

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

MARCH 13, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting February 13, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Rezoning

- Rezone by Mary Lynn Claridy from A-1 to R-1/A-1 on Hwy 10 (Map 13 Parcel 32.05) of 5.01 acres to separate 2 acres off and add the remainder to adjacent parcel owned in the 3rd Civil District
- Rezone 5.13 acres by Anthony Natale from A-1 to C-1 on 5.13 acres of 212 acres on Halltown RD (Map 019 Parcel 010.00) build a commercial building in the 7th Civil District
- Rezone by Matthew Carman from R-1 to C-2 on Hwy 25 (Map 019M C Parcel 017.30) of 0.91 acres for development in the 7th Civil District.
- Rezone by Brian Crook from A-1 to R-1 on 1575 Skillet Creek RD (Map 4 Parcel 15.02) of 3.01 acres to separate House and 1 acre to sell in the 4th District.

Site Plan

- Site Plan Approval for Matthew Carman on Halltown Rd (Map 19 Parcel 29.00) of 5.12 acres for a Commercial Building in the 7th Civil District

Sketch Plat

- Sketch Plat approval for Dustin Marcellino on Western Ave of 6.19 acres (Map 19-N E 30.02) for 6 lots in the 7th Civil District

Amendments

- Amend the Zoning Ordinance of Hartsville, Tennessee Article IV, by adding Section 4.142 – Create ADA Parking Lot Design Requirements
- Amend the Zoning Ordinance of Hartsville, Tennessee Article IV, by adding Section 4.141- 4.140- Create a COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES section with Article IV. 4.141 Create Tree Preservation and Maintenance Requirements

Other Discussion

- Commercial Building Design Guidelines
- Codes and Zoning discussion

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence No. of Permits	Res Fees Permit Impact	Accessory Permits	Access Permit Fees	Commercial Permits	Commercial Fees Permit Impact
FEB 2022	6	\$11K / \$10K	3	\$1K	2	\$1K / 0
FEB 2023						
JAN 2023	5	\$7K / \$8K	5	\$2K	2	\$3K / \$2K

CLOSING REMARKS FROM THE CHAIR AND COMMISSION
ADJOURN

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

February 13, 2022 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Carol Pruitt, Heather Bay

Others Present: Kirk and Penny Sutherland, Jim Carman, Charles Beasley, George Helzer, William Fergusson, Jordan Fleming, Rosalie Myhan, Jack McCall, 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 January 9h, 2023 meeting minutes. Rhonda Keisling made motion to approve minutes and seconded by Thomas Harper. None opposed **MOTION CARRIED**

Changes to the Agenda - no changes. David Nollner made the motion to approve. Mitch Gregory seconded the motion. None opposed. **MOTION CARRIED**

Public Hearing – *none*

Old Business – *none*

New Business

- Rezone by Mary Lynn Claridy from A-1 to R-1/A-1 on Hwy 10 (Map 13 Parcel 32.05) of 5.01 acres to separate 2 acres off and add the remainder to adjacent parcel owned in the 3rd Civil District**
None was present to respond to any questions asked by planning commission pertaining to the rezoning from A1 to R1/A1. Planning commission deferred to March meeting. David Thomas made the motion to defer the rezone until March planning commission meeting. David Nollner seconded the motion. None opposed. **MOTION CARRIED**
- Rezone by William Fergusson from A-1 to R-1 on 665 Hawkins Branch RD (Map 006 Parcel 4.03) of 5.01 acres to match zoning of adjacent property in the 4th Civil District**
William (Bill) Fergusson spoke on behalf of the rezoning from A-1 to R-1 due to joining the 5.01-acre lot currently zoned A-1 with the 2.8-acre lot currently zoned R1 and owned by Mr. Fergusson. David Thomas made the motion to approve with favorable recommendation to the county commission. Mark Swaffer seconded the motion. None opposed. **MOTION CARRIED**
- Rezone by Elizabeth Sutherland from A-1 to R-1 on 185 Lattie Reese RD (Map 026 Parcel 058.00) of 3.95 acres to separate an acre for a house in the 1st Civil District.**
Penny Sutherland (Mother) spoke on behalf of Elizabeth Sutherland. Penny stated, Elizabeth is wanting to separate 1 acre from the 3.95 acres for her mother to obstruct a house. Chairman Kerr recused his self from voting due to being the uncle of Penny Sutherland. Mark Swaffer made the motion to approve with favorable recommendation to the county commission. David Nollner seconded the motion. None opposed. **MOTION CARRIED**
- Preliminary 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**
Jordan Fleming presented the preliminary plat. Jordan provided the planning commission with the letter requested from Castalian Springs Bethpage Water Utility District on the fire flow requirements to support fire hydrants. Mr. Fleming stated he will be installing all waterlines per CSBWUD spec. Rhonda Keisling made the motion to approve the preliminary plat, contingent on all plat issues corrected. Thomas Harper seconded the motion. None opposed. **MOTION CARRIED**

- ***Plat amendment for Willow Way subdivision Section 2 of Lewis Beasley property on Hwy 141 N of 9.08 acres (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District***

Jim Carman present members with a plat amendment. Jim noted that the amendment was only changing the location of Mr. Beasley's 50' entrance, moving entrance two lots over from original location. David Nollner made the motion to approve the amended final plat. David Thomas seconded the motion. None opposed.

MOTION CARRIED

- ***Amend Trousdale County Zoning Resolution-Development Standards for Private Campgrounds; Procedure for Authorizing Special Exceptions***

David Thomas brought forth the removal of the word exclusively in section 1B and section 2 H.1.f.ii. This would allow campground restaurants to serve others instead of solely campground occupiers. David Nollner makes a motion to send to county commission for approval with the changes recommended to the Code and Zoning committee of Trousdale County. Mitch Gregory seconded the motion. None Opposed.

MOTION CARRIED

Discussion Items

- ***Commercial Building Guidelines***

GNRC staff presented commercial/industrial design criteria the surrounding counties are enforcing. Tree Preservation and Maintenance was first design criteria presented. After a brief discussion within the planning commission; tree preservation standards, existing vegetation in buffer, tree preservation plans, and tree protection during construction were all reviewed. Second design criteria were drainage requirements in surrounding counties. Kealan Milles-Lucke is in the process of getting specific criteria to meet MS4 guidelines. Another design criteria pertained to the incorporation of ADA accessibility language into the parking lot design requirements. The planning commission agreed to not vary from ADA guidelines. Kealan plans to bring back this material formatted and sectionalized. The final item of discussion pertained to building materials. The planning commission wants to develop a list of preferred material and prohibited material along with the amount used on each wall face.

- ***Codes and Zoning discussion***

David Thomas presented some material that was discussed in codes and zoning pertaining to land of 5 acres or more zoned R-1. Thomas suggested adding an amendment to rural area residential lots of 5 acres or more regarding maintenance regulations, specifically grass and weeds. GRNC staff is going to check with her team pertaining to other surrounding areas and Sam Edwards is going to research.

Closing Remarks from the Chair and Building Inspector

Adjourn

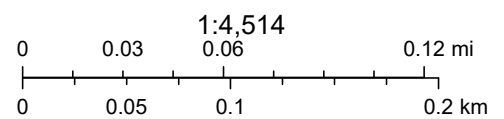
- David Nollner made a motion to adjourn, Seconded by Thomas Harper.

MOTION CARRIED

This is an aerial map of a rural area, likely in North Carolina, showing property boundaries and various labels. A large parcel is highlighted in blue. The map includes the following labels:

- Highway 10**: Labeled in multiple locations along the road.
- Woodmore Hollow Ln**: A road running diagonally across the bottom right.
- Goose Creek**: A creek running along the left side.
- Property Labels**:
 - A-1**: Multiple locations, including a large blue-shaded parcel.
 - C-1**: Located on the left side.
- Lot Numbers**: Various numbers identifying specific parcels, such as 7.01, 29.00, 30.01, 30.02, 30.03, 30.05, 30.08, 31.00, 31.02, 32.01, 32.02, 32.03, 32.04, 32.05, 32.07, 32.10, 33.00, 36.12, 36.13, 8.00, 9.00, 10.00, 10.01, 12.00, and 2.00.

County: Trousdale
Owner: CLARIDY DANNY
Address: HWY 10
Parcel Number: 013 032.05
Deeded Acreage: 5.01
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, SafeGraph, 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

1/27/23
MR#1940

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason split into two lots
Property Owner Mary Lynn Claridy Phone
Property Address Hwy 10 Hartsville TN 37074
Lot Size 5.01 acres Road Frontage ft. Easements ft
Tax Map Number 013 Group Parcel 32.05 Record/Deed Book
Subdivision Name Phase Lot #
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Mary Lynn Claridy Phone (615)
Mailing Address Hwy 10 Hartsville TN 37074
Email:

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, C-1
Names of Surrounding Property Owners Danny Claridy, KEVIN RIVERS,
BYRON GRAVES JR, ROGER JONES, JERRY FORD
Affected Roads HWY 10
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 st Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 nd Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

