C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS C. BEASLEY, JR.
120 McMURRY BLVD WEST
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

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.

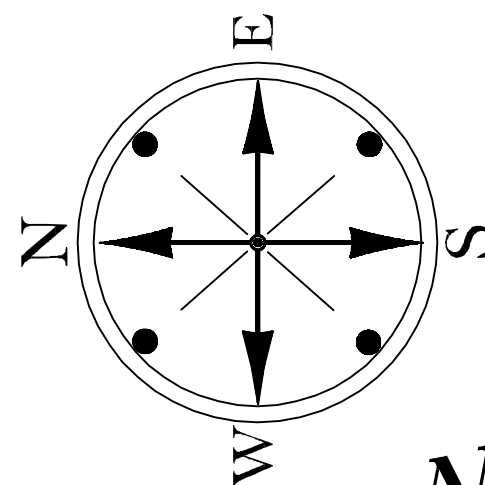
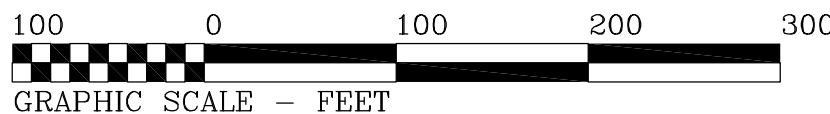
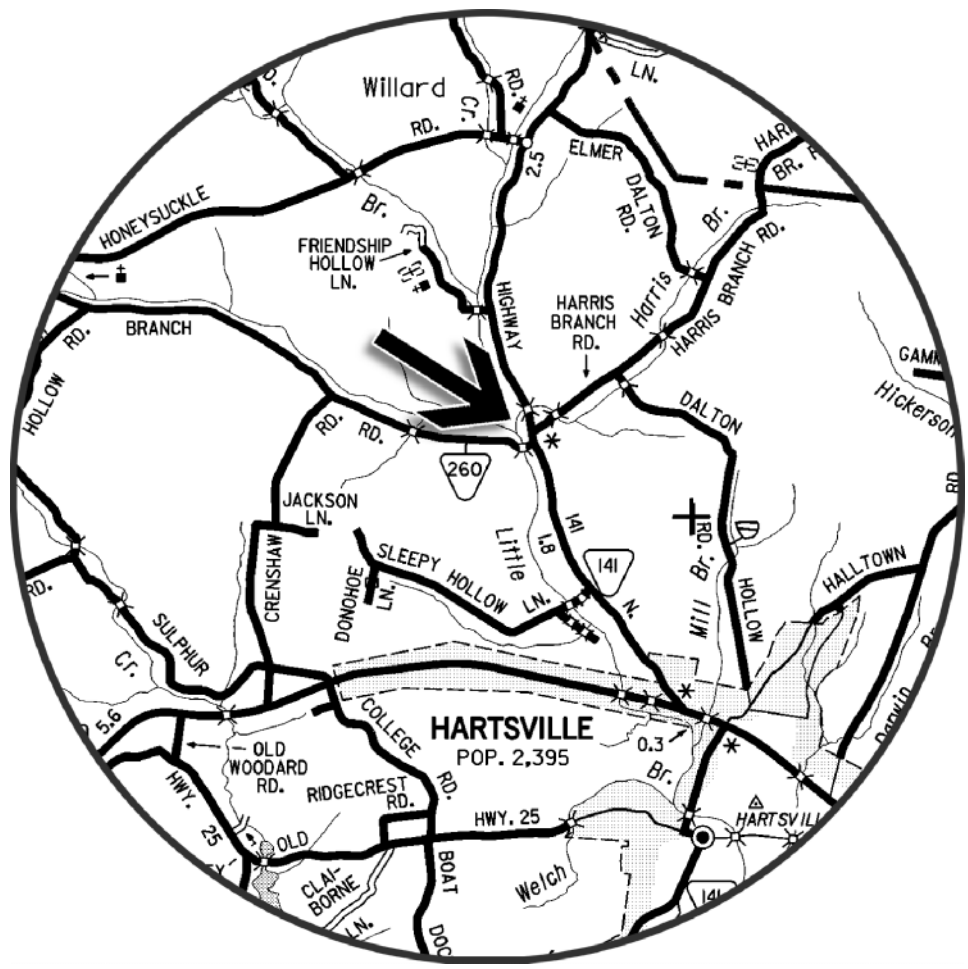


