

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

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

*Heather Bay*  
*Amanda Carman*  
*Rhonda Keisling*

*Carol Pruitt*  
*David Nollner*  
*Thomas Harper*

APRIL 10, 2023 | 7:00PM | TC COMMUNITY CENTER

## AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting March 13, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

### NEW BUSINESS

#### **Rezoning**

- Rezone by Zach Taylor from A-1 to R-3 on Dalton Hollow (Map 016 Parcel 016.15) of 5 acres to annex the rest of the parcel into Urban Services and create residential lots in the 7th Civil District
- Rezone by Zach Taylor from R-1 to R-3 on Dalton Hollow (Map 019F A Parcel 027.01) of 1 acre to create residential lots in the 7th Civil District
- Rezone by Ketco LLC from R-1 to R-3 on Halltown Rd (Map 019F A 025.00) of 1.75 acres to create residential lots in the 7th Civil District

#### **Annexation Request**

- Annex by Zach Taylor on Dalton Hollow (Map 016 Parcel 016.15) of 5 acres to annex the rest of the parcel into Urban Services 0.88 acres is Urban and 4.12 acres in County

#### **Preliminary Plat**

- Preliminary 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

#### **Final Plat**

- Final Plat approval for Harold Sneed on Cedar Bluff Rd (Map 037 Parcel 21.00) of 8.25 acres to create 3 lots in the 10th Civil District

#### **Other Discussion**

- Commercial Building Design Guidelines
- Codes and Zoning discussion

REPORT FROM CHAIRMAN

CLOSING REMARKS

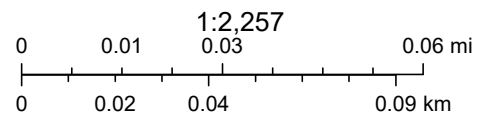
ADJOURN

# Trousdale County - Parcel: 019 016.15



Date: March 30, 2023

County: Trousdale  
Owner: TAYLOR ZACH  
Address: DALTON HOLLOW RD  
Parcel Number: 019 016.15  
Deeded Acreage: 0  
Calculated Acreage: 5  
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.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector

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

3/29/23

MRA 2486

Annex into the  
Urban Services District  
so the whole parcel  
will be the same district  
+

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A1 Requested Zoning R3 Reason to create residential lot  
Property Owner Zach Taylor Phone 615 374 1125  
Property Address Dalton Hollow Rd. Hartsville TN 37074  
Lot Size 5 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 019 Group - Parcel 016.15 Record/Deed Book 154/99  
Subdivision Name - Phase - Lot # -  
Water Source City Sewer or Septic \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant Name Zach Taylor Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Hartsville TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A1, R2, R1  
Names of Surrounding Property Owners Donna Furlough, Tommy Harper  
James Wright, Katherine Uninn, Ketsell, Anthony  
Affected Roads Dalton Hollow Rd. Zach Taylor Whitaker  
Schools Affected ~~XXXXXXXXXX~~  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

  
Applicant Signature

3-29-23  
Date Submitted

\$100 Application fee

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

3/29/23  
MR# 2488

### ZONING CHANGE

#### PARCEL INFORMATION

Current Zoning RI Requested Zoning R3 Reason Create Residential lots  
Property Owner Zach Taylor Phone \_\_\_\_\_  
Property Address Dalton Hollow Rd. Hartsville TN 37074  
Lot Size 1 acre Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 019F Group A Parcel 027.01 Record/Deed Book 151/99  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source City Sewer or Septic \_\_\_\_\_

#### APPLICANT INFORMATION

Applicant Name Zach Taylor Phone \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Hartsville TN 37074  
Email: \_\_\_\_\_

#### IMPACT INFORMATION

Zoning of Surrounding Properties RI + A1  
Names of Surrounding Property Owners Anthony + Tonya Whitaker  
Zach Taylor, Tony + Anita Sullivan  
Affected Roads Dalton Hollow Rd.  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, TRU County Electric

#### ACTION TAKEN

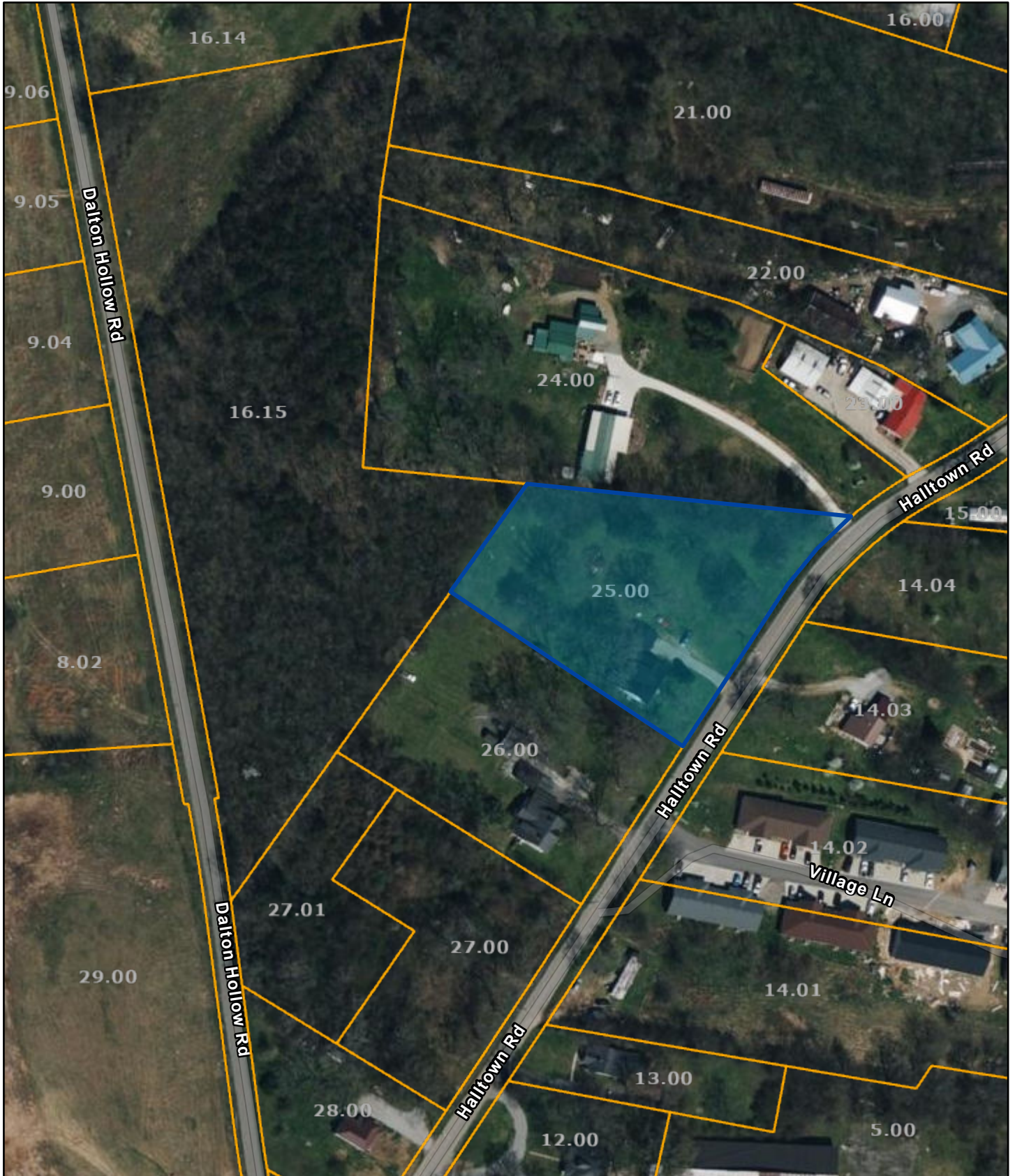
Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

  
Applicant Signature

3-25-23  
Date Submitted

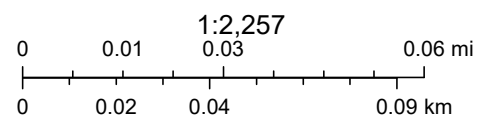
\$100 Application fee

# Trousdale County - Parcel: 019F A 025.00



Date: April 5, 2023

County: Trousdale  
Owner: KETCO LLC  
Address: HALLTOWN RD 313  
Parcel Number: 019F A 025.00  
Deeded Acreage: 1.75  
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.