Mary S. Claridy

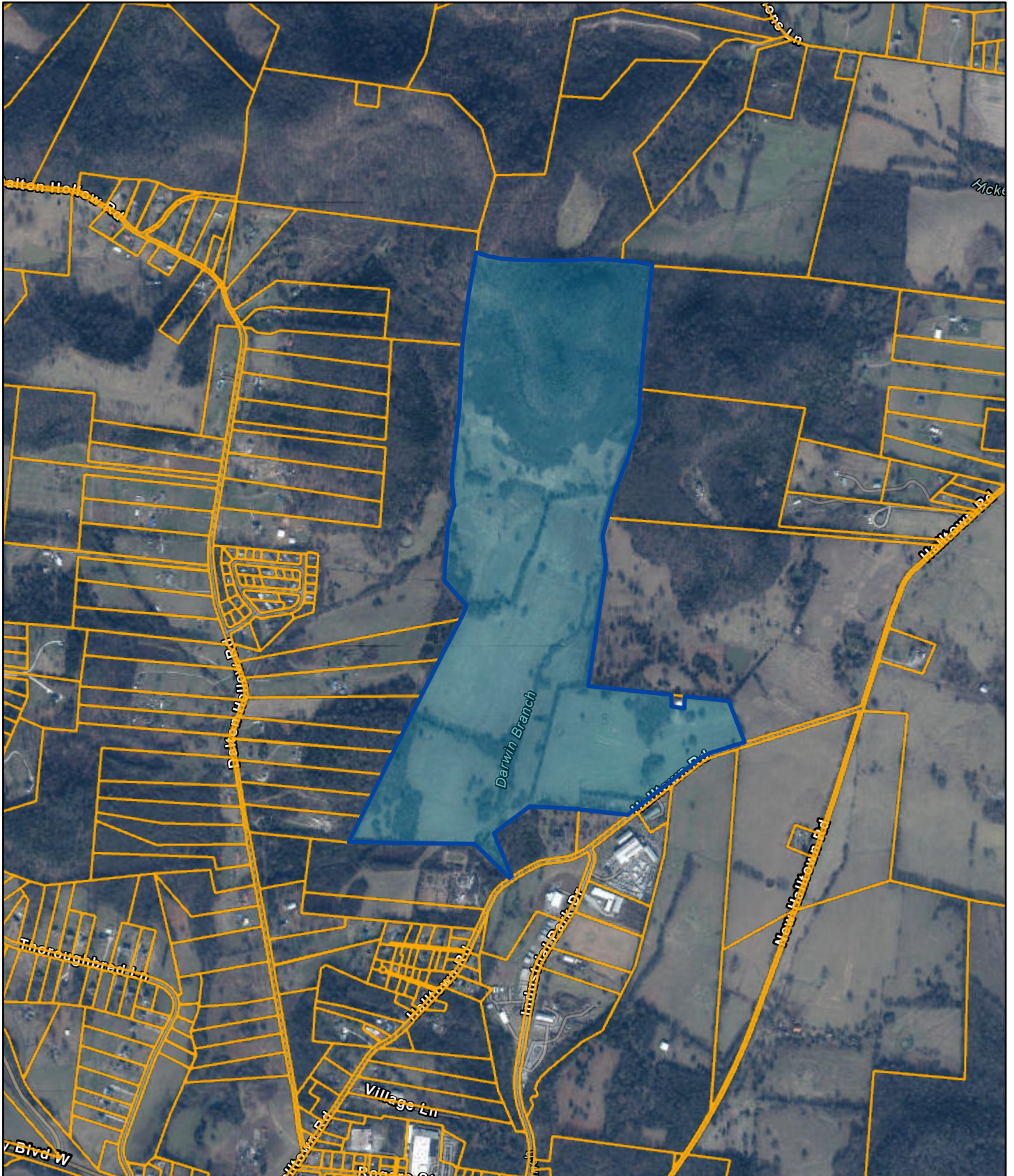
Applicant Signature

1/27/2023

Date Submitted

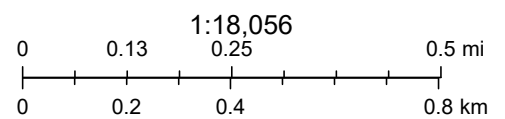
\$100 Application fee

Trousdale County - Parcel: 019 010.00



Date: March 7, 2023

County: Trousdale
Owner: NATALE REALTY GROUP LLC
Address: HALLTOWN RD
Parcel Number: 019 010.00
Deeded Acreage: 212.16
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



TDOT, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, 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.

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH AN UNADJUSTED CLOSURE RATIO OF AT LEAST 1:10,000 AND WAS DONE USING THE LATEST RECORDED DEEDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MAP 18, PARCEL 11.00
GEORGE HOLDER
 RECORD BOOK 35, PAGE 421
 REGISTER'S OFFICE FOR
 TROUSDALE COUNTY, TENNESSEE



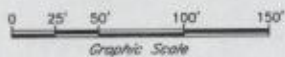
MAP 18, PARCEL 10.00
NATALE REALTY GROUP, LLC.
 RECORD BOOK 146, PAGE 20
 REGISTER'S OFFICE FOR
 TROUSDALE COUNTY, TENNESSEE
 207 ± ACRES REMAINING
 836' ± ROAD FRONTAGE REMAINING

OWNER/DEVELOPER
NATALE REALTY GROUP, LLC.
 P.O. BOX 1130
 MOUNT JULIET, TN., 37121

MAP 19, PARCEL 10.00
 RECORD BOOK 146, PAGE 20

BOUNDARY SURVEY OF A PORTION OF THE NATALE REALTY GROUP, LLC. PROPERTY

7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE



SCALE: 1" = 50'
 DATE: FEBRUARY 13, 2023
 JOB NO.: 22-11132 WC

TOTAL AREA: 5.13 ± ACRES

NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES SHOWN HEREIN 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 COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE CEMENTS. OWNERS/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EXHIBENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

MAP 18, PARCEL 11.00
GEORGE HOLDER
 RECORD BOOK 35, PAGE 421
 REGISTER'S OFFICE FOR
 TROUSDALE COUNTY, TENNESSEE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.98	492.00	20°50'30"	S62°33'08"W	177.99



427 PARK AVENUE
 LEBANON, TN., 37087
 (615) 444-0583
 CROSS/RYBELL/SOUTHMET
 SURVEYING DESIGN
 SURVEYS • LAND PLANNING

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

PARCEL INFORMATION

Current Zoning AG Requested Zoning C-1 Reason For Commercial Bldg.
Property Owner NATALIE REALTY GROUP LLC Phone
Property Address HALLTOWN ROAD HARTSVILLE TN 37074
Lot Size 5.13 ACS Road Frontage 469.38 ft. Easements ft
Tax Map Number 019 Group Parcel 010.00 Record/Deed Book RB 146 PG 20
Subdivision Name NATALIE REALTY GROUP Phase Lot # 1
Water Source PUBLIC Sewer or Septic SEPTIC

APPLICANT INFORMATION

Applicant Name ANTHONY NATALE Phone _____
Mailing Address _____ TN _____
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties AG

Names of Surrounding Property Owners GEORGE HOLDER, TOWN OF HARTSVILLE,
NATALE REALTY GROUP, LLC. WILLIAM STETSON HOLDER

Affected Roads HALLTOWN ROAD

Schools Affected _____

Public Utilities _____

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, <i>state reason</i>		

[Signature]
Applicant Signature

Date Submitted

\$100 Application fee

Natale Realty Group, LLC
BUSINESS PLAN

Prepared by:

Anthony Natale

1035 Halltown Rd
Hartsville, Tennessee 37074
401-255-7111
anthonygnatale@gmail.com

I. EXECUTIVE SUMMARY

Natale Realty Group, LLC (referred to from hereon in as the "Company") is a real estate development and investment firm with a strong heritage and a solid management team. It started with humble beginnings, with a core focus on customer service. The company has grown to develop various types of commercial structures in North America and intends on building a structure for one of its affiliated brands in Hartsville, Tennessee. The company is owned by Anthony Natale, who is a resident of Mt Juliet, TN.

Business Mission

We are dedicated to providing world-class service and market-leading expertise to our clients. We are passionate about providing the extra value that others simply will not. Fanatical integrity and consistently impressive results will be the signature of our service. Our collaborative spirit and desire to grow will help us achieve the goals we set. We will make the families we serve feel special, creating raving fans, and help them truly win. We will succeed because we will not let our clients fail.

New Location

The Company is prepared to introduce the following location to the market:

Logistics Warehouse: The service at 1035 Halftown Road, Hartsville, TN 37074, is to house assets in a strategic location in the southeast region of the United States. We currently have these warehouses setup in locations across the country for storage, maintenance, repairs, and deployment.

II. BUSINESS SUMMARY

Overview

Natale Realty intends on constructing 10,000 square feet of warehouse space for Mondo Transport, LLC, which is a company that holds automotive assets for Aviant Group, LLC. Aviant Group, LLC is a holding company that is solely owned by Anthony Natale.

He intends on setting up a private office for himself, in the quiet and peaceful setting of Hartsville, TN.

Business Goals and Objectives

Short Term:

The short-term goal is to construct a first-class facility to store assets inside of the constructed warehouse. Property will be leased to Nexterra Solutions and Mondo Transport, which are single member LLC's wholly owned by Anthony Natale.

Long Term:

The long-term goal is to execute a lease with Nexterra Solutions and Mondo Transport.

III. MARKETING SUMMARY

Target Market

The Company's major target markets are as follows:

Hartsville, Tennessee

Promotional Strategy

The Company will promote sales using the following methods:

Natale Realty Group, LLC will be building the warehouse and office space for Mondo Transport and Nexterra Solutions. Nexterra and Mondo will use the space for its assets.

Services

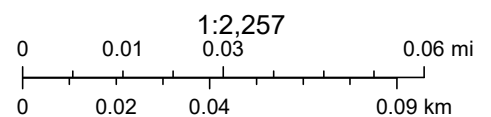
First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

Trousdale County - Parcel: 019M C 017.30



Date: March 7, 2023

County: Trousdale
Owner: CARMAN MATTHEW
Address: MCMURRY BLVD E
Parcel Number: 019M C 017.30
Deeded Acreage: 0.91
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



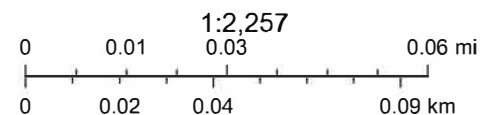
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Date: February 27, 2023

County: Trousdale
Owner: CROOK BRIAN DANIEL
Address: SKILLET CREEK RD 1575
Parcel Number: 004 015.02
Deeded Acreage: 3.01
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



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MR# 2164
2-23-23
(Pa)

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

Rec'd
\$10000
100%
Cash

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason SELL HOUSE/KEEP LAND
Property Owner BRIAN CROOK Phone (_____) _____
Property Address 1575 SKILLET CREEK RD HARTSVILLE, TN 37074
Lot Size 3.01 ACRES Road Frontage _____ ft. Easements _____ ft
Tax Map Number 004 Group _____ Parcel 015.02 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CITY Sewer or Septic SEPTIC

APPLICANT INFORMATION

Applicant Name BRIAN CROOK Phone (_____) _____
Mailing Address 1575 SKILLET CREEK RD TN 37074
Email: (_____) _____

IMPACT INFORMATION

Zoning of Surrounding Properties A-1
Names of Surrounding Property Owners RALPH + YVONNE CROOK, JERRY + STEPHANIE GORR
JEAN QUINN, MIRANDA BARBER
Affected Roads SKILLET CREEK RD
Schools Affected _____
Public Utilities TRI County ELECTRIC,

ACTION TAKEN

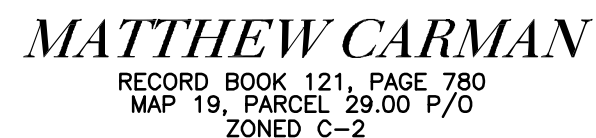
Reviewed by Planning Commission	_____	Action	_____
Reviewed by BZA	_____	Action	_____
Zoning Ordinance at County Commission			
1 st Reading	_____	Action	_____
Public Hearing	_____	Action	_____
2 nd Reading	_____	Action	_____
Passed	_____	Failed, state reason	_____

[Signature]

02/22/2023

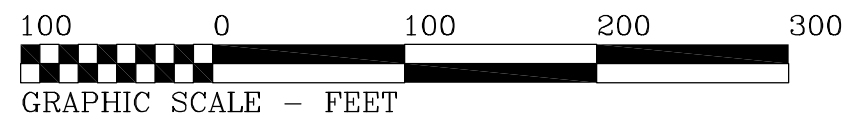


SCALE : 1" = 100'
DATE : FEBRUARY 20, 2023
SIZE : 5.12 AC.+—
DEED : R. B. 121, PG. 780, R.O.T.C.T.
MAP : MAP 19, PAR. 29.00 P/O T.A.O.T.C.T.



5.12
AC.+-
ZONED C-2

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.