CARMAN SURVEYING
 30 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 157, Page 422, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>Owner</p> <p>Date: _____</p> <p>Owner</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 0820-3-.05, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN Registered Land Surveyor #2053</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Willow Way-Section 1 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 - #3 defined as Willow Way - Section 1, 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>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</p> <p>I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) That a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>
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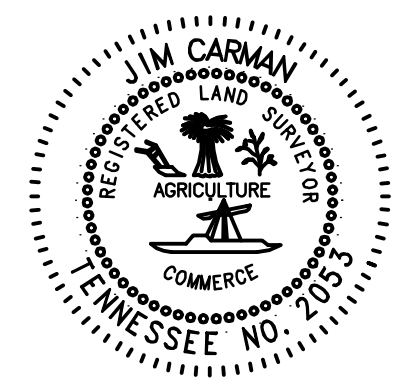
LOCATION SKETCH n.t.s.



NOTES:

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBERS 47169C0041C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS C. BEASLEY, JR.
120 McMURRY BLVD WEST
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

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.

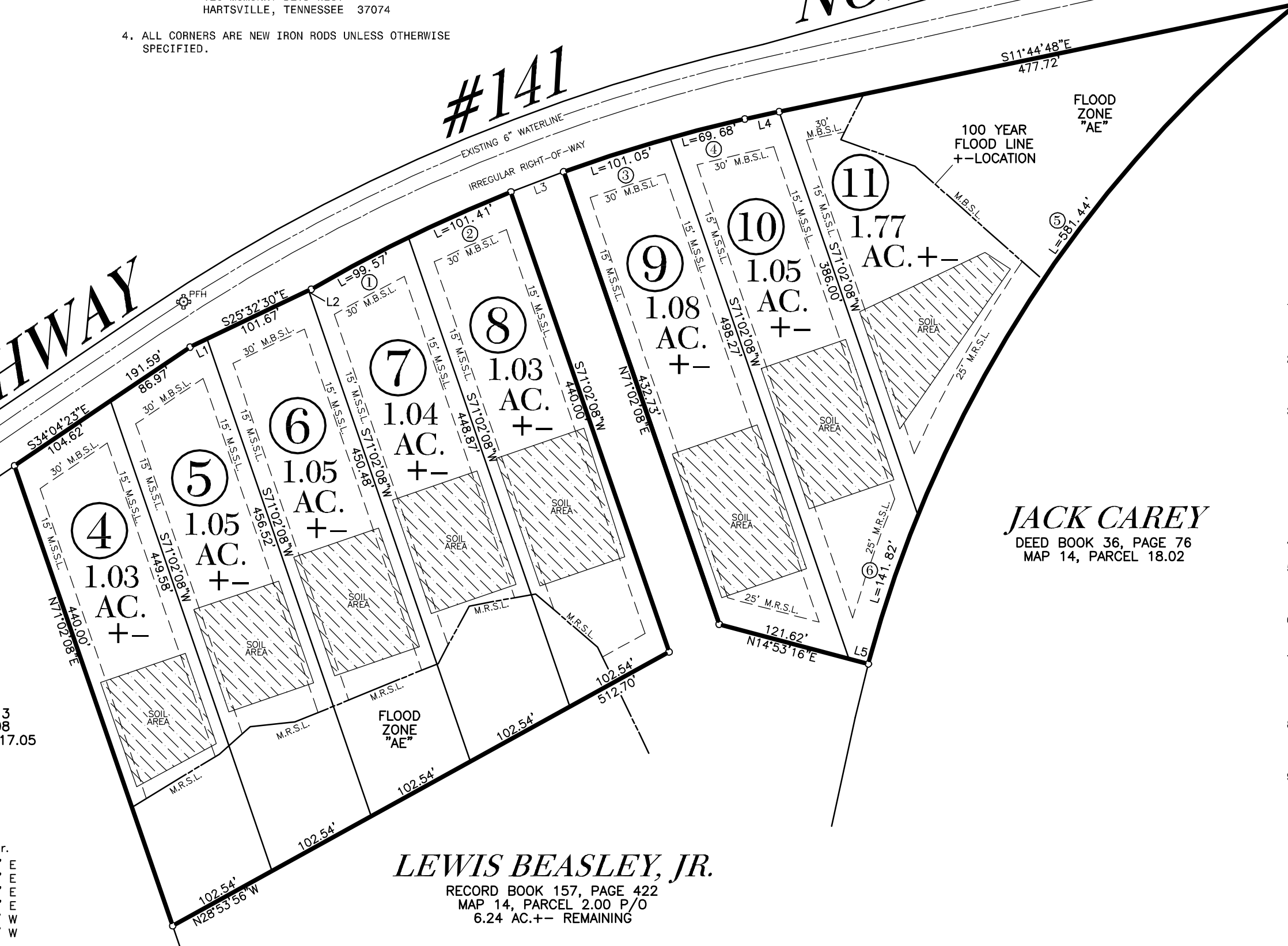


CARMAN SURVEYING
50 LINDA LAKE
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

HIGHWAY

#141

NORTH



SEPTIC RESTRICTIONS

- LOTS #4 - #11 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.
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- 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.

