

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

MAY 8, 2023 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting April 10, 2023

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Rezoning

- Rezone A-1 to R-1 by Jason Cook at 485 Temprow RD (Map 016 Parcel 06.17) to use different setbacks in the 7th Civil District

Site Plan

- Site plan approval for RV Campground by Chris Barber on Hwy 25 and Hwy 231 (Map 29 Parcel 4.02) in the 6th Civil District.
- The Maples A Tiny Home Community by Beach One Properties LLC on Old Halltown RD (Map 19 Parcel 14.04) for 59 units on 5.01 acres in the 7th Civil District

Final Plat

- Final 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

Other Discussion

- Commercial Building Design Guidelines
- Codes and Zoning discussion

REPORT FROM CHAIRMAN

CLOSING REMARKS

ADJOURN

Trousdale County Planning Commission

Meeting Minutes

April 10, 2023 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Thomas Harper, John Kerr, David Nollner, Carol Pruitt, David Thomas, Kealan Millies-Lucke (GNRC)

Absent: Mitch Gregory, Rhonda Keisling

Others Present: Jim Carman, Chris Gregory, Rosalie Myhan

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 a review of the March 13th, 2023 meeting minutes. David Thomas made motion to approve minutes. Seconded by David Nollner. None opposed

MOTION CARRIED

Changes to the Agenda – Chairman Kerr updated the agenda stating the Harold Sneed plat was pulled by the applicant before the Planning Meeting. None opposed.

MOTION CARRIED

Public Hearing – None

Old Business – None

New Business

- Rezone by Zach Taylor from A-1 to R-3 on Dalton Hollow (Map 16 Parcel 16.15) of .88 acres.***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor wants to rezone these .88 acres to potentially create multi-family lots with existing neighboring tracts. Thomas Harper made a motion to send to county commission with a favorable recommendation. Seconded by David Thomas. None opposed
MOTION CARRIED
- 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***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor wants to rezone these 5 acres to potentially create multi-family lots with existing neighboring tracts. David Thomas made a motion to send to county commission with a favorable recommendation. Seconded by Carol Pruitt. None opposed
MOTION CARRIED
- 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***
Jim Carman spoke on behalf of Zach Taylor. Mr. Taylor is wanting to rezone this tract to the same zoning as his existing neighboring tracts. David Thomas made a motion to send to the county commission with a favorable recommendation. Seconded by Heather Bay. None opposed
MOTION CARRIED

- **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**

Jim Carman spoke on behalf of Ketco LLC (Zach Taylor). The LLC is wanting to rezone this tract to the same zoning as existing neighboring tracts. Amanda Carman made a motion to send to the county commission with favorable recommendation. Seconded by David Thomas. None opposed

MOTION CARRIED

- **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**

Jim Carman presented the preliminary plat. Heather Bay made a motion to approve the preliminary plat. Seconded by Carol Pruitt. None opposed

MOTION CARRIED

- **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**

The applicant pulled the plat approval before the Planning meeting.

MOTION CARRIED

Discussion Items

- **Commercial Building Design Guidelines**

GNRC staff presented an ordinance to amend the zoning ordinance of Hartsville, Tennessee Article IV by adding a section 4.143. Discussion of exterior building materials was had. Hardie or Cementitious siding was removed from limited building materials and was replaced with Hardie Siding. Polycarbonate sheets and architectural metal panels were added to limited building materials as well. Cementitious siding was then added to prohibited building materials. After discussions, the wording of the ordinance will be edited and presented at the next meeting.

- **Codes and Zoning discussion**

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Carol Pruitt. None opposed

MOTION CARRIED

STAFF COMMENTS

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

May 8, 2023

KEALAN MILLIES-LUCKE, GNRC

NEW BUSINESS

1. Rezoning Request by Jason Cook for 2 acres located at 485 Templov Rd (Map 16 Parcel 6.17) from A-1 to R-1 in the 7th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry to R-1, Residential for a 2 acre lot located at 485 Templov Rd, identified as Tax Map 16 Parcel 6.17. The property currently contains a single-family home.

Planning Notes

- a. The surrounding properties are zoned A-1, Agricultural-Forestry.
- b. This property is not within the Hartsville/Trousdale Water and Sewer Utility District. A 4-inch water line is located along Templov Rd and this property does not have access to public sewer.
- c. Templov 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)** - These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

Uses Permitted (5.042 B)- Uses permitted by right in the R-1 zoning district include; detached single-family, 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 Sewer **15,000 sqft.**