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	442.10'	33.32'	66.52'	8°37'14"	66.46'	S 36°08'16" W

CARMAN SURVEYING

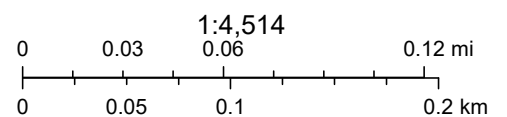
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

Trousdale County - Parcel: 019 029.00



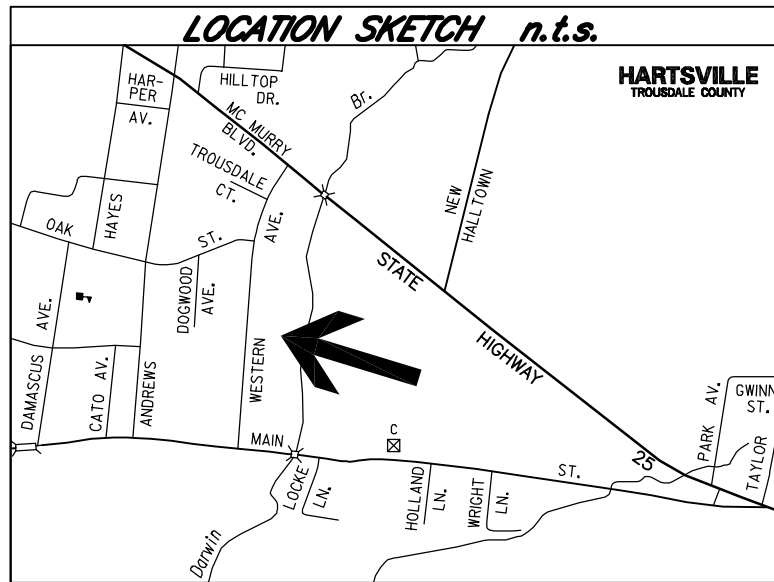
Date: March 7, 2023

County: Trousdale
Owner: CARMAN MATTHEW
Address: HALLTOWN RD 109
Parcel Number: 019 029.00
Deeded Acreage: 0
Calculated Acreage: 24.3
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

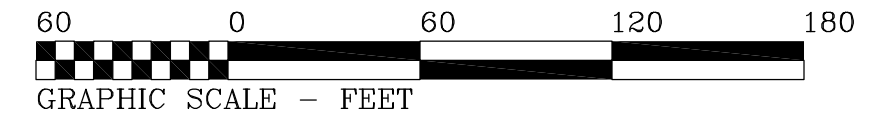


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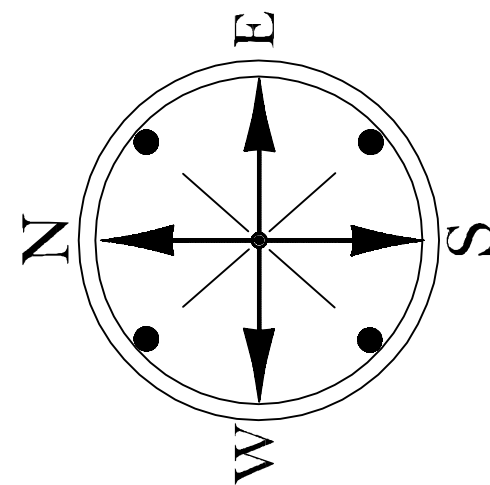
SKETCH PLAT FOR
DUSTIN MARCELLINO
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE



SCALE : 1" = 50'
DATE : FEBRUARY 21, 2023
SIZE : 6.19 AC.+-
DEED : R. B. 114, PG. 571, R.O.T.C.T.
MAP : MAP 19-N, PAR. E-30.02, T.A.O.T.C.T.

NOTES:

1. PROPERTY IS ZONED R-1.
2. THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES A & X. SEE COMMUNITY PANEL NUMBER 47169C0043C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
3. REQUIRED SETBACKS ARE AS FOLLOWS: 35 FEET - FRONT; SIDE - 15 FEET; AND REAR - 25 FEET.
4. ALL LOTS A MINIMUM OF 12,000 SQUARE FEET.
5. ALL LOTS A MINIMUM OF 100 FEET WIDE.
6. ALL LOTS SERVED BY PUBLIC WATER AND SEWER.



HARRY D. McCARL

DEED BOOK 62, PAGE 157
RECORD BOOK 59, PAGE 203
MAP 19-N, PARCEL E-30.01

ERICKA A. BURGETT

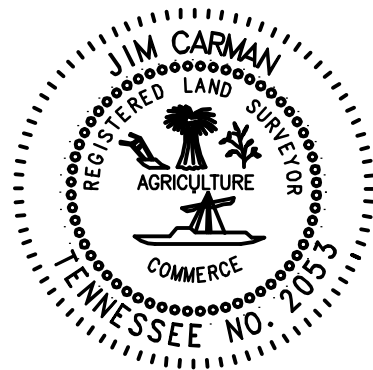
RECORD BOOK 77, PAGE 708
MAP 19-N, PARCEL E-31.00

FLOOD
ZONE
"A"

**THREE ON
THE TREE, LLC**

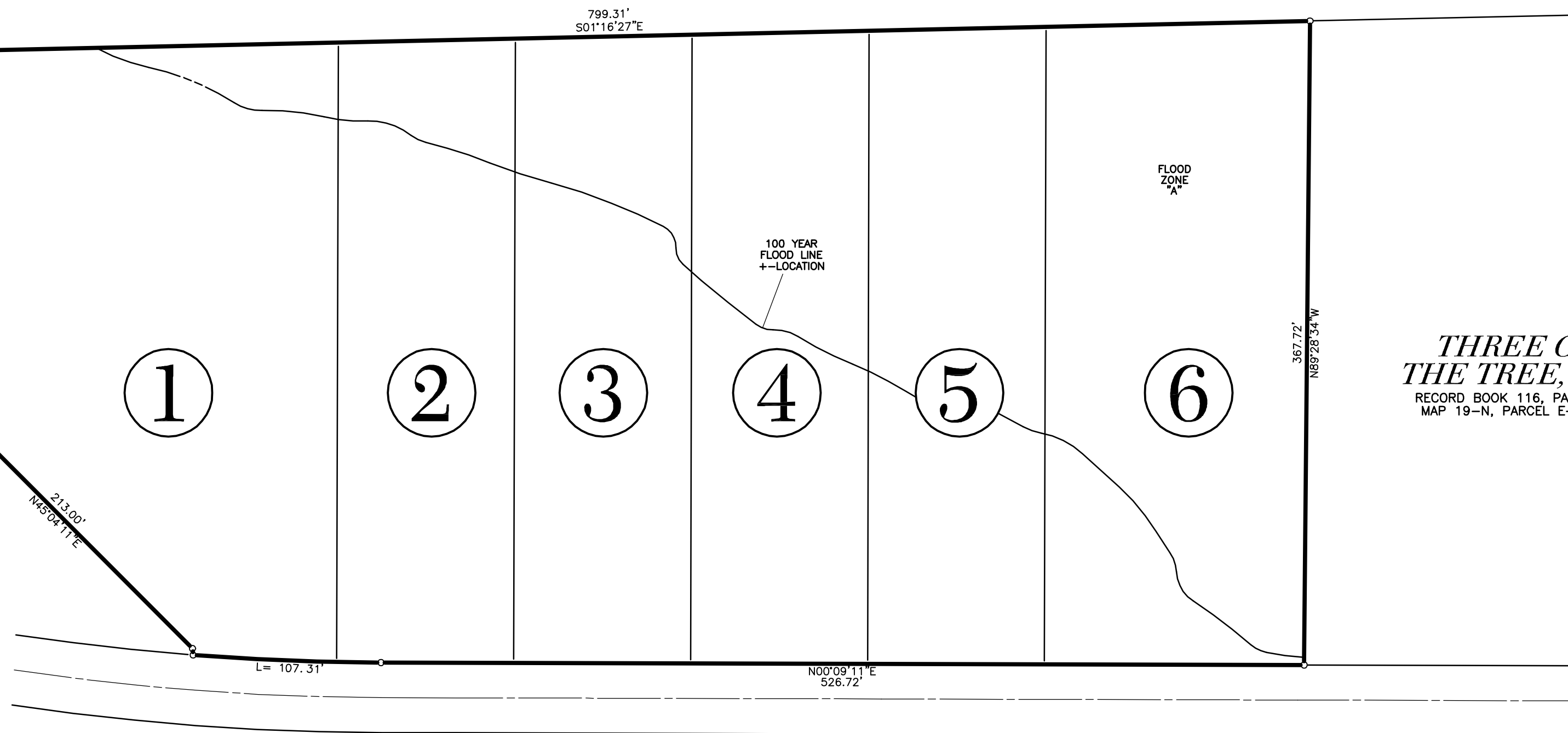
RECORD BOOK 116, PAGE 503
MAP 19-N, PARCEL E-30.00

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

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



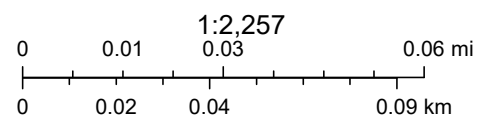
WESTERN AVENUE

Trousdale County - Parcel: 019N E 030.02



Date: March 7, 2023

County: Trousdale
Owner: MARCELLINO DUSTIN
Address: WESTERN AVE
Parcel Number: 019N E 030.02
Deeded Acreage: 6.195
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, 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.

STAFF COMMENTS

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

March 13, 2023

KEALAN MILLIES-LUCKE, GNRC

NEW BUSINESS

1. Request by Mary Lynn Claridy for the rezoning of 5.01 acre at unaddressed Hwy 10, (Map 13 Parcel 32.05) from A-1 to R-1 in the 3rd Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to R-1, Residential for a 5.01 acres lot located at unaddressed Hwy 10, identified as Tax Map 13 Parcel 32.05. The property is currently vacant.

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 6-inch is located along Hwy 10 and this property does not have access to public sewer.
- c. Hwy 10 is identified as an arterial 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.
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With public water but without public wastewater	1 acre
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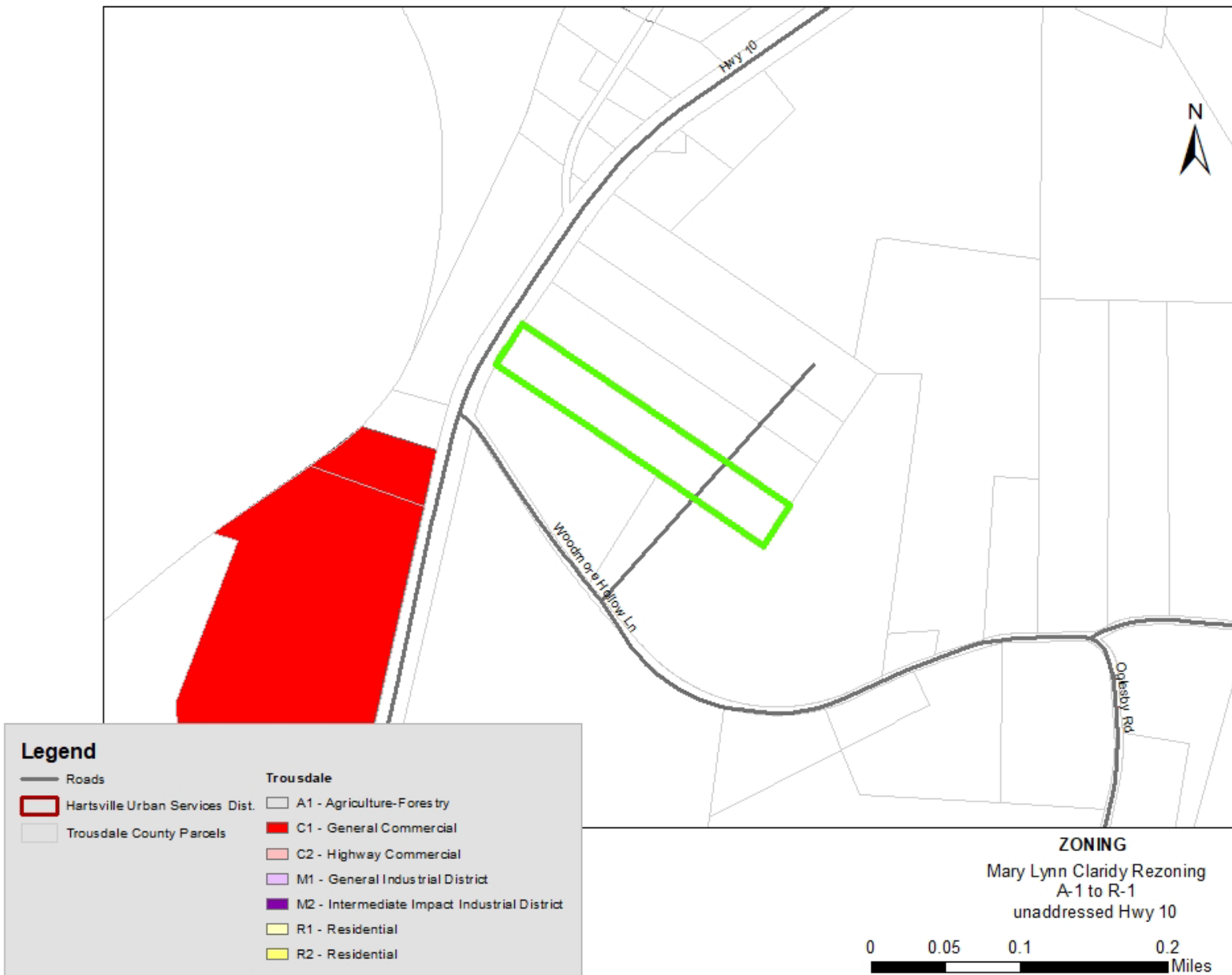
Duplex