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

3/29/23  
MR# 2487

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R1 Requested Zoning R3 Reason Create Residential lots  
Property Owner Ke+10 LLC Phone \_\_\_\_\_  
Property Address 313 Halltown Rd. Hartsville TN 37074  
Lot Size 1.75 acre Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 019E Group A Parcel 025.00 Record/Deed Book 132/564  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source City Sewer or Septic \_\_\_\_\_

**APPLICANT INFORMATION**


Applicant Name Zach Taylor Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Hartsville TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R2 + R1  
Names of Surrounding Property Owners Katherine Chinn + Anthony + Tonya Whitaker  
Affected Roads Halltown Road  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECT

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

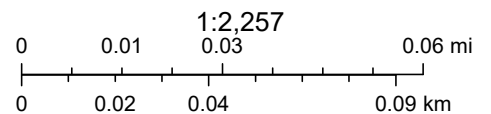
 Applicant Signature 3-29-23 Date Submitted  
**\$100 Application fee**

Trousdale County - Parcel: 019 016.15



Date: March 30, 2023

County: Trousdale  
 Owner: TAYLOR ZACH  
 Address: DALTON HOLLOW RD  
 Parcel Number: 019 016.15  
 Deeded Acreage: 0  
 Calculated Acreage: 5  
 Date of TDOT Imagery: 2021  
 Date of Vexcel Imagery: 2021



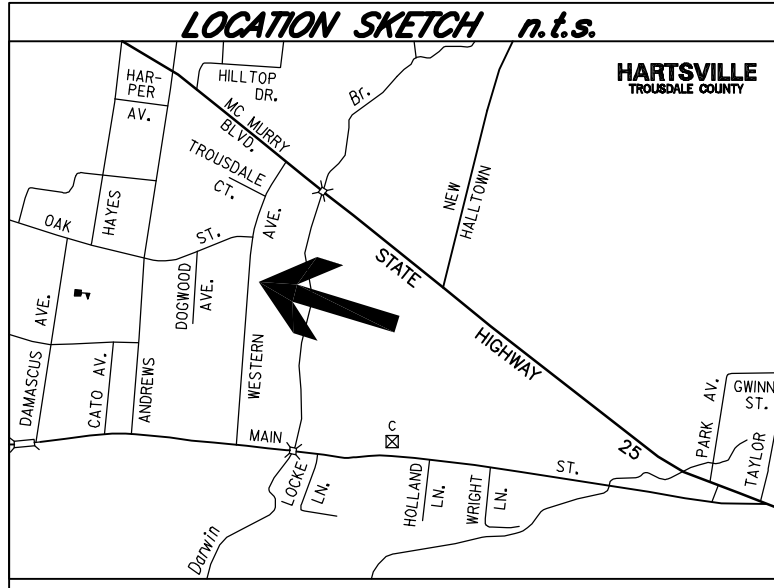
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.

# iasWorld Map

Urban 1.26 acres

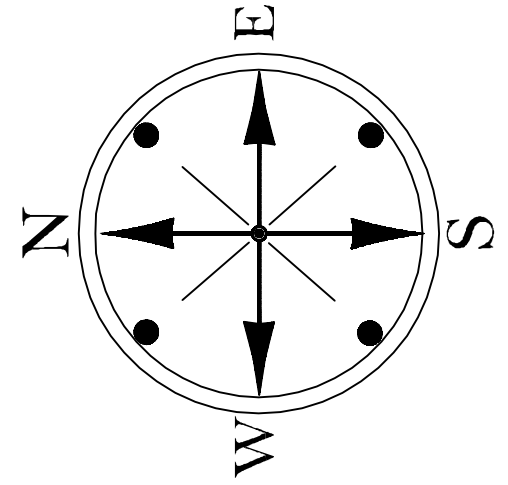




# PRELIMINARY SUBDIVISION PLAT OF WESTERN AVENUE ESTATES

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

SCALE : 1" = 60'  
 DATE : FEBRUARY 21, 2023  
 SIZE : 6.195 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.



Course	Bearing	Distance
L1	NB4°04'14"E	3.75'

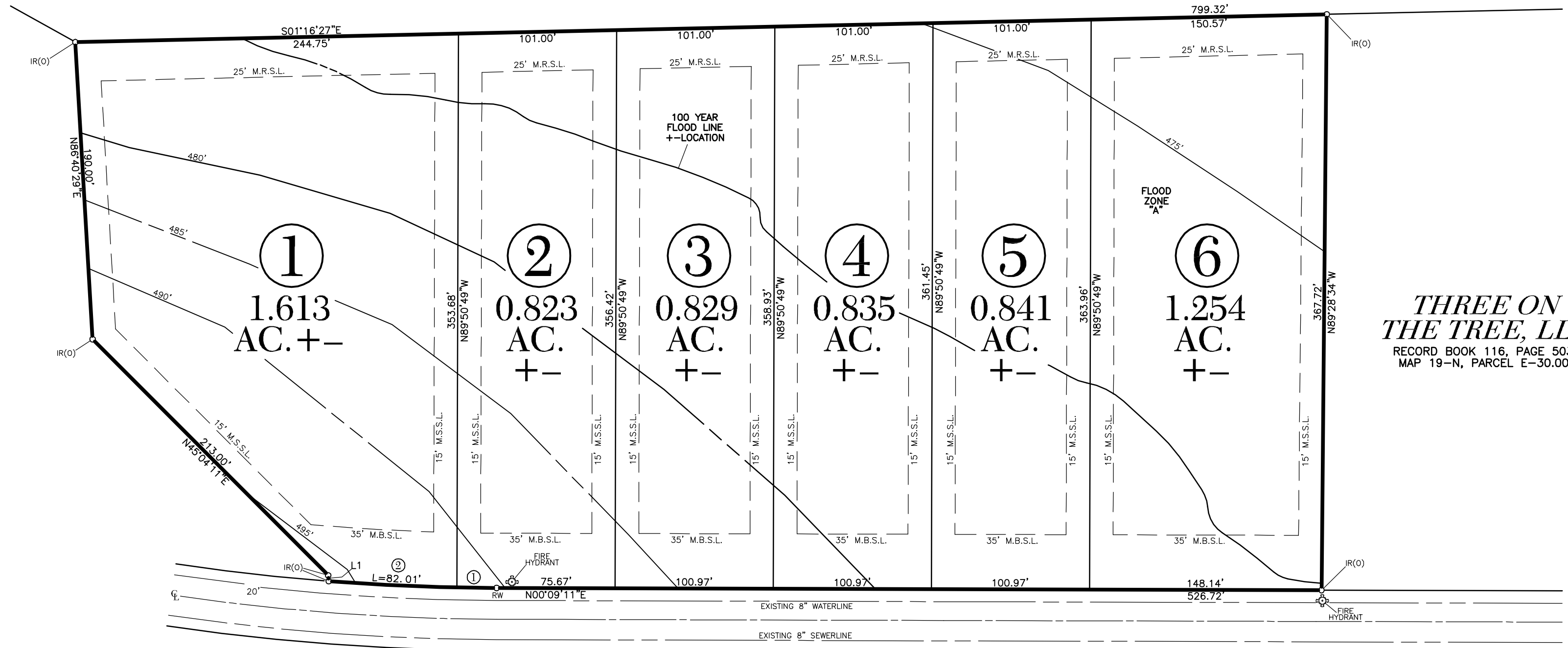
**HARRY D. McCARL**  
 DEED BOOK 62, PAGE 157  
 RECORD BOOK 59, PAGE 203  
 MAP 19-N, PARCEL E-30.01