JACK CAREY
DEED BOOK 36, PAGE 76
MAP 14, PARCEL 18.02

LEWIS BEASLEY, JR.

RECORD BOOK 157, PAGE 422
MAP 14, PARCEL 2.00 P/O
6.24 AC.+-- REMAINING

Course	Bearing	Distance
L1	S 25°32'30" E	17.15'
L2	S 25°32'30" E	2.72'
L3	S 20°49'56" E	51.03'
L4	S 11°53'44" E	31.81'
L5	N 14°53'16" E	17.97'

WILLIAM JENKINS
DEED BOOK 55, PAGE 113
DEED BOOK 72, PAGE 408
MAP 14, PARCELS 17.02 & 17.05

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1397.39'	49.81'	99.57'	4°04'58"	99.55'	S 28°04'40" E
2	1397.39'	50.73'	101.41'	4°09'28"	101.38'	S 23°57'27" E
3	1397.39'	50.55'	101.05'	4°08'35"	101.02'	S 17°42'52" E
4	1397.39'	34.84'	69.68'	2°51'25"	69.67'	S 14°12'52" E
5	1145.92'	297.12'	581.44'	29°04'19"	575.22'	N 53°29'08" W
6	1145.92'	71.00'	141.82'	7°05'27"	141.73'	N 71°34'00" W

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 Record Book 157, Page 422, 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.

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 Willow Way - Section 2 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.

Date: _____

Name, Title, and Title Agency or Authorized Approving Agency

Approval is hereby granted for lots #4 - #11 defined as Willow Way - Section 2, 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.

Date: _____

Environmental 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 guarantee 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: _____

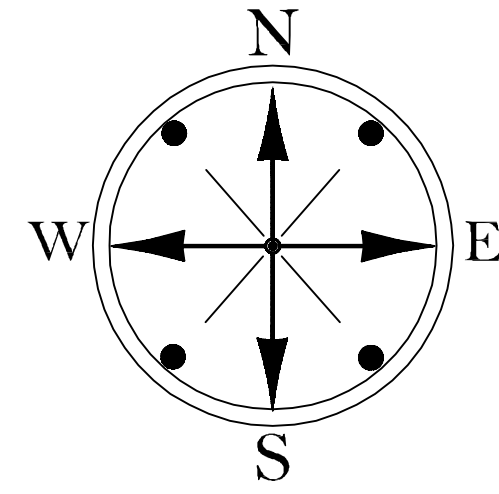
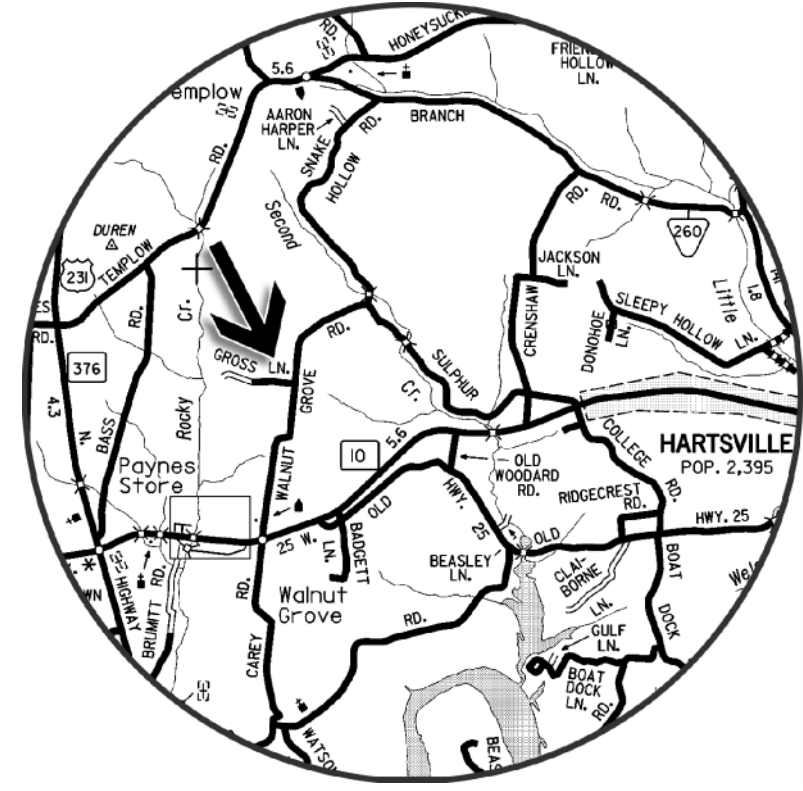
Secretary Planning Commission