With public water and public sewer	40,000 sq.ft.
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With public water but without public wastewater	17,000 sq.ft.
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The proposed area to be rezoned is roughly 5.01 acres this would allow for a maximum density of 5 single family lots or 12 duplex lots.

Hartsville/Trousdale Zoning



2. Request by Anthony Natale for the rezoning of 5.13 acre at unaddressed Halltown RD, (Map 019 Parcel 010.00) from A-1 to C-1 in the 7th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to C-1, Commercial for a 5.13 acres of a 212 acre lot located at unaddressed Halltown Rd, identified as Tax Map 19 Parcel 10.00. The property is currently vacant.

Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry, and I-1, General Industrial.
- b. This property is not within the Hartsville/Trousdale Water and Sewer Utility District. However an adjoining lot contains a water tower and a 12-inch water line is located along the front of this property and a 6-inch water line runs to the corner of the southernmost point of the property. This property does not have access to public sewer.
- c. Halltown 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) **(5.044 C-1, General Commercial District)** - The C-1, General Commercial District, is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Trousdale County. Regulations are designed to preserve the traffic-carrying capacity of the streets and roads in Trousdale County and to provide for necessary off-street parking and loading. The following regulations shall apply in the C-1, General Commercial District, as defined on the Zoning Map, of Trousdale County, Tennessee.

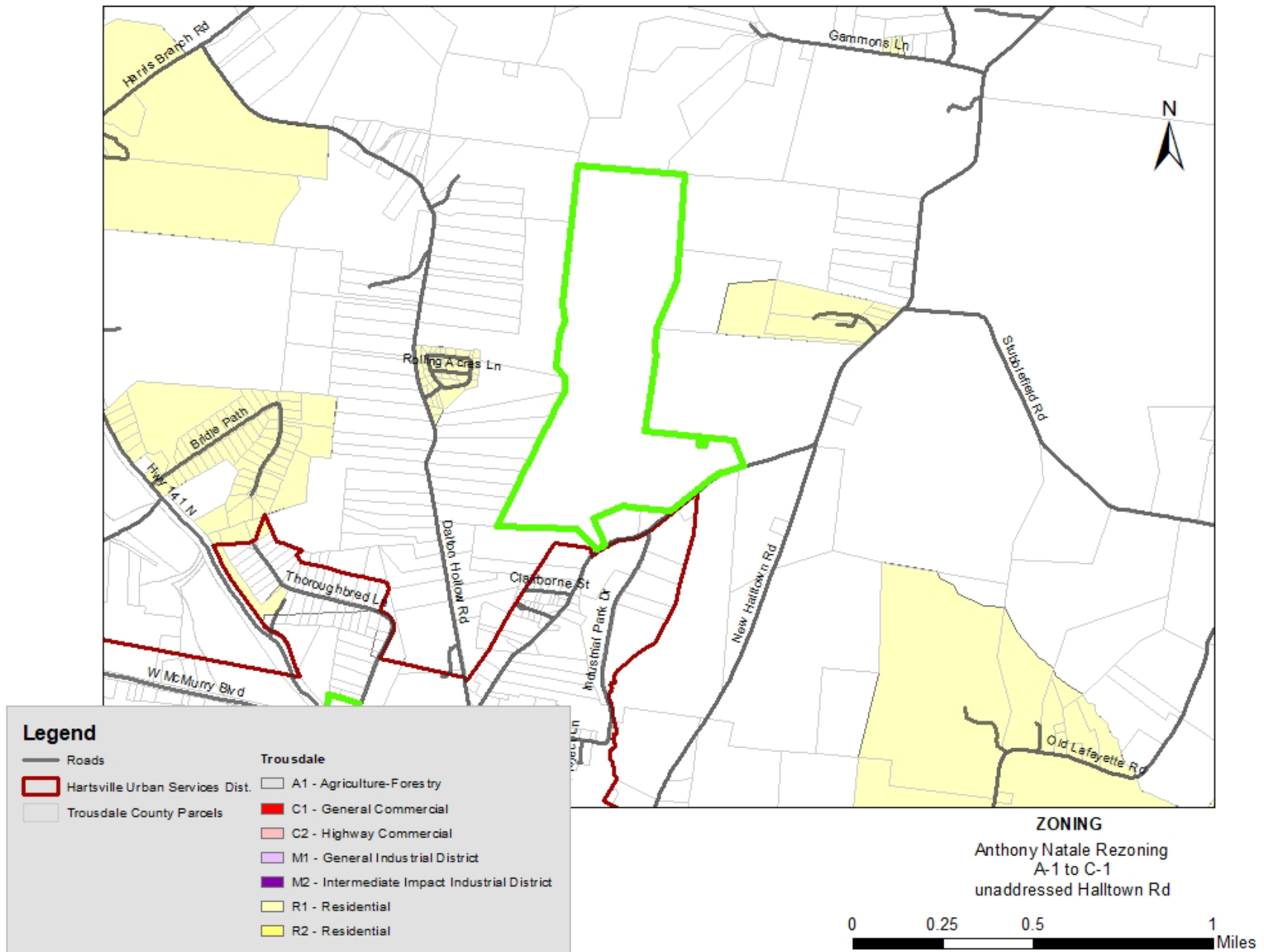
Uses Permitted (5.044 B)- Uses permitted by right in the C-1 zoning district include; motor vehicles and automotive equipment, drugs, chemicals and allied products, dry good and apparel, groceries and related products, farm products, electrical goods, general merchandise, restaurants (excluding drive-in restaurants), automotive, marine craft, and accessories sales only, apparel and accessories, drugs, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice, hotels, motels, and tourist courts, religious facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples, professional services, gasoline service stations, signs and billboards as regulated in article iv, section 4.070, finance, insurance and real estate services, personal services, business services, repair services, contract construction services, governmental services, educational services, transportation, communication and utility service except solid waste disposal, automotive and vehicular repair services, and essential services.

Uses Permitted through Special Exception (5.044 D)- Uses allowed through special exception in the C-1 zoning district include any business or service which, in the opinion of the Board of Zoning Appeals, is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the board may specify to preserve the character of the district, travel trailer parks and overnight campgrounds, self-service storage facilities (mini-warehouses), and telecommunication facilities.

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

With public water and public sewer	No Minimum
With public water but without public wastewater	30,000 sq.ft.
With no public water or public wastewater	3 acres

Hartsville/Trousdale Zoning



3. Request by Matthew Carman for the rezoning of 0.91 acre at unaddressed Hwy 25, (Map 019M Group C Parcel 017.30) from R-1 to C-2 in the 7th Civil District

The applicant requests rezoning from R-1, Residential to C-2, Commercial for a 0.91 acres lot located at unaddressed Hwy 25, identified as Tax Map 19M Group C Parcel 17.30. The property is currently vacant.

Planning Notes

- a. The surrounding properties are zoned C-2, Highway Commercial, and R-3 and R-1, Residential.
- b. This property is within the Hartsville/Trousdale Water and Sewer Utility District. A 12-inch and 8-inch water line is located along Hwy 25 and this property does not have access to public sewer.
- c. Hwy 25 is identified as an arterial street per the Major Thoroughfare Plan.

Zoning Notes

Zoning District Standards

- a) **(5.041 R-1, Low Density Residential District)** - This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, this district will consist of single family, detached dwellings and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of this district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities are physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they, otherwise conform to the provisions of this ordinance.
- b) **(5.052 C-2, Highway Commercial District)** - This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville, and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.

Uses Permitted (5.052 B)- Uses permitted by right in the C-2 zoning district include; essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way,. automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles, convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores, liquor stores and other similar uses, administrative services, including city, county, state and federal offices, fire and police departments, court buildings and post offices, community assembly, including civic, social, fraternal and

philanthropic institutions, private clubs and lodges and temporary nonprofit festivals, cultural and recreational services, including libraries, museums, parks and playgrounds, gymnasiums, race tracks, swimming pools and theaters, health care facilities, including rehabilitation center, convalescent homes, hospitals and medical clinics, boarding and rooming homes, animal care and veterinarian clinics, automotive parking lots and garages, sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies, consumer repair services, including appliances, furniture and other types of personal equipment, entertainment and amusement centers, including auditoriums, theaters, bowling alleys, miniature golf, batting ranges and billiard parlors, financial, consulting and administrative services, restaurants and taverns, drive-in restaurants and fast food restaurants, general business and communication services, retail sale of general merchandise items, medical and professional offices, hotels and motels, sale or rental of automobiles, boats, motorcycles and of motorized vehicles, wholesale sales of consumer goods, funeral home, religious facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples, mini-warehousing, day care centers, group home for physically or mentally handicapped persons (major), laundromats and dry cleaners, office supply and sporting goods stores, and broadcasting and receiving station.