**ERICKA A. BURGETT**  
 RECORD BOOK 77, PAGE 708  
 MAP 19-N, PARCEL E-31.00

**NOTES:**

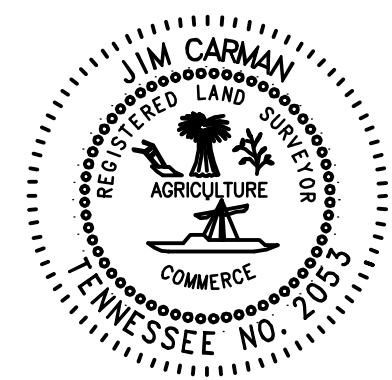
- PROPERTY IS ZONED "R-1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES A & X. SEE COMMUNITY PANEL NUMBER 47169C0043C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: JUSTIN MARCELLINO  
 P. O. BOX 510  
 HARTSVILLE, TENNESSEE 37074
- REQUIRED SETBACKS ARE AS FOLLOWS:  
 FRONT - 35 FEET  
 SIDE - 15 FEET  
 REAR - 25 FEET.
- 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.



**THREE ON THE TREE, LLC**  
 RECORD BOOK 116, PAGE 503  
 MAP 19-N, PARCEL E-30.00

## WESTERN AVENUE



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

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1427.67'	12.65'	25.30'	1°00'55"	25.30'	N 00°39'39" E
2	1427.67'	41.02'	82.01'	3°17'29"	82.00'	N 02°48'51" E



**CERTIFICATE OF PRELIMINARY APPROVAL**  
 Approved by the Hartsville / Trousdale County Planning Commission, with exceptions or conditions as are indicated in the Minutes of the Planning Commission dated \_\_\_\_\_. Preliminary approval shall not constitute final approval of the Subdivision Plat.

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Secretary Planning Commission

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 61, Page 15, 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 THE ESTATE OF HAROLD SNEED have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

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

Approval is hereby granted for lots #1 and #2 defined as THE ESTATE OF HAROLD SNEED, Trousdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile, or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Date Environmentalist Specialist  
Division of Water Resources

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

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.

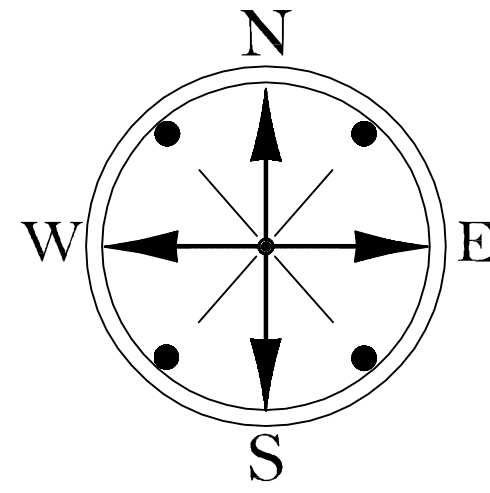
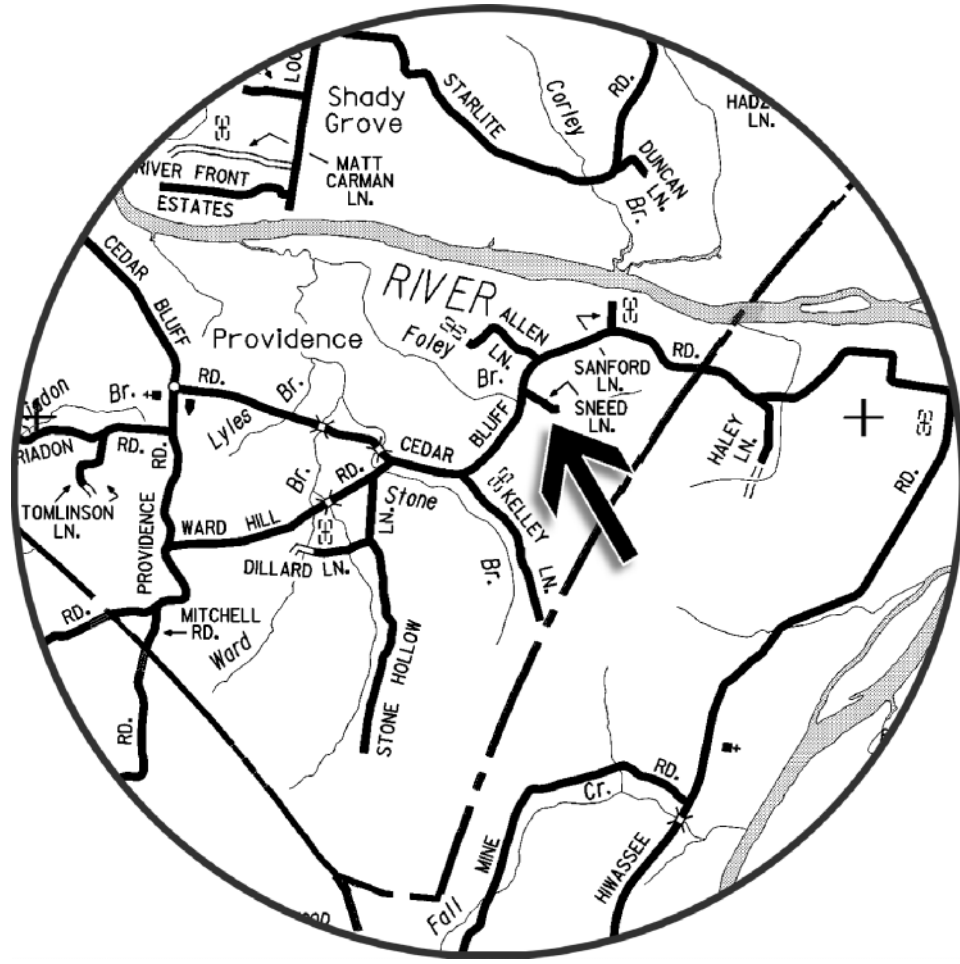
Date Appropriate Government  
Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

Date Secretary Planning Commission

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



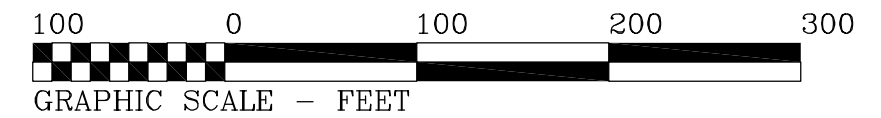
FINAL SUBDIVISION PLAT FOR THE ESTATE OF