With Public Water and Without Sewer **1 acre**

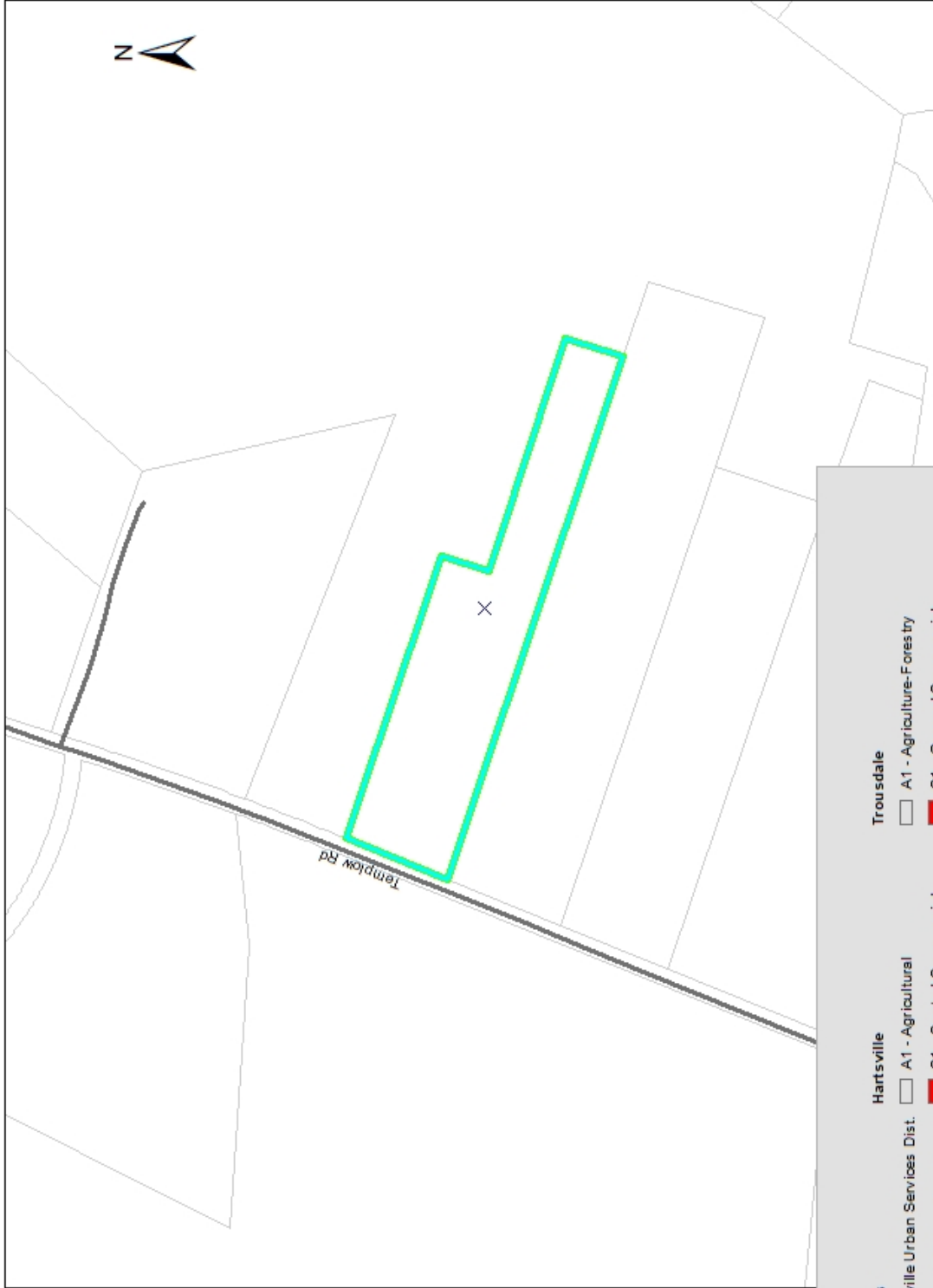
Duplex Dwellings

With Public Water and Sewer **40,000 sqft.**

With Public Water and Without Sewer **17,000 sqft.**

Maximum density: The property proposed to be rezoned is 2 acres. This would allow for a maximum density of 5 single-family or 2 duplex lots with public water and sewer or 2 single-family or 5 duplex lots with public water but without public sewer.

Hartsville/Trousdale Zoning



Legend

- Roads
- Hartsville Urban Services Dist.
- Trousdale County Parcels

Hartsville	Trousdale
A1 - Agricultural	A1 - Agriculture-Forestry
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
Cook Rezoning
A-1 to R-1
485 Templow Rd

0 0.0375 0.075 0.15 Miles

2. Site Plan approval for Christopher Thomas Barber for a Private Campground of 10 acres located at 405 Hwy 25W (Map 29 Parcel 4.02) for 18 campsites in the 6th Civil District.

The applicant requests site plan approval for an eighteen-site campground, at 405 Hwy 25W. The property is identified as Tax Map 29 Parcel 4.02 and consists of approximately 10 acres total. The property is zoned C-1, Commercial.

Travel trailer parks and overnight campgrounds are permitted as a Special Exception within the C-1 zoning district. A Special Exception was granted by the Board of Zoning Appeals at the February 13th, 2023 meeting.

Planning Issues-

- a. The surrounding properties are zoned for commercial and agricultural uses.
- b. This property is outside the Hartsville/Trousdale Water and Sewer Utility District however a 4-inch water line supplied by the Castalian Springs/ Bethpage Water Utility does appear to be located on or adjacent to this property. Sewer is not available in this area.
- c. Both Hwy 25 W and Hwy 231 N are considered arterial streets per the Major Thoroughfare Plan.