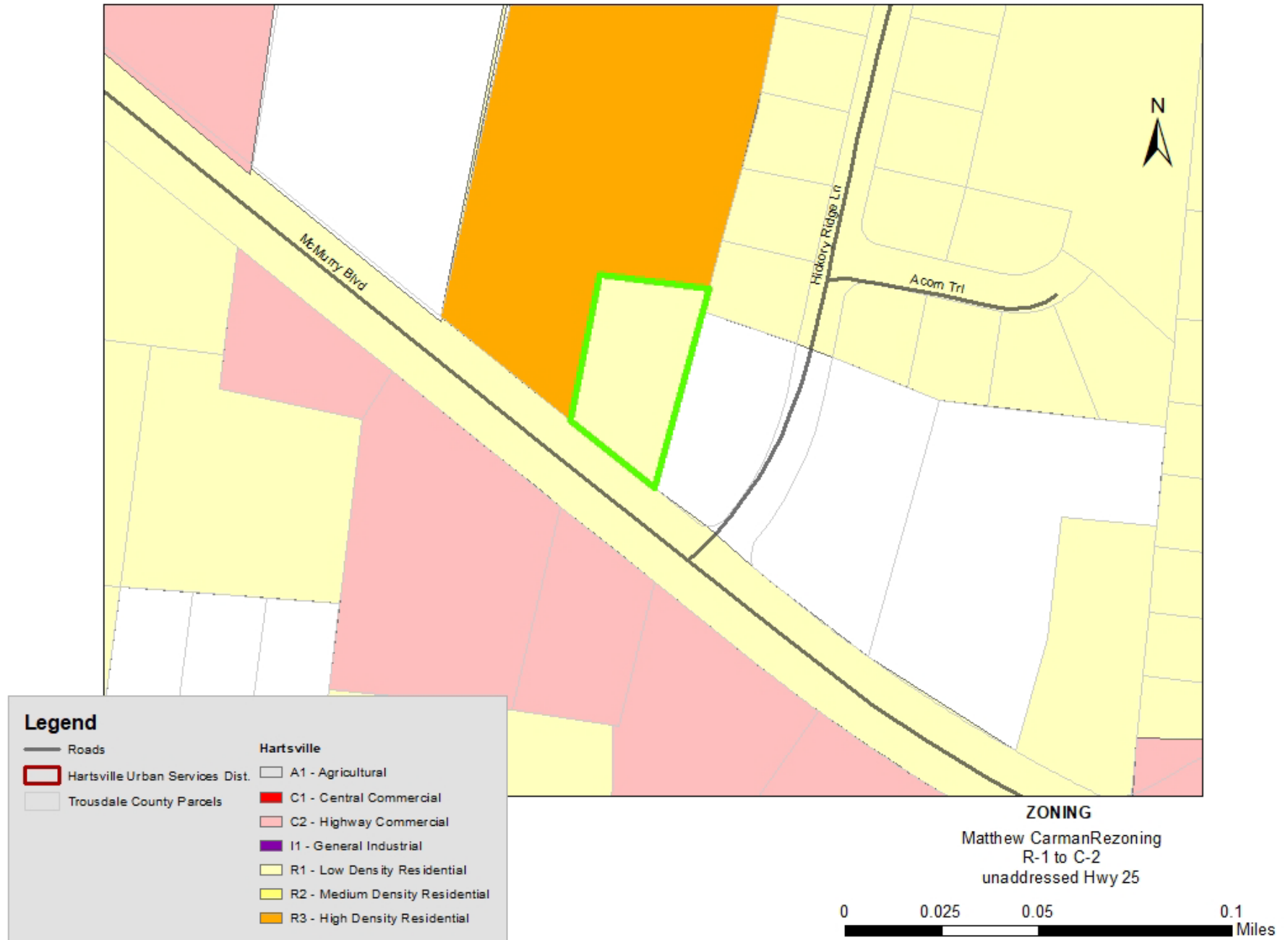
Uses Permitted through Special Exception (5.052 D)- Uses allowed through special exception in the R-1 zoning district include telecommunication facilities.

Bulk Standards (F)- The minimum lot sizes in the C-2 zoning district are as follows-

Minimum lot size	10,000 sq.ft.
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The proposed area to be rezoned is roughly 0.91 acres this would allow for a maximum density of 3 C-2 commercial lots.

Hartsville/Trousdale Zoning



4. Request by Brian Crook for the rezoning of 3.01 acres at 1575 Skillet Creek RD, (Map 4 Parcel 15.02) from A-1 to R-1 in the 4th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to R-1, Residential for a 3.01 acre lot located at 1575 Skillet Creek Rd, identified as Tax Map 4 Parcel 15.02. The property is currently used for a single-family residence.

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 is located along Skillet Creek Rd and this property does not have access to public sewer.
- c. Skillet Creek 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

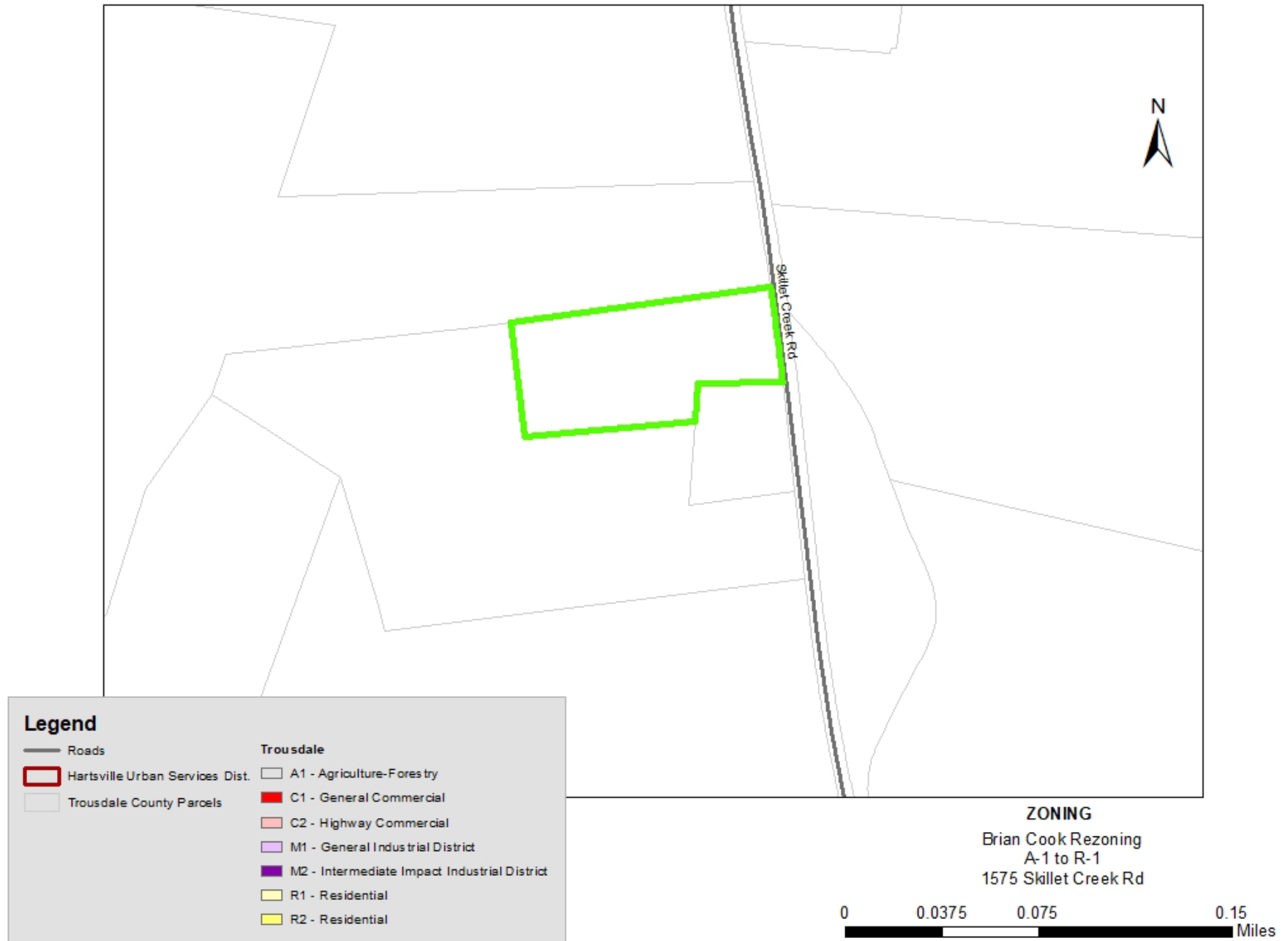
Duplex

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

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

The proposed area to be rezoned is roughly 3.01 acres this would allow for a maximum density of 3 single family lots or 7 duplex lots.

Hartsville/Trousdale Zoning



5. Site Plan Approval for Matthew Carman on Halltown Rd (Map 19 Parcel 29.00) of 5.12 acres for a Commercial Building in the 7th Civil District.

The applicant requests site plan approval for an unnamed commercial development, at an 109 Halltown Rd. The property is identified as Tax Map 19 Parcel 29 and consists of approximately 24.3 acres. The property is zoned C-2, Highway Commercial and currently has a single family residence.

Planning Issues

- a. The surrounding properties are zoned for commercial, and residential uses.
- b. This property has access to a 6-inch water line along Halltown Rd. An 8-inch sewer line is extended north along Halltown Rd to the southern most point of the property.

Zoning Issues

- a) **C-2, Highway Commercial** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.052)
 - i) **Bulk Standards** (5.052 F) - The minimum land area required is 10,000 sq.ft.
- b) **Off-street parking** shall be provided in accordance with Section 4.010 of the Hartsville Zoning Ordinance.
- c) **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 residential and commercial zoned property. A buffer is required along all property lines abutting any residential properties.

Site Plan Issues

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

- a) **Proposed Site Lay-Out**
 - a. Please only include the actual property lines on the site plan. The lot shown on the site plan does not exist.
 - b. Include proposed sewer line or septic soils area.
 - c. Include proposed size of the building.
 - d. Include note of proposed use of all buildings.
 - e. Will the old house remain on the lot? If so how will the home access the street?
 - f. Include topographic features at an interval no greater than five feet.
 - g. Show connection of driveway to existing street.

- h. Show design and layout of all proposed parking areas.
- i. Show proposed areas to be used for loading/unloading.
- j. Include proposed ground coverage, floor area, and building height.
- k. Show all proposed buffer screening and landscaping elements.
- l. Show all proposed means of surface drainage.
- m. Include dimensions of existing right-of-way and street pavement.
- n. Include location of areas subject to flooding.
- o. Show all existing and proposed fire hydrants.
- p. Show the location, type, and size of all proposed signage.

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

6. Concept Plan approval for F Dustin Marcellino of 6.19 acres located at unaddressed Western Ave (Map 19N Group E 30.02) for 6 lots in the 7th Civil District.

The applicant requests sketch plat approval for a six-lot subdivision, at an undressed property on Western Ave. The property is identified as Tax Map 19N Group E Parcel 30.02 and consists of approximately 6.19 acres total. The property is zoned R-1, Residential and is currently vacant.

Planning Issues-

- a. The surrounding properties are zoned for agricultural and residential uses.
- b. This property is within the Hartsville/Trousdale Water and Sewer Utility District. An 8-inch sewer line is located along Western Ave as well as along the western edge of the property. An 8-inch water line extends along Western Ave and a 12-inch water line runs along the western edge of the property.
- c. Western Ave is identified as a local street in the Major Thoroughfare Plan.

Zoning Issues-

- a) Zoning District Standards (Hartsville Zoning Ordinance, Section 5.041)
 - i) Bulk Standards (5.041 F)
 - (1) The minimum lot area per dwelling unit is 12,000 sq.ft.
 - (2) All proposed lots are great than 12,000 sq.ft.