**HAROLD SNEED**

LOCATED IN THE 10TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 150'  
DATE : FEBRUARY 27, 2023  
SIZE : 8.25 AC.+  
DEED : R. B. 61, PG. 15, R.O.T.C.T.  
MAP : MAP 37, PAR. 21.00 P/O, T.A.O.T.C.T.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1176.50'	8.78'	17.56'	0°51'18"	17.56'	N 13°14'14" E
2	1176.50'	86.25'	172.19'	8°23'08"	172.03'	N 08°37'01" E
3	10308.40'	126.40'	252.79'	1°24'18"	252.79'	N 03°43'18" E
4	25.00'	42.00'	51.70'	118°28'49"	42.97'	N 62°15'33" E



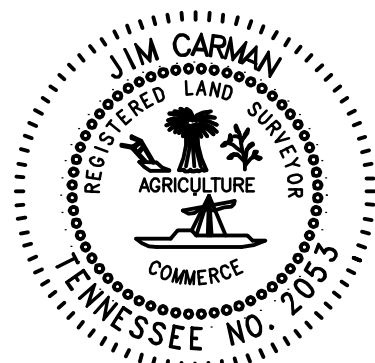
**NOTES:**

- PROPERTY IS ZONED A-1.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0153G, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: THE ESTATE OF HAROLD SNEED  
160 SNEED LANE  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

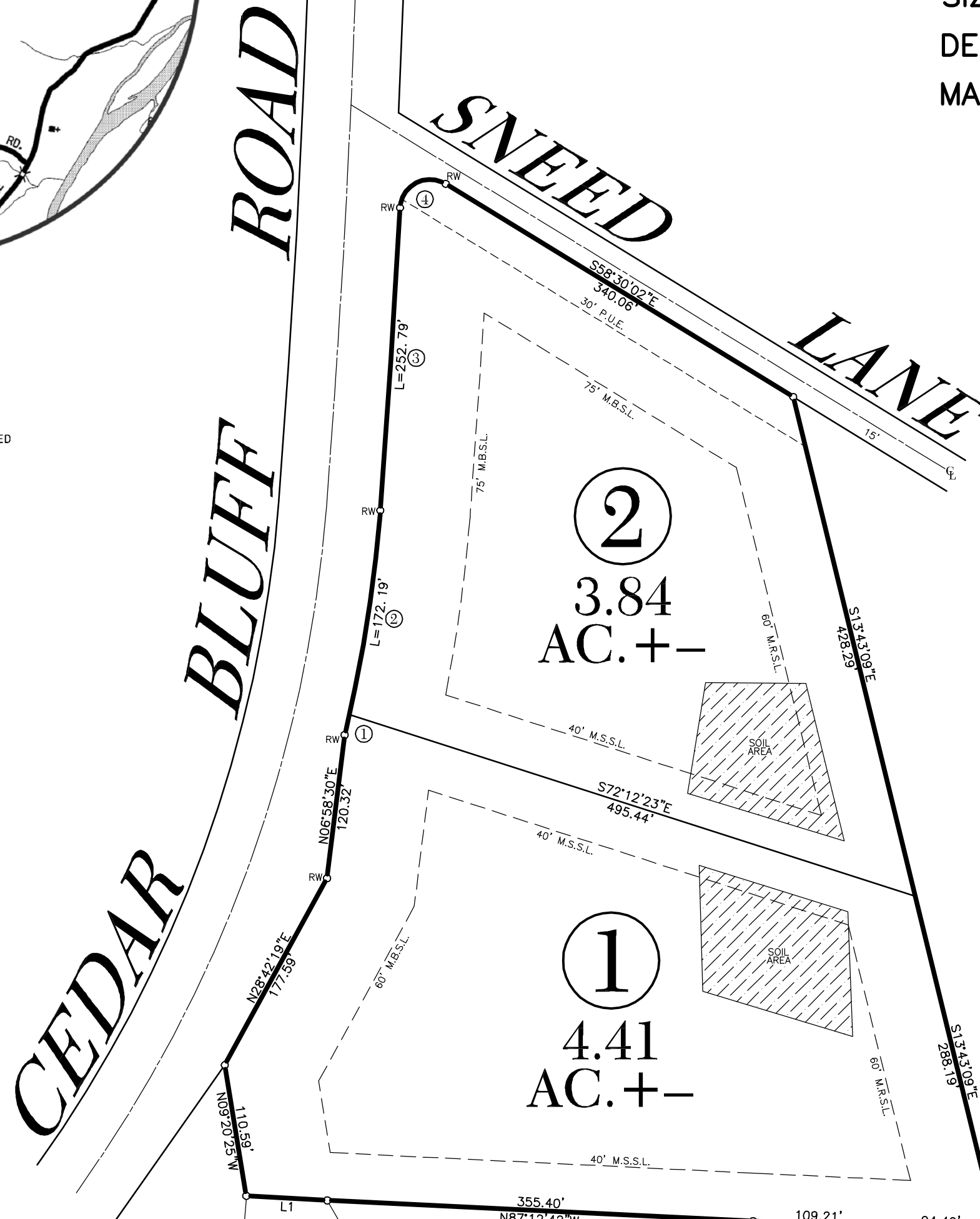
Course	Bearing	Distance
L1	N 86°48'25" W	67.69'

**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



THE ESTATE OF  
**HAROLD SNEED**  
RECORD BOOK 61, PAGE 15  
MAP 37, PARCEL 21.00 P/O

**SEPTIC RESTRICTIONS**

- LOTS #1 & #2 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- LOTS #1 & #2 MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON LOTS #1 & #2 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 & #2 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.
- LOTS #1 & #2 WILL REQUIRE THE INSTALLATION OF AN INTERCEPTOR DRAIN PRIOR TO THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE INTERCEPTOR 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.

**QUINDY DEAN ROBERTSON**

DEED BOOK 67, PAGE 422  
MAP 44, PARCEL 3.00

# STAFF COMMENTS

## HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

April 10, 2023

KEALAN MILLIES-LUCKE, GNRC

### NEW BUSINESS

**1. Request by Zach Taylor for the Rezoning of 5 acres at unaddressed Dalton Hollow Rd, (Map 16 Parcel 16.15) from A-1 to R-3 in the 7<sup>th</sup> Civil District**

The applicant requests rezoning from A-1, Agricultural-Forestry to R-3, Residential for a 5 acre lot located at unaddressed Dalton Hollow Rd, identified as Tax Map 19 Parcel 16.15. The property is currently vacant.

#### Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry and R-1 Residential.
- b. This property is not within the Hartsville/Trousdale Water and Sewer Utility District. A 6-inch is located along Dalton Hollow Rd and this property does not have access to public sewer.
- c. Dalton Hollow Rd is identified as a local 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) **(5.043 R-3, Residential District)** - This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided

there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those 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.

**Uses Permitted (5.043 B)**- Uses permitted by right in the R-3 zoning district include; detached single-family and duplex dwellings, multi-family dwellings, group home for physically or mentally handicapped persons and essential services.

**Uses Permitted through Special Exception (5.043 D)**- Uses allowed through special exception in the R-3 zoning district include mobile home parks, administrative services, community assembly, community education, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.