FINAL SUBDIVISION PLAT OF SECTION 2 OF
WILLOW WAY

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

- SCALE : 1" = 100'
- DATE : OCTOBER 20, 2022
- SIZE : 9.10 AC.+--
- DEED : R. B. 157, PG. 422, R.O.T.C.T.
- MAP : MAP 14, PAR. 2.00 P/O, T.A.O.T.C.T.

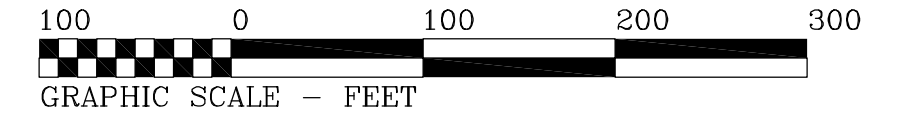
LOCATION SKETCH n.t.s.



NOTES:

1. PROPERTY IS ZONED "A-1".
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBERS 47169C0038C & 47169C0038C, WITH EFFECTIVE DATES OF SEPTEMBER 29, 2010.
3. OWNER: JACKIE GROSS, AND WIFE BETTY GROSS
1190 WALNUT GROVE ROAD
HARTSVILLE, TENNESSEE 37074
4. ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
5. BOTH OWNERS OF LOTS #3 & #4 SHALL MAINTAIN THEIR PORTION OF THE POND SO AS TO NOT JEOPARDIZE THE USE OF THE POND BY BOTH PARTIES.

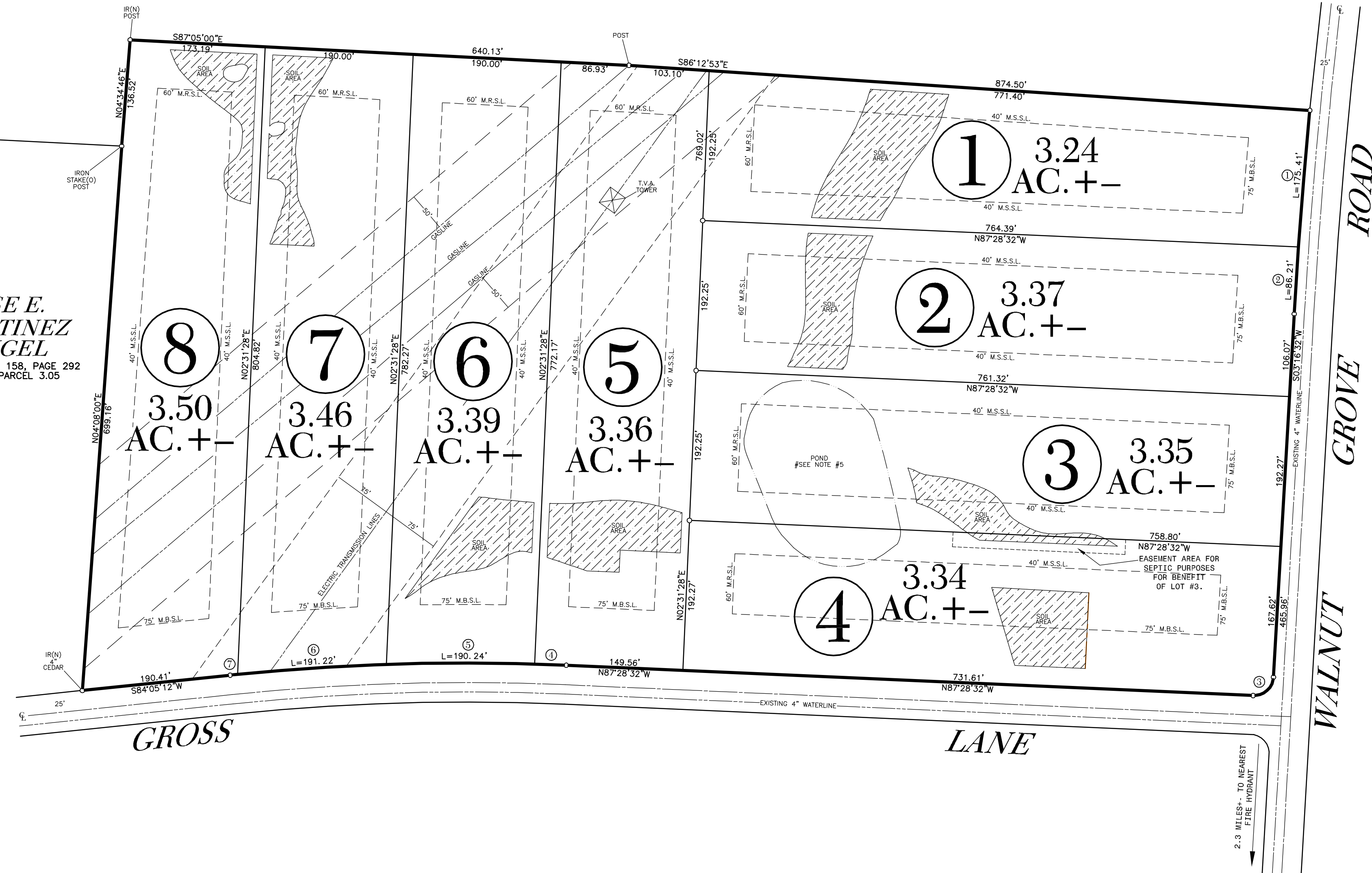
JACKIE GROSS
AND WIFE
BETTY A. GROSS
DEED BOOK 1, PAGE 493
DEED BOOK 6, PAGE 2
MAP 17, PARCEL 3.01 P/O
40 ACRES +- REMAINING