Subdivision Regulations Issues- None

Plat Issues-

- a. Provide a Water Availability Letter from Water Utility Company. In addition to domestic water service the letter needs to confirm that Fire Flows will also be provided. The letter is to include information regarding any off-site improvements the utility will require the developer to pay for and/or construct.
- b. Provide a Sewer Availability Letter from Sewer Utility Company. Include in the letter the specify capacity as well as the number of lots they can serve. The letter is to include information regarding any off-site improvements the utility will require the developer to pay for and/or construct.
- c. Please include the proposed name of the subdivision.
- d. Include topography of the site, at no more than five (5) foot intervals, extended at least 100 feet
- e. into adjacent properties.
- f. Show all existing utilities size and location.
- g. Show all existing and proposed storm water and detention facilities, if applicable.
- h. Include owners name and address.
- i. Include zoning of all adjacent properties.
- j. Include an aerial photograph shown with the site boundaries and adjacent properties.
- k. Include soil series & types as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, other published soil surveys or site evaluations of the soils.
- l. Site Data Table with information to include but not limited to the following:

- a) show both proposed and permitted. Refer the Subdivision Regulations and the Coopertown Zoning Ordinance requirements
- b) number of lots/units
- c) density/acre
- d) gross site acreage & net site acreage
- e) percentage & area of open space
- f) percentage & area of floodplain
- g) lot sizes
- h) building envelopes & typical lot schematic detail
- i) linear feet of new streets
- j) area of new streets
- k) area of ROW dedications
- l) other data required by the Planning Commission

Staff will supply recommendation at the meeting.

7. Final 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 final 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-

- d. The surrounding properties are zoned for agricultural and residential uses.
- e. This property is outside the Hartsville/Trousdale Water and Sewer Utility District but a 4-inch water line supplied by the Castalian Springs/ Bethpage Water Utility does appear to be located nearby on Bass Rd. Sewer does not appear to be available in this area.
- f. 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. Include total acreage within subdivision.
- b. Include E-911 PROGRAM CERTIFICATION OF APPROVAL

Staff will supply recommendation at the meeting.

8. Hartsville Zoning Ordinance Amendment- Create Section 4.140 and 4.141

HARTSVILLE/TROUSDALE COUNTY, TENNESSEE

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE, TENNESSEE
ARTICLE IV, BY ADDING SECTION 4.140 and 4.141 TO WIT:**

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;

WHEREAS, for the purpose of creating a cohesive design aesthetic within all commercial and industrial zoning districts in order to control and preserve the character of Hartsville the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial and Industrial Design Guidelines; and

WHEREAS, the preservation of existing trees is deemed essential to softening the design of commercial and industrial development and promoting the health and welfare of residents the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Tree Preservation and Maintenance Requirements; 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 thereon.

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

Section 1: That Article IV of The Zoning Ordinance of Hartsville, Tennessee be amended by the addition of Section 4.140 and 4.141, which reads as follows:

See 'ATTACHMENT, Section 1'

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

Recommended by Planning Commission _____

Public Hearing Held on _____

Passes 1st Reading: _____

Passes 2nd Reading: _____

Passes 3rd & Final Reading: _____

APPROVED

_____, Hartsville/Trousdale County Executive

ATTEST

_____, County Clerk

4.140 COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES

4.141 Tree Preservation and Maintenance Requirements

A. Applicability

Tree Preservation and Maintenance Requirements are applicable to all development within the any commercial or industrial zoning district.

B. Tree Preservation Standards

Within all industrial and commercial zoning districts trees shall be reserved in the following ways;

- a) All 4"-7" caliper trees removed must be replaced at 25% caliper ratio;
- b) 8"-23" caliper trees in good condition shall be preserved;
- c) All 24" or greater caliper "heritage trees" shall be preserved.

Deviation from these standards requires a variance be granted by the Board of Zoning Appeals following proof that the condition or location of the tree would create an undue burden on the development of the lot. In granting the variance the Board of Zoning Appeals may require that trees greater than 8" shall be replaced at an equivalent caliper ratio elsewhere on the property.

C. Existing Vegetation in Buffer Yards

Existing trees within the required buffer yards may be counted towards a maximum of 50% of the required shrubs and/or trees; credit preference given to "stands" of trees (5 or more clustered together) or trees of significant size (10" or greater). When existing vegetation is used to meet a portion of the buffer yard landscaping requirements, all planted landscaping must be located so that the combination of existing vegetation and landscaping creates a continuous buffer within all requires buffer yards.

D. Existing Tree Preservation Plan

To receive credit for existing trees counted towards the buffer yard landscaping requirements, a tree preservation plan shall be submitted as part of the landscape plan. A certified arborist shall review the tree preservation plan and shall visit the site to confirm the accuracy of the tree survey. The certified arborist shall provide documentation regarding the health and survivability of existing vegetation and establish the critical root zone for each tree or grove of trees. The Enforcing Officer may waive the requirement for a certified arborist if the disturbed area is at least 20 feet away from the existing canopy drip line and the existing vegetation on site creates an opaque screen from the adjacent property.

E. Tree Protection During Construction

Protective barricades shall be placed around the critical root zone of all trees designated in the tree preservation plan prior to the start of development activities and shall remain in place until development activities are complete.

- a) A protection barrier or tree fence shall be installed at a minimum of 3 feet in height around the tree or tree grove that is identified to be protected. The tree fence shall be constructed of a barrier material securely fastened to a wood or metal frame properly braced by 2 by 4 inch minimum structural members with cross braces, or another form of substantial barrier approved by the County.
- b) The area within the protective barricade shall remain free of all building materials, dirt or other construction debris, and vehicles. No substantial disturbance shall occur within the protective barricade including compaction of soil, trenching, placing backfill, grading or dumping trash, oil, paint, or other materials detrimental to plant health.

- c) Failure to comply with these requirements will result in the denial of tree credits and the landscape plan will have to be modified to include new tree plantings.

9. Hartsville Zoning Ordinance Amendment- Create Section 4.142
HARTSVILLE/TROUSDALE COUNTY, TENNESSEE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE, TENNESSEE
ARTICLE IV, BY ADDING SECTION 4.142 TO WIT:

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;

WHEREAS, the Americans with Disabilities Act (ADA) requires that all state or local governments, businesses and non-profit organizations provide accessible parking spaces complying with the Americans with Disabilities Act (ADA); 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 thereon.

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

Section 1: That Article IV of The Zoning Ordinance of Hartsville, Tennessee be amended by the addition of Section 4.142, which reads as follows:

See 'ATTACHMENT, Section 1'

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

Recommended by Planning Commission _____

Public Hearing Held on _____

Passes 1st Reading: _____

Passes 2nd Reading: _____

Passes 3rd & Final Reading: _____

APPROVED

_____, **Hartsville/Trousdale County Executive**

ATTEST

_____, **County Clerk**

4.142 ADA Accessible Parking Lot Design Requirements

A. Minimum number of Accessible Parking Spaces:

Minimum Number of Accessible Parking Spaces Table

Parking Facility Total	Minimum Number of Accessible Spaces		
	Standard	Van*	Total (Standard + Van)
1 to 25	0	1	1
26 to 50	1	1	2
51 to 75	2	1	3
76 to 100	3	1	4
101 to 150	4	1	5
151 to 200	5	1	6
201 to 300	5	2	7
301 to 400	6	2	8
401 to 500	7	2	9
501 to 550	9	2	11**
*In general; 1 van accessible space is required for each 6 accessible spaces			
** For facilities with more than 550 parking spaces 2% of all parking spaces are required to be ADA accessible.			

B. Parking Stall Size:

- i. Standard Accessible Parking Space
 1. Minimum Parking stall: 96" wide x 18' long
 2. Minimum Aisle: 60" wide x length of adjacent parking stall
 3. Two ADA parking spaces may share an accessible aisle between them.
- ii. Van Accessible Parking Space
 1. Minimum Parking stall: 96" wide x 18' long
 2. Minimum Aisle: 96" wide x length of adjacent parking stall
 3. Two ADA van accessible parking spaces may share an accessible aisle between them.

C. Location:

- i. Where parking serves multiple entrances to a facility, accessible spaces must be dispersed among accessible entrances. (If the number of accessible entrances exceeds the number of accessible spaces, additional accessible spaces are not required). Accessible parking spaces must be located on the shortest accessible route to an accessible entrance, relative to other spaces in the same parking facility. A maximum travel distance is not specified in the Standards.
- iii. Accessible spaces required for one parking facility can be located in another if doing so results in substantially equal or better access in terms of travel distance to an accessible entrance, parking fee, or user conveniences such as protection from weather, better security and lighting. The minimum number must still be determined separately for each parking facility. Locating accessible spaces required for a parking structure in a surface lot often will not qualify for this exception because such a location typically offers less convenience, security, and protection from the elements.

D. Required Public Sidewalks

- i. All required public sidewalks associated with a development shall meet the requirements outlined in Section 4-108 of the Hartsville-Trousdale Subdivision Regulations.

6) Discussion- Commercial Design Guidelines

- 1) ~~Tree preservation and maintenance~~
- 2) Drainage Requirements- IN PROGRESS
- 3) ~~Incorporate ADA accessibility language into the parking lot design requirements.~~
- 4) Dark Skies Ordinance
- 5) Outdoor storage screening requirements
- 6) Dumpster screening requirements
- 8) Architecture Requirements- For inside city limits only.
- i) ~~Offsets~~
- ii) ~~Building materials~~
- iii) Rooflines
- 9) Erosion control

1. Architecture Requirements

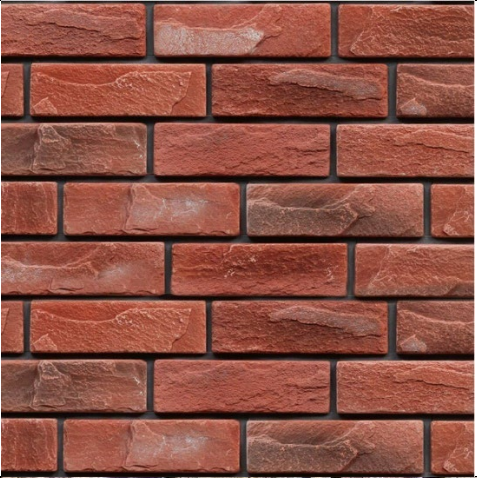
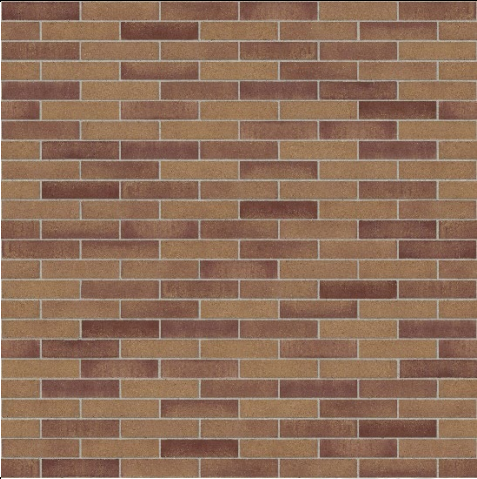
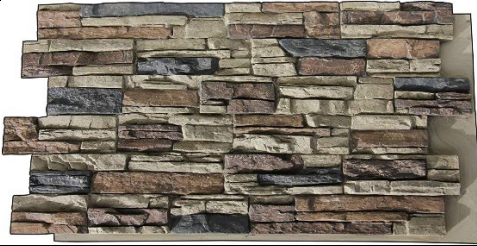
a. Façade Elements

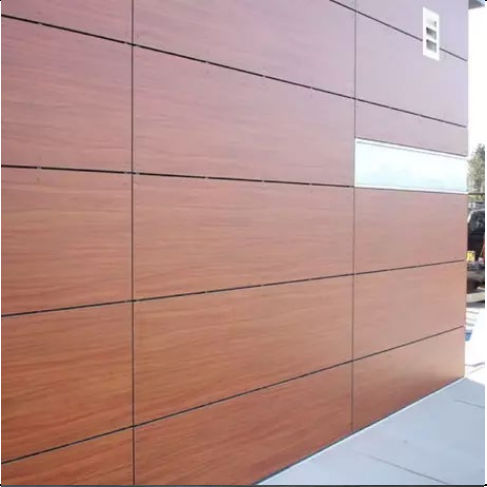
All road fronting exterior walls must incorporate façade elements to break up the scale and materials of all exterior walls. Façade elements include but are not limited to exterior wall offsets, balconies, awnings, canopies, covered porch or arcade, varied roof heights, pilasters, columns, display windows, outdoor seating, recesses or projections (in keeping with the scale of the building), peaked roof, unique architectural details (in keeping with the scale of the building), and other features designed to add scale and visual interest to the façade.

b. Exterior Building Materials

- i. Preferred wall materials shall be used on a minimum of 60% of any road frontage exterior wall but may be used on any wall of a structure.
- ii. Limited wall materials shall only be used on up to 40% of any road frontage exterior walls and all of any exterior side or rear wall not facing a roads.
- iii. Prohibited wall materials shall not be used. Proposals using different exteriors may be considered on a case-by case basis provided it meets the purpose and intent of the overlay district.