**Bulk Standards (F)**- The minimum lot sizes in the R-3 zoning district are as follows-

<b>Single-Family</b>	<b>6,000 sq. ft.</b>
<b>Duplex Dwellings</b>	<b>9,000 sq. ft.</b>
<b>Multi-Family</b>	<b>10,800 sq. ft.</b>
<b>Density per Acre</b>	<b>12 units</b>
<b>Lot Area per DU</b>	<b>3,600 sq. ft.</b>

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.



**2. Request by Zach Taylor for the Annexation the remainder of Map 16 Parcel 16.15 at unaddressed Dalton Hollow in the 7<sup>th</sup> Civil District**

The applicant requests annexation a the remainder (approximately X acres) of a property located at unaddressed Dalton Hollow Rd, identified as Tax Map 19 Parcel 16.15. The property is currently vacant.

Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry and R-1 Residential.
- 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. Dalton Hollow Rd is identified as a local street per the Major Thoroughfare Plan.

Plan of Service

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.

### **3. Request by Zach Taylor the rezoning of 1 acre at unaddressed Dalton Hollow, (Map 019F Group A Parcel 27.01) from R-1 to R-3 in the 7<sup>th</sup> Civil District**

The applicant requests rezoning from R-1, Residential to R-3, Residential for a 1 acre lot located at unaddressed Dalton Hollow Rd, identified as Tax Map 19F Group A Parcel 27.01. The property is currently vacant.

#### Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry, and R-1, Residential.
- b. This property is within the Hartsville/Trousdale Water and Sewer Utility District. However, this property does not have access to public sewer. There is an 8-inch water line that runs along the margin of Dalton Hollow Rd.
- c. Dalton Hollow Rd is identified as a local 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) **(5.043 R-3, Residential District)** - This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those 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.

**Uses Permitted (5.043 B)**- Uses permitted by right in the R-3 zoning district include; detached single-family and duplex dwellings, multi-family dwellings, group home for physically or mentally handicapped persons and essential services.

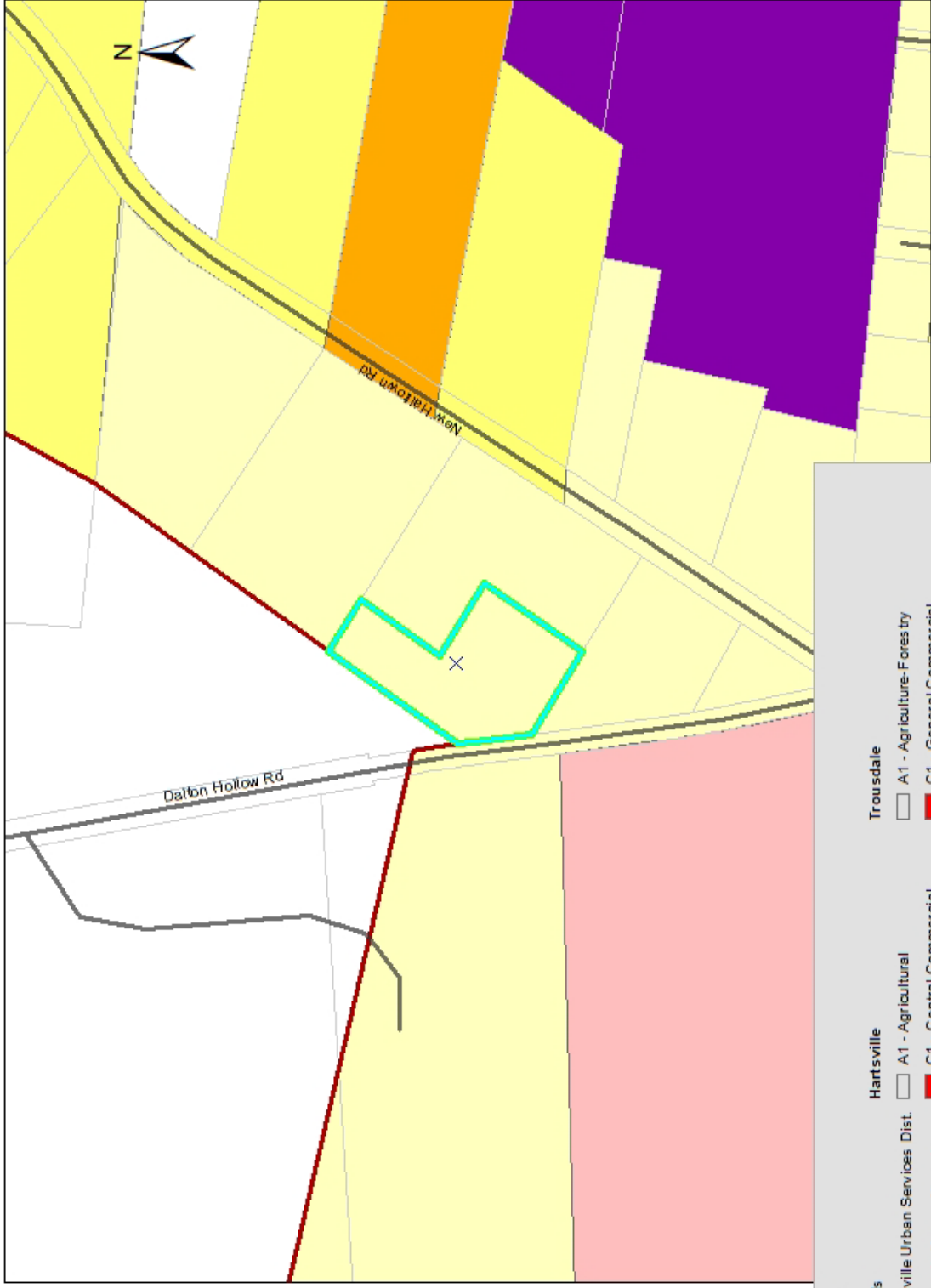
**Uses Permitted through Special Exception (5.043 D)**- Uses allowed through special exception in the R-3 zoning district include mobile home parks, administrative services, community assembly, community education, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.

**Bulk Standards (F)**- The minimum lot sizes in the R-3 zoning district are as follows-

<b>Single-Family</b>	<b>6,000 sq. ft.</b>
<b>Duplex Dwellings</b>	<b>9,000 sq. ft.</b>
<b>Multi-Family</b>	<b>10,800 sq. ft.</b>
<b>Density per Acre</b>	<b>12 units</b>
<b>Lot Area per DU</b>	<b>3,600 sq. ft.</b>

The proposed area to be rezoned is roughly 1 acre this would allow for a maximum density of 7 single family, 4 duplex lots or 12 multi-family units.

# Hartsville/Trousdale Zoning



**Legend**

— Roads	<b>Hartsville</b>	<b>Trousdale</b>
▭ Hartsville Urban Services Dist.	▭ A1 - Agricultural	▭ A1 - Agriculture-Forestry
▭ Trousedale County Parcels	▭ C1 - Central Commercial	▭ C1 - General Commercial
	▭ C2 - Highway Commercial	▭ C2 - Highway Commercial
	▭ I1 - General Industrial	▭ M1 - General Industrial District
	▭ R1 - Low Density Residential	▭ M2 - Intermediate Impact Industrial District
	▭ R2 - Medium Density Residential	▭ R1 - Residential
	▭ R3 - High Density Residential	▭ R2 - Residential

**ZONING**  
 Zach Taylor Rezoning  
 R-1 to R-3  
 unaddressed Dalton Hollow Rd



**4. Request by Ketco LLC for the rezoning of 1.75 acres at 313 Halltown Rd, (Map 019F Group A Parcel 25.00) from R-1 to R-3 in the 7<sup>th</sup> Civil District**

The applicant requests rezoning from R-1, Residential to R-3, Residential for a 1.75 acre lot located at 313 Halltown Rd, identified as Tax Map 19F Group A Parcel 25,00. The property is currently used for single-family residential.