SEPTIC RESTRICTIONS

1. LOTS #1 - #8 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
2. SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
3. SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE 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.
4. LOTS #1 - #8 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.
5. 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.
6. ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG THE SIDE PROPERTY LINES.
7. LOTS #1 - #8 WILL REQUIRE THE INSTALLATION OF A CURTAIN DRAIN PRIOR TO THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE CURTAIN DRAIN EASEMENT AREA.
8. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
9. PRIOR TO COMMENCING CONSTRUCTION ON ANY 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.

JOSE E. MARTINEZ ANGEL
RECORD BOOK 158, PAGE 292
MAP 17, PARCEL 3.05



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	6747.00'	87.71'	175.41'	1°29'23"	175.41'	S 04°45'09" W
2	6747.00'	43.10'	86.21'	0°43'55"	86.21'	S 03°38'50" W
3	25.00'	24.67'	38.94'	89°14'56"	35.12'	S 47°54'00" W
4	2929.20'	20.22'	40.44'	0°47'28"	40.44'	N 87°52'16" W
5	2929.20'	95.15'	190.24'	3°43'16"	190.20'	S 89°52'22" W
6	2929.20'	95.64'	191.22'	3°44'25"	191.18'	S 86°08'51" W
7	2929.20'	4.73'	9.47'	0°11'07"	9.47'	S 84°10'45" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 1, Page 493, 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.

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 Walnut Grove 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.

Date: _____

Name, Title, and Title
Agency or Authorized
Approving Agency

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

Approval is hereby granted for lots #1 - #8 defined as Walnut Grove, 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.

Date: _____

Environmental 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 guarantee completion of all required improvements in case of default.

Date: _____

Appropriate Government
Representative

CERTIFICATE OF APPROVAL FOR RECORDING

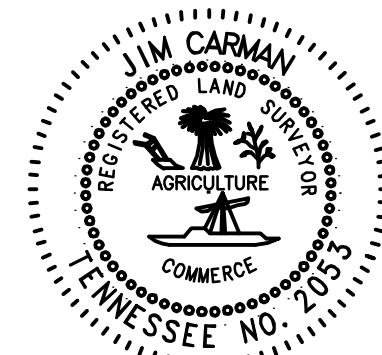
I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: _____

Secretary Planning Commission

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
30 JIMM LANE
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

FINAL SUBDIVISION PLAT OF

WALNUT GROVE

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

SCALE : 1" = 100'

DATE : SEPTEMBER 15, 2022

SIZE : 27.00 AC.+-

DEED : D. B. 1, PG. 493, R.O.T.C.T.

MAP : MAP 17, PAR. 3.01 P/O, T.A.O.T.C.T.