Preferred Wall Materials:

Brick	
Stone	
Fade-Resistant Quik-Brik	
Fade-Resistant Artificial Stone	

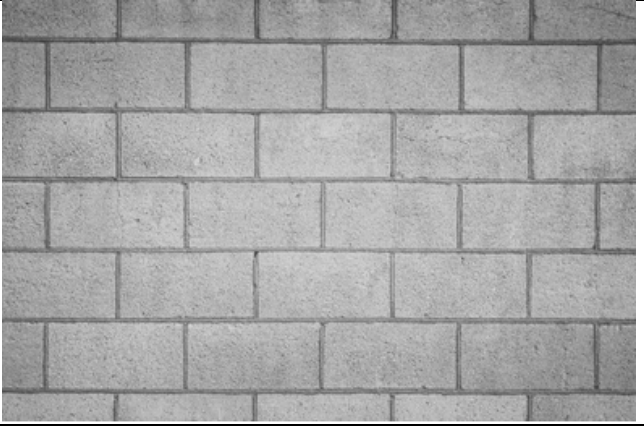
Architectural Panels	
Hardie Panels	

Limited Wall Materials (Less Than 25% of Side/Rear Walls):

Concrete or Split-Face Block	
-------------------------------------	--

Hard Coat or Textured Stucco	 The image displays four distinct stucco textures arranged in a 2x2 grid. The top-left sample is labeled 'Troweled Dash' and shows a coarse, irregular texture. The top-right sample is labeled 'Pebbled Dash' and features a more uniform, pebbled appearance. The bottom-left sample is labeled 'Lace Trowel' and has a complex, lace-like pattern. The bottom-right sample is labeled 'Flat Travertine Trowel' and shows a smooth, flat finish with subtle variations in tone.
Exterior Insulation Finishing Systems (EIFS)	 The image shows a close-up of an EIFS finish, which is a smooth, light-colored surface with a slightly textured appearance, typical of a thin layer of plaster or stucco applied over insulation.
Hardie or Cementitious Siding	 The image shows a close-up of Hardie or cementitious siding, which consists of horizontal panels with a wood-grain texture. The panels are arranged in a staggered pattern, and the texture is highly detailed, mimicking natural wood grain.

Prohibited Wall Materials:

Vinyl	 A photograph of a wall covered in light brown horizontal vinyl siding. A small, white-framed window with a black interior is visible on the left side of the image.
Aluminum or Metal Siding	 A photograph of a wall covered in bright red corrugated metal siding, showing vertical ridges and grooves.
Unsurfaced and/or Unpainted Concrete Blocks	 A photograph of a wall made of grey concrete blocks arranged in a standard running bond pattern.
Plywood	 A photograph of a light brown plywood surface, showing the characteristic wavy grain pattern and some minor staining.

Wood Shakes	
Asphalt Shingles	
Cementitious Siding	

Plastic or Fiberglass	
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Alternate proposals for exteriors may be considered, such as standard corporate design.

c. Rooflines

PORTLAND, TN

Does not specify specific roof lines but requires that it be appropriate to the building, requires the roofline be the same for the entire building, and roof mounted equipment must be screened.

4.5 Rooflines

Roof forms shall be appropriate to a building's design and scale. Roof lines should reduce the mass of large buildings and emphasize entrances and where possible provide shelter and shade for the pedestrian.

1. Flat roofs or low-pitched roofs with parapet walls are encouraged for larger commercial buildings.
2. A particular roof form shall be applied to the entire roof, rather than terminating at less visible points, such as the building's rear.
3. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.
4. Roofs that are visible from the road shall be finished with colors and features consistent with the architecture of the façade.
5. Mechanical and roof mounted equipment shall be screened from public view and shall be compatible in color and material with the overall building material palette.

GALLATIN, TN

Only requires roofs be compatible with surrounding development.

... While architectural styles may vary, buildings of a proposed development shall be compatible with surrounding buildings (within the site and with adjacent properties) with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

Screening - To ensure that roof mounted equipment is not visible from any public right-of-way the following criteria is required:

1. Roofs shall not be visually cluttered. All roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view, along 13 - 87 all building elevations, with materials compatible with and well integrated into the overall design.
2. If no roof top equipment exists on a flat roof, a parapet may still be required to be installed on all elevations of the building.

SPRINGFIELD, TN

Very specific requirements, identifying a minimum overhang, detailed features, materials, and screening.

Roofs

- 1) Make the shape and pitch of roofs on new construction imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. Replacement roofs must copy the shape and pitch or original roof.
- 2) eaves, and the soffit, fascia and trim detail between roof and wall should be compatible with the original.
- 3) The eaves on additions or new buildings should have an overhang that is compatible with the original eaves. A minimum overhang of at least twelve inches should be used on new buildings or additions to existing buildings. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding and other unique roof features). Use some of these details in designing new buildings.
- 4) Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal, or metal or wood shingle roof coverings.
- 5) Do not use satellite dishes, solar collectors, modern skylights on roof planes that are visible from the street, or install them where they interfere with decorative roof elements.

2. Dark Skies Ordinance

METRO NASHVILLE-

Section 1-

Parking Lots - Open parking lots shall use luminaires with a “U” BUG rating (Backlight Uplighting Glare) of 0 without external shields. Luminaires shall have a Correlated Color Temperature (CCT) of 3000 Kelvin or below. Principal walkways and parking shall have a maintained minimum illuminance of 0.2 foot-candles at grade. The average light level is not to exceed the average lighting levels set forth in the table below, as related to the Transect Category for the site as designated in the Community Plans of NashvilleNext. Spill light at the property line shall not exceed 0.5 foot-candles measured at 3’ above grade. Exception may be given for calculation points on the drive between the parking lot and roadway only. Luminaires shall be controlled by occupancy sensor or timers after business hours or between the hours of 12 a.m. to 6 a.m., at a minimum. Occupancy sensors or timers may turn lights off or dim by at least 30% during periods of no occupancy. Prior to installation, a photometric plan shall be reviewed by a certifying engineer with calculation points on a 10’ X 10’ grid.

Transect Category	Average Lighting Level
T1 Natural, T2 Rural	0.8 foot-candles at grade
T-3 Suburban	1.25 foot-candles at grade
T4 Urban, T-5 Center, T-6 Downtown	1.5 foot-candles at grade

Section 2-

Definitions Specific to this Section.

When used in this chapter, the following words and terms shall have the meanings ascribed to them in this section. In the event of a conflict between a definition in this section and section 17.04.060, the definition in this section will control.

“Ambient lighting” means the general overall level of lighting in an area.

“Architectural lighting” means outdoor lighting directed at buildings, facades, structures, monuments, and other architectural features.

“Canopy” means a roofed structure with at least one side open for pedestrian and/or vehicle access that typically provides protection from the sun or weather and is associated with providing goods or services.

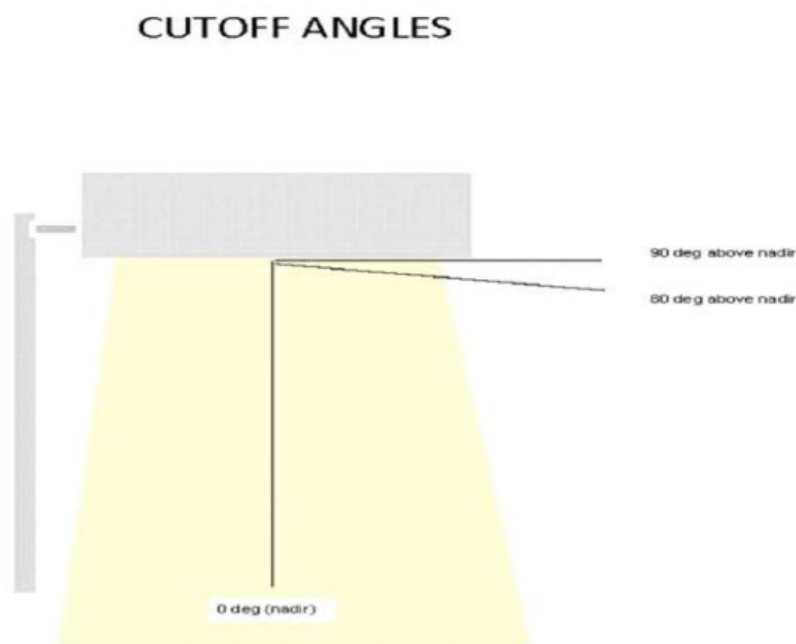
“Commercial” means any lot, however zoned, in any zoning district that does not have as its primary use a single-family or two-family residential dwelling or land used for agricultural purposes.

“Correlated color temperature (CCT)” means measured in degrees Kelvin (K), the absolute temperature of a blackbody whose chromaticity most nearly resembles that of the light source. For the purpose of this section, "CCT" is used as a simplified way to characterize the spectral properties of a light source and estimate the overall appearance of the light to the human eye.

“Floodlight” means a light designed for lighting a scene or object to a luminance greater than its surroundings.

“Foot-candle” means a unit of measure of illuminance equal to one lumen of light spread over an area of one square foot.

“Full cutoff luminaire” means a luminaire having zero intensity at or above horizontal (90°) and limited to a value not exceeding ten percent (10%) of lamp lumens at or above eighty degrees (80°). Such luminaire is determined by a photometric test and certified by the manufacturer. See diagram below:



“Glare” means lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

“IES” means Illuminating Engineering Society Of North America.

“Illuminance” means the total luminous flux incident on a surface, per unit area.

“Illuminance grid plot” means a photometric report indicating the average horizontal illumination delivered to each of the squares of a gridded area illuminated by one or more luminaires.

“Initial lumen” means the measurement of a lamp's lumen output at the time the lamp is burned for the first time. As a light ages, the amount of light produced is reduced.

“Installed height” means the height above grade of the lowest light emitting point of an installed luminaire.