Planning Notes

- a. The surrounding properties are zoned R-1, Residential, R-2, Residential, and R-3, Residential.
- b. This property is within the Hartsville/Trousdale Water and Sewer Utility District. An 8-inch water line is located along Halltown Rd and an 8-inch sewer line extends along Halltown Rd but does not extend to the property.
- c. Halltown rd is identified as a collector 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) **(5.043 R-3, Residential District)** - This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those 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.

**Uses Permitted (5.043 B)**- Uses permitted by right in the R-3 zoning district include; detached single-family and duplex dwellings, multi-family dwellings, group home for physically or mentally handicapped persons and essential services.

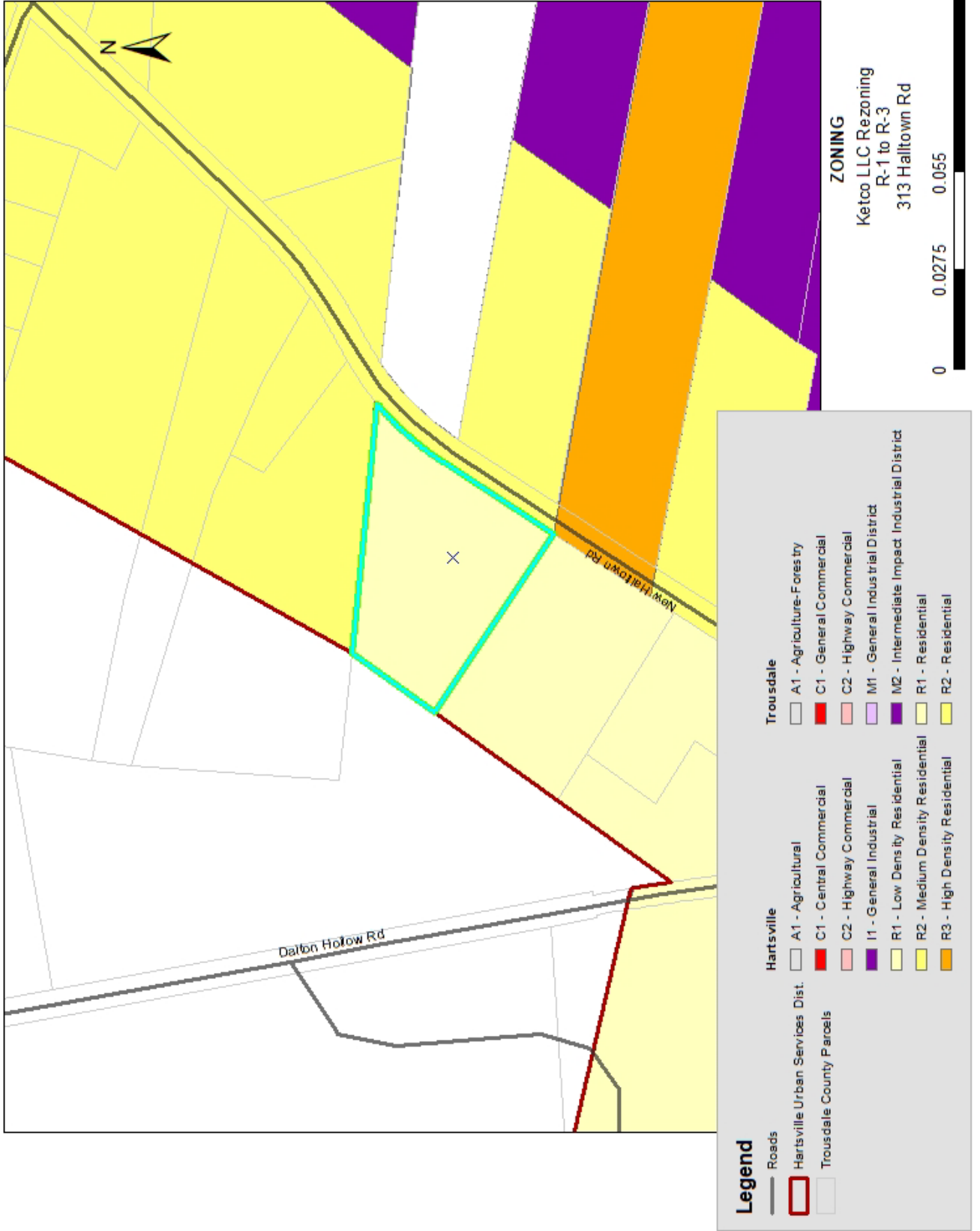
**Uses Permitted through Special Exception (5.043 D)**- Uses allowed through special exception in the R-3 zoning district include mobile home parks, administrative services, community assembly, community education, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.

**Bulk Standards (F)**- The minimum lot sizes in the R-3 zoning district are as follows-

<b>Single-Family</b>	<b>6,000 sq. ft.</b>
<b>Duplex Dwellings</b>	<b>9,000 sq. ft.</b>
<b>Multi-Family</b>	<b>10,800 sq. ft.</b>
<b>Density per Acre</b>	<b>12 units</b>
<b>Lot Area per DU</b>	<b>3,600 sq. ft.</b>

The proposed area to be rezoned is roughly 1.75 acres or roughly 76,230 sq.ft, this would allow for a maximum density of 12 single family, 8 duplex lots, or 21 multi-family units.

# Hartsville/Trousdale Zoning



**5. Preliminary plat approval for Western Avenue Estates a subdivision of 6.19 acres located at unaddressed Western Ave (Map 19N Group E Parcel 30.02) for 6 lots in the 7<sup>th</sup> Civil District.**

The applicant requests preliminary 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.

Planning Issues-

- a. The surrounding properties are zoned for residential uses.
- b. These properties are in the Hartsville/Trousdale Water and Sewer Utility District. It appears that an 8-inch sewer line extends along Western Ave and along the Eastern edge of the property. An 8-inch water line extends along the margin of Western Ave and a 12-inch water line runs along the Eastern edge of the property.
- c. Western Ave is considered a local road per the Trousdale County Major Transportation Plan.

Zoning Issues-

- b) 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) Please include lot sizes in square feet.
- b) Include the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public ways and to the original corner of the original survey of which it is a part.

Staff will provide recommendation at the meeting.

**6. Final plat approval for Harold Sneed Subdivision of 8.25 acres located at unaddressed Cedar Bluff Rd (Map 37 Parcel 21.00) for 3 lots in the 10<sup>th</sup> Civil District.**

The applicant requests final plat approval for a two-lot subdivision, at an 160 Sneed Ln. The property is identified as Tax Map 37 Parcel 21.00 and consists of approximately 8.25 acres total. The property is zoned A-1, Agricultural.

Planning Issues-

- a. The surrounding properties are zoned for agricultural uses.
- b. This property is outside the Hartsville/Trousdale Water and Sewer Utility District but a 6-inch water line exists along Cedar bluff Rd. Sewer is not available in this area.
- c. Cedar Bluff Rd is identified as a collector street in the Major Thoroughfare Plan.

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 public water and fire protection is 2 acres.
    - (2) All proposed lots are great than 2 acre.