“ISO foot-candle plots” means a plot that graphically represents a particular luminaire's lighting pattern, in illuminance, as the light strikes a horizontal surface. It includes foot-candle calculations shown with the luminaire at various mounting heights. Contour lines are drawn through illuminance values.

“Kelvin” means a unit increment of temperature used as a color temperature scale of a light bulb (see definition of "correlated color temperature (CCT)" in this section).

“LED (light emitting diode)” means an electronic semiconductor device that emits light when an electrical current is passed through it.

“Lamp” means the source of light being emitted from a luminaire, such as a bulb, LED, and/or a refractive pane.

“Light” means electromagnetic radiation within a range of wavelengths sufficient for visual perception by the normal unaided human eye.

“Light level” has the same meaning as Illuminance.

“Light output” means luminous flux (see definition of "luminous flux" in this section). The amount of light which is emitted by a lamp or luminaire.

“Light pole” means a pole on which a luminaire is mounted.

“Light spill” means unwanted transmission of light onto adjacent areas that may affect sensitive receptors such as residential properties or ecological sites.

“Light trespass” means light that falls on property other than that of the owner of the light source.

“Lighting installation” means an arrangement of one or more luminaires including any mounting hardware, brackets, and supporting structures.

“Lighting plan” means an overall plan that describes the outdoor lighting.

“Lumen” means a unit of measure of luminous flux.

“Luminaire, Light luminaire” means the complete lighting assembly (including the lamp(s), housing, ballasts, photocells, globes, reflectors or refractors, lenses, sensors and shield(s) and excluding the support assembly or pole, mounting bracket and base) consisting of one or more lamps, together with the attachment parts designed to distribute light, position and connect the lamp to the power supply.

“Luminous flux” means the power emitted from a source of electromagnetic radiation, such as a light bulb, in the form of visible light. Luminous flux is measured in lumens and is typically specified by the manufacturer for a given lamp or luminaire.

“Municipal stadium” means a structure:

1. With seats for not less than thirty thousand spectators;
2. Constructed after July 7, 1977;
3. Used primarily for sporting events and other related activities; and
4. Currently financed or was financed by general obligation bonds, revenue bonds or other indebtedness issued by the metropolitan government or the sports authority.

“Nadir” means the direction pointing directly downward from the light source of the luminaire that originates from a horizontal plane at the lowest point on the luminaire. See diagram above.

“Neon light” means colored fluorescent or gas discharge tubular which can be bent into various forms for use decoratively or as signs.

“New construction,” subject to the exemption described in subsection 4 of this definition, means:

1. Site preparation for, and construction of, entirely new structures (including new poles) and subsequent replacement of such new structures or any part thereof.
2. Enlargement of any existing structure by the more restrictive of fifty percent (50%) of the area of the footprint of the building or fifty percent (50%) of the gross square footage of such existing structure (regardless of the number of other structures on the same site).
3. Adding new exterior lighting fixture(s), pole(s) or other amenity(ies) to existing structure(s) or pole(s) to which such fixture(s) were or are to be attached.
4. New construction does not mean the replacement of lamps in lighting fixtures, poles, or other amenities that existed prior to the passage of this ordinance.

“Open space and open space lot” means a parcel of land in a predominately undeveloped condition that is protected from development.

“Organized sporting event” means a prearranged sports or recreational event involving at least one group or team with a roster and schedule.

“Outdoor lighting” means light generated from an indoor or outdoor source that provides illumination to any exterior surface, building, sign, structure, device, or other outdoor feature (including land) which is visible to an observer located outdoors. For the purposes of this section, the light source inside an internally illuminated sign is not considered outdoor lighting.

“Photometric plan” means a technical plan that will indicate light distribution and the performance of lighting fixtures. It will explain the distribution of the proposed lighting and its effects on the area surrounding the site.

“Playing field” means an open outdoor field or court used for, but not limited to, playing sports such as baseball, soccer, football, tennis, volleyball, and basketball.

“Residential” means any zoning lot in a residential or agricultural zoning district that has as its primary use a single-family home or duplex.

“Street lighting” means one or more luminaires or light installations designed to illuminate a private roadway or intersection.

“Sidewalk lighting” means free-standing lighting for the illumination of sidewalks and walkways.

“Uplighting” means lighting applications which direct light above a horizontal plane.

Section 3-

Exempt Outdoor Lighting

The following lighting is exempt from the provisions of these outdoor lighting regulations for new construction in any zoning district as of the effective date hereof, provided such activities are permitted by this Title:

1. Temporary lighting for theatrical, television, performance areas and construction sites, specifically excluding upward-facing searchlights used to advertise the location of an event.
2. Lighting that is otherwise required for a life-safety purpose within the Metropolitan Code.
3. Lighting that is only erected or used under emergency conditions.
4. Lighting located within the following Downtown Code Subdistricts: Core Historic, Core, Upper Broadway, 2nd and Broadway, SoBro, except that such lighting shall be subject to the provisions of subsections D3, D4, and D5 of this section.
5. Lighting located at a Municipal Stadium, except that such lighting shall be subject to the provisions of subsections D3 and D5 of this section. However, the provisions of D5 shall not be applicable during an event, game, performance or other organized function at the municipal stadium.
6. Lighting on property owned by the Metropolitan Nashville Airport Authority and lighting otherwise required by the Federal Aviation Administration.

Prohibited Outdoor Lighting

The following lighting shall not be permitted for new construction in any zoning district as of the effective date hereof:

1. Strobe lights and laser lights, including laser light shows and aerial laser lights.
2. Flashing lights unless temporarily triggered by a security system and extinguished within thirty (30) minutes or at a time of security response.
3. Any lighting luminaire that is construed as or confused with a traffic signal or traffic control device.
4. Lighting that contributes to or causes disabling or distracting glare onto a public roadway.
5. The use of uplighting, except when lighting a flag or other government endorsed symbol.

Section 4-

Illumination standards.

1. Light Intensity and Uniformity:

- a. The maximum illuminated surface light level at any point outdoor parking lots, automobile convenience stations and drive-in/drive-through canopies is ten (10) foot-candles, measured horizontally at ground level.
- b. The total installed initial luminaire lumens of all exterior lighting systems on the site shall not exceed the allowed total initial site lumens. The allowed total initial site lumens shall be the sum of 7,000 base lumens for all entrances and facades plus 2.5 lumens per square foot of hardscape.
- c. As an alternative to compliance with the foregoing provisions of this section, an applicant may choose to comply with The International Dark Sky Association (IDA) model legislation of June 2011 (located at <https://www.darksky.org/wp-content/uploads/bsk-pdf->) except no special permit referenced in section VI.B of the model legislation shall be required. For special uses outlined in section VI.B of the model legislation that cannot comply with the technical requirements, a letter from an engineer licensed with the state of Tennessee shall be submitted to the Department of Codes Administration confirming that the project has sustained reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Lighting Zones in the model legislation shall correlate to the Transect Category for the site as designated in the Community Plans of NashvilleNext as follows:

T1 Natural	LZ-0
T2 Rural	LZ-1
T3 Suburban	LZ-2
T4 Urban	LZ-2
T5 Center D District	LZ-3
T6 Downtown	LZ-4

- d. Light Direction and Control: Lighting applications shall meet the following requirements:

Lighting Application	Maximum Inclination Above Nadir
Architectural lighting	90 degrees
Floodlighting	90 degrees
Sidewalk lighting	90 degrees

2. Correlated Color Temperature (CCT): All lighting sources, except for public playing fields and lighting on public property necessary for the proper functioning of security cameras, must have a correlated color temperature (CCT) at or below three thousand degrees Kelvin (3000 K).

3. Permitted Hours of Outdoor Lighting:

- a. Commercial: No more than fifty percent (50%) of exterior lighting shall be permitted to be illuminated, or lighting shall be dimmed by 30% illuminance except for one hour before start of business, during regular business hours as determined by said business, and one hour following close of business unless exempt for safety or security concerns. Motion

detectors may be used to restore lighting to 100% for safety. All outdoor lighting shall be turned off during daylight hours.

- b. Property Used for Governmental and Public Purposes: Any zoning lot in any zoning district used for governmental or public purposes, except for street lighting, shall comply with the permitted hours and security lighting limitations for commercial lighting zones. Outdoor lighting of the playing field of an organized sporting event on public property may remain illuminated until thirty (30) minutes one hour (1) hour after the conclusion of an event.

4. Light Trespass:

- a. All site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall be permitted across the boundary of any adjacent residential property or a public street.
- b. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets. Lighting prohibited by this provision shall include, but not be limited to any light that may be confused with or construed as a traffic-control device.
- c. Rope lighting shall not be used on a building, sign, or any property with nonresidential zoning located adjacent to an arterial or collector street as identified on the Major and Collector Street Plan. This provision shall not apply to properties zoned as DTC.

E. Luminaire standards

- 1. Full Cutoff Requirement: All lighting regulated by this chapter shall be full cutoff.
- 2. Photocell/Timer Requirement for Parking Lot Lights: Parking lot lighting shall include photocells or timers as needed to regulate the hours of operation as required by this chapter and to prevent operation during daylight hours.
- 3. Canopy Requirement: All canopies must be skirted with a skirt depth of eight inches (8") or greater or use other means to limit light spill to within ten feet of the area covered by the canopy.

F. Procedural requirements

- 1. Plan Submission: For land development, redevelopment and new zoning applications where outdoor lighting is proposed, prior to final approval by Metro Plans Inspection a letter from an engineer licensed with the state of Tennessee shall be submitted to the Department of Codes Administration confirming that the plan complies with the requirements of this section. Engineer review shall be based on the following information:
 - a. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan shall show and identify the location of each existing and proposed luminaire and shall specify its installed height, pole foundations, and method of mounting.
 - b. Iso-foot-candle plots for individual lighting installations, or ten feet by ten feet (10' x 10') illuminance grid plots for multi-luminaire lighting installations which shall demonstrate compliance with all applicable requirements set forth in this chapter. The plots shall indicate the location of each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in foot-candles and initial lumens on the entire zoning lot and at the property lines.

- c. A summary table identifying the maximum and minimum light levels in footcandles and initial lumens for all, but not limited to, parking areas, street or building entryways, signs, street lighting, canopies, architectural lighting and walkways.
 - d. A description of each luminaire identified in the site plan including, but not limited to:
 - i. Manufacturer with website.
 - ii. Lamp type.
 - iii. Bulb type including CCT (Kelvin).
 - iv. Model number.
 - v. Photograph or catalog cut.
 - vi. Photometric plan.
 - vii. Light output in initial lumens.
 - viii. Shielding or glare reduction devices.
 - ix. Energy reduction and on/off control devices.
- 2. Post approval Alterations: Post approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the zoning inspector after review by a qualified engineer at the expense of the applicant and approval prior to issuance of an Use and Occupancy permit, with all plan submission requirements set forth in this chapter, prior to installation.
 - 3. Inspections: The Department of Codes Administration shall have the right to conduct a post installation inspection to verify compliance with the requirements of this chapter and, if appropriate, to require remedial action within 30 days at the expense of the applicant.
 - 4. Violations of this chapter shall be punishable as provided by Chapter 17.40, Article XIII of the Metropolitan Code.
 - 5. Variances: Variances to the requirements of this chapter may be granted by the Board of Zoning Appeals as provided in Chapter 17.40, Article VIII of the Metropolitan Code.