Subdivision Regulations Issues- None

Plat Issues-

- a) Include the size of the remainder of the lot.
- b) Include a distance and bearing that links a point on the boundary of the subdivision to a monument in a right-of-way of the nearest prominent public way intersection.
- c) Include width of right-of-way of all existing streets.
- d) Include location of existing waterline along Cedar Bluff Rd.
- e) Include the location of all existing and proposed fire hydrants.

Staff will provide a recommendation at the meeting.

**7. Hartsville Zoning Ordinance Amendment- Create Section 4.143**

**HARTSVILLE/TROUSDALE COUNTY, TENNESSEE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE, TENNESSEE  
ARTICLE IV, BY ADDING SECTION 4.143 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 Architecture Standards; 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 4.143, 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 1<sup>st</sup> Reading: \_\_\_\_\_**

**Passes 2<sup>nd</sup> Reading: \_\_\_\_\_**

**Passes 3<sup>rd</sup> & Final Reading: \_\_\_\_\_**

**APPROVED**

\_\_\_\_\_  
\_\_\_\_\_, **Hartsville/Trousdale County Executive**

**ATTEST**

\_\_\_\_\_  
\_\_\_\_\_, **County Clerk**

#### **4.143 Commercial and Industrial Architecture Standards**

##### **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**

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. 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. 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.

##### **i. Preferred Building Materials**

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels

##### **ii. Limited Building Materials**

- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco
- Exterior Insulation Finishing Systems (EIFS)
- Hardie or Cementitious Siding

##### **iii. Prohibited Building Materials**

- Vinyl
- Aluminum or Metal Siding
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- ~~Cementitious Siding~~
- Plastic or Fiberglass

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

**8. Trousdale Zoning Resolution Amendment- Create Section 4.142**

**HARTSVILLE/TROUSDALE COUNTY, TENNESSEE**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF TROUSDALE COUNTY,  
TENNESSEE ARTICLE IV, BY ADDING SECTION 4.183 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 Trousdale County the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial and Industrial Design Guidelines; 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 Resolution of Trousdale County, Tennessee be amended by the addition of Section 4.183, 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 1<sup>st</sup> Reading: \_\_\_\_\_**

**Passes 2<sup>nd</sup> Reading: \_\_\_\_\_**

**Passes 3<sup>rd</sup> & Final Reading: \_\_\_\_\_**

**APPROVED**

\_\_\_\_\_  
\_\_\_\_\_, **Hartsville/Trousdale County Executive**

**ATTEST**

\_\_\_\_\_  
\_\_\_\_\_, **County Clerk**

#### **4.183 Commercial and Industrial Architecture Standards**

##### **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**

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. 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. 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.

##### **i. Preferred Building Materials**

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels

##### **ii. Limited Building Materials**

- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco
- Exterior Insulation Finishing Systems (EIFS)
- Hardie or **Cementitious Siding**

##### **iii. Prohibited Building Materials**

- Vinyl
- Aluminum or Metal Siding
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- ~~Cementitious Siding~~
- Plastic or Fiberglass

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

**9. 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- IN PROGRESS
- 6) Dumpster screening requirements- IN PROGRESS
- 8) Architecture Requirements-
  - i) ~~Offsets~~
  - ii) ~~Building materials~~
  - iii) Rooflines- IN PROGRESS
- 9) Erosion control

**A. Dark Skies Standards**

Basic Commercial Light Regulations (Low cost on developer low burden of enforcement)

- Require minimum and maximum illumination of parking lots, walkways, and entrances.
- Require light directed away from neighboring property/streets.
- Require timer to shut off light during daylight.
- Include all exempt lighting situations.
- Include all prohibited lighting requirements – option to prohibit spotlights
- Limited foot-candle maximum requirements.
- Option of color temperature requirements.
- All lighting required to be directed at 90 degree angle to ground
- Include hours of operation dimming requirements
- Include government buildings
- Require full cutoff capability, timer controlled, and canopies.
- Site plan must include proposed luminaires.
- Description of luminaires required with construction plans
- No photometric plan required.
- No inspection required but staff reserves right to come onto property to ensure compliance with regulations.

Variances heard by BZA, some amendments may be approved by staff post approval

## 4.144 Dark Skies Lighting Standards

### 1. Definitions Specific to this Section

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

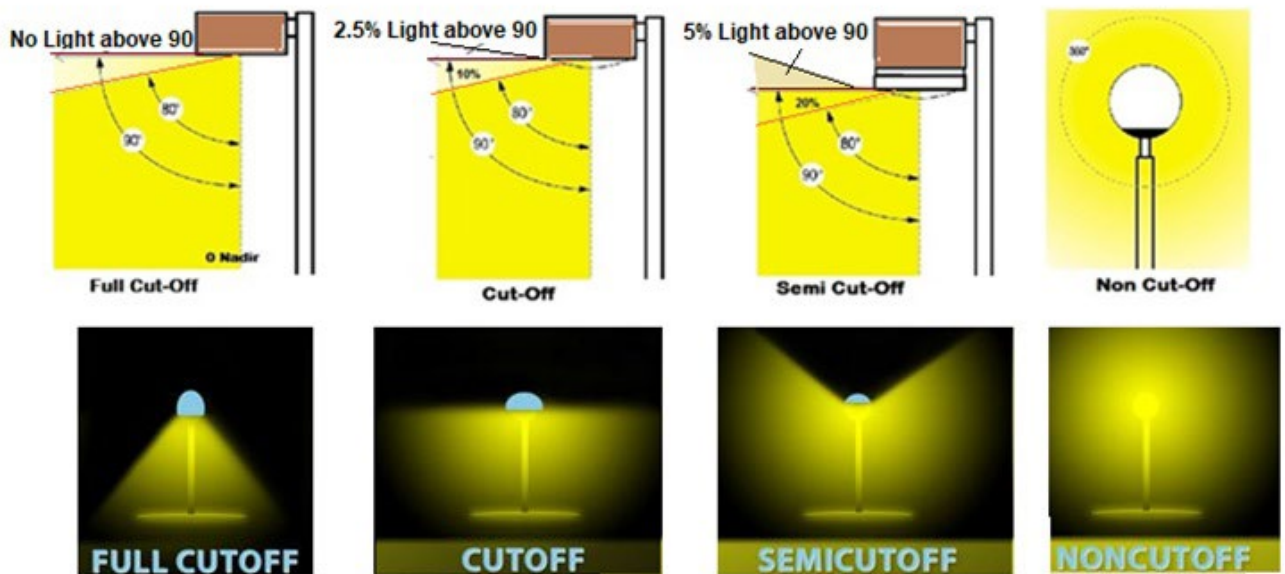
“**Canopy**” means a roofed structure with at least one side open for pedestrian and/or vehicle access that typically provides protection from the sun or weather and is associated with providing goods or services.

“**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:



“**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.

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

“**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.

“**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.

“**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.

## 2. Illumination standards.

### A. 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. Parking Lots - Open parking lots shall use luminaires with a “U” BUG rating (Backlight Uplighting Glare) of 0 without external shields.
- c. Principal walkways and parking areas shall have a maintained minimum illuminance of 0.2 foot-candles at grade and a maximum illuminance of 10 foot-candles.
- d. 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).

### B. Light Trespass

- a. All site lighting shall be shielded so that substantially all directly emitted light falls within the property line.
- b. 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.
- c. 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.
- d. 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.

### C. Luminaire standards

- a. All lighting applications including but not limited to architectural lighting, floodlighting, and sidewalk lighting shall have a maximum inclination of 90 degrees above nadir.
- b. Full Cutoff Requirement: All lighting regulated by this chapter shall be full cutoff.
- c. 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.

- d. 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.
- e. 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.

#### D. Permitted Hours of Outdoor Lighting

- a. Commercial and Industrial: 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.

### 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:

- a. Temporary lighting for theatrical, television, performance areas and construction sites, specifically excluding upward-facing searchlights used to advertise the location of an event.
- b. Lighting that is otherwise required for a life-safety purpose within the Municipal Code.
- c. Lighting that is only erected or used under emergency conditions.

### 4. Prohibited Outdoor Lighting

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

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

### 5. Procedural Requirements

- 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 must be submitted with the site plan for approval by the Planning Commission. 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. 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. Light output in initial lumens.
  - vii. Shielding or glare reduction devices.
  - viii. Energy reduction and on/off control devices.
- c. Post approval Alterations: Post approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Enforcement Officer after review by a qualified engineer at the expense of the applicant and approval prior to issuance of a Use and Occupancy permit, with all plan submission requirements set forth in this chapter, prior to installation.
- d. Inspections: The Building, Codes, and Zoning Department 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.
- e. Variances: Variances to the requirements of this chapter may be granted by the Board of Zoning Appeals as provided in Article VII Section 7.060 of the Zoning Ordinance.

## **B. 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 roofs, and the soffit, fascia and trim detail between roof and wall should be compatible with the original.

- 2) 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.
- 3) 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.
- 4) 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.

**C. Dumpster Screening Requirements**

WILSON COUNTY, TN

SECTION 3.55 SITE DEVELOPMENT AND LANDSCAPING STANDARDS COMMERCIAL and INDUSTRIAL ZONE DISTRICTS

3.55.01 Landscaping

Dumpster Areas, Outdoor Storage Areas (not including sales display areas of new retail/wholesale products, car sales, boat sales), and inventory/distribution/stock loading areas shall be screened from public. Each of these uses should be designed in such a way as to minimize their visual impact from the road. Dumpster areas and outdoor storage areas shall be screened from public view by a wood, stone, split face block, or brick privacy fence/wall at least 6’ high. A 5’ wide landscape area shall be placed along each side of these proposed site elements (accepting areas for door). This landscape area shall include shrubs.

If loading/distribution/stock loading areas are visible from the road, a landscape area at least 10’ wide shall be installed along the viewable sides of the loading dock and shall include trees and shrubs planted at 20’ centers

GOODLETTSVILLE, TN

**D. Service Areas**

- Service and loading areas should be oriented to the side or rear of the property with appropriate screening when adjacent to residential development or other uses that are not service oriented.
- Garage doors should not be visible from the public realm and, where possible, should be oriented to the side or rear. If oriented towards the front yard or another primary façade of an adjacent building, screening should be provided.
- **Dumpster and refuse collection should be located in a designated area that is not visible from the street. They should not be located between the building façade and street.**

For Nuisance Screening (for service and loading areas, dumpsters, material storage areas, utility boxes, etc.), where the Goodlettsville Zoning Ordinance requires, the following criteria shall apply:

1. To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck outdoor work areas and truck loading docks in commercial or retail areas shall be screened from public view.

2. **Garbage collection areas should be enclosed by opaque materials on all four sides and should have self-closing doors. Where dumpsters are enclosed, the screening should be at least 2 feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view, screening should be correspondingly taller.**
3. Water meters, gas meters, electric meters, above ground backflow preventers, and ground mounted air conditioning or mechanical units should be hidden from public view by screening. Access, as required by the applicable utility company, should be maintained.

PORTLAND, TN

3.6 ROOF MOUNTED EQUIPMENT, DUMPSTER ENCLOSURES, AND GROUND MOUNTED EQUIPMENT

1. **Garbage collection areas shall be enclosed by opaque materials on all four sides, with doors to remove containers.**
2. **The screening of dumpsters enclosures shall ensure that the dumpster is not visible over the top of the enclosure. Where topography may expose interiors of garbage collection areas to view, Planning Commission may require screening to be correspondingly taller.**
3. **Landscape plantings are required around three sides of all dumpster screens to soften the effect of fencing. The landscaped area must be a minimum of five (5) feet wide.**
4. **The dumpster enclosure screening material shall be consistent with the building materials of the building.**
5. Utility propane tanks, gas meters, electric meters, utility meters, backflow devices, and ground-mounted air conditioning or mechanical units shall be hidden from public view by screening. This shall not apply to propane tanks for sale at commercial locations.
6. 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.
7. Planning Commission may relax screening requirements when areas are located so they are not visible from public streets or adjacent properties.

SUMNER COUNTY, TN

All utility elements such as dumpsters, garbage cans, propane tanks, aboveground oil tanks, and ground-mounted air conditioning units shall be screened and located such that they are not visible from a public way.

LEBANON, TN

Dumpsters and Trash Receptacles

All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening, unless located adjacent to a loading dock at the rear of the building. Enclosure shall meet one of the following standards:

- i. A decorative masonry wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, nonmasonry material. The construction materials of the wall shall match materials used on the principal building located on the same lot.
- ii. Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the perimeter of the pad area except the side where the gate is located. This landscaping

requirement does not apply when the enclosure is an architectural extension of a principal building.

Dumpster enclosures and trash receptacles should not be located in front of the principal building and should be subordinate to the principal building.

### **E. Outdoor Storage Screening Requirements**

#### PORTLAND, TN

##### 3.5 OUTDOOR STORAGE

1. **Areas for any potential outdoor storage and sales areas shall be included in the initial site plan design. These areas shall be designed to complement the overall development.**
2. **Outdoor storage or temporary storage shall not be located in areas designated for parking.**
3. **Storage areas shall not be located between the building façade and street.**
4. **Storage areas shall be screened from public and adjoining property view. Screening shall include both fencing and landscaping.**
5. Outdoor sales areas shall be identified on the site plan.

#### LEBANON, TN

Outdoor storage and display.

- a. Property used for non-residential purposes. Exterior storage of goods or materials of any kind is prohibited. All such storage shall be located in an enclosed building. Outdoor display of merchandise is prohibited.
- b. Property used for residential purposes. The previous regulation, relative to outdoor storage and display shall not apply to property used residentially.

...

Outdoor Storage

In industrial and commercial districts, **storage of materials, products, or equipment outside of a fully enclosed building shall be one hundred (100) percent screened from the public right of way.** Outdoor storage shall be screened from public view as follows:

- i. All outdoor storage or equipment rental areas that are visible from a public right-of-way or customer parking area shall be enclosed with materials compatible to the building architecture such as **decorative fencing (i.e., wrought iron), a building wall or other similar enclosure.** Limited visibility into the display confinement area may be permitted depending upon the location of the area and the visibility of the area from nearby roadways. The display merchandise may not extend above or be stacked higher than the confinement area enclosure.

- ii. If a permitted **outdoor sales display area** is proposed by the business owner to be fenced, such as with plant nurseries or sales of automobiles, motorcycles, mobile homes, boats, recreational vehicles, etc., all **fencing visible from the public right-of-way shall consist of a masonry wall, masonry pilasters and wood fencing**, or if open screening is to be used, it shall be made of a **decorative material including wrought iron, masonry pilasters and open mesh wiring** or other similar material as approved by the Planning Commission.

## **F. Erosion Control**