Zoning Issues-

4.110 DEVELOPMENT STANDARDS FOR PRIVATE CAMPGROUNDS

Campgrounds as defined herein shall meet the following standards:

- A. Such campground shall have on-site management.
- B. The campground may include convenience commercial establishments such as camp stores, laundry facilities, and personal services; provided that such convenience establishments are subordinate to the recreational character of the campground; are located, designated, and intended to serve exclusively the patrons staying in the campground; and such establishments and their parking areas shall not occupy more than ten (10) percent of the area of the park or one (1) acre whichever is smaller.
- C. Such Campground Shall Meet the Following Site Standards:
 1. Minimum size - 10 acres
 2. Sanitary facilities including flush toilets and showers – within three hundred (300) feet walking distance of each campsite.
 - i. Potable water supply - one (1) spigot for each four (4) campsites.
 - ii. Trash receptacle - one (1) for each two (2) campsites.
 - iii. Parking - one (1) space per campsite.
 - iv. Picnic table - one (1) per campsite.
 - v. Fireplace or grill - one (1) per campsite.
 - vi. Administration or safety building - open at all times wherein a portable fire extinguisher in operable condition and first aid kit is available, and a telephone is available for public use.
- D. Such Campground Shall Meet the Following Design Requirements:
 1. A vegetation screen or ornamental fence which will substantially screen the campsites from view of public rights-of-way and neighboring properties shall be provided around or near the perimeter or that part of the campground containing campsites. Such vegetation or fence shall be maintained in good condition at all times.
 2. Each campground shall reserve at least twenty-five (25) percent of its total area as natural open space excluding perimeter screening. Such open space may include recreation and water areas, but may not include utility areas, administration buildings, commercial areas or similar activities.

3. Each campsite shall have a minimum setback of twenty-five (25) feet from any exterior boundary line.
4. Each campsite and all other buildings shall have a minimum setback from any public road of fifty (50) feet.
5. Each separate campsite shall contain a minimum of eight hundred (800) square feet. (A campsite shall be considered to consist of trailer or tent space, parking space, picnic table, fireplace, and one-half (1/2) the roadway providing access).
6. Each campsite shall be directly accessible by an interior road.
7. All interior roads shall be a minimum of ten (10) feet wide for one way traffic and eighteen (18) feet wide for two-way traffic.
8. All interior roads shall meet the following curve requirements:
 - i. **Minimum radius for a 90 degrees turn - 40 feet**
 - ii. **Minimum radius for a 60 degrees turn - 50 feet**
 - iii. **Minimum radius for a 45 degrees turn - 68 feet**
9. No camping vehicle or camping equipment shall be used for human habitation for a period exceeding thirty (30) consecutive days.
10. Each campground shall provide a trailer dump station for the disposal of holding tank sewage.

Site Plan Issues-

- a. Please indicate the name of the campground.
- b. Please include note that each campsite will include 1 picnic table.
- c. Much of the existing vegetation will have to be removed to accommodate the campsites located on the North end of the property. Some additional landscaping screening may be required to ensure campsites are screened from view.
- d. Please provide required screening along the western property line to screen adjoining property from views of the southern section of campsites and the right-of-way of Hwy 231 within view of the northern section of campsites.
- e. Include the dimensions of all interior roads, whether they will be one-way or two-way traffic, and all turning radii.
- f. Each campground is required to provide a trailer dump station for the disposal of holding tank sewage.

Staff will supply a recommendation at the meeting.

3. Site Plan Approval for The Maples A Tiny Home Community by Beach One Properties LLC on Old Halltown RD (Map 19 Parcel 14.04) for 59 units on 5.01 acres in the 7th Civil District.

The applicant requests site plan approval for a 59 unit tiny home development, at unaddressed Old Halltown Rd. The property is identified as Tax Map 19 Parcel 14.04 and consists of approximately 5.01 acres total. The property is zoned R-3, Residential.

Planning Notes-

- a. Mobile Home Parks are allowed by Special Exception within the R-3 zoning district.
- b. The surrounding properties are zoned for residential and industrial uses.
- c. This property is within the Hartsville/Trousdale Water and Sewer Utility District. A 6-inch water line and an 8-inch sewer line is located along the margin of Old Halltown Rd.
- d. Old Halltown Rd is considered a collector streets per the Major Thoroughfare Plan.

Zoning Notes-

2.020 DEFINITIONS

Mobile home dwellings means a detached, one-family dwelling with all the following characteristics:

1. Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
2. Constructed as a single, self-contained unit and mounted on a single or combined chassis, transportable after fabrication on its own wheels or detachable wheels.
3. Arriving at the site where it is to be occupied as a complete unit, including major appliances and furniture, and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities, and the like.

4.090 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

The following regulations are intended to ensure a minimum standard of site development for mobile home parks where permitted as a special exception in a zoning district.

A. Mobile Home Park Building Permit

1. An application for a “mobile home park permit” shall be filed with the Building Inspector after the applicant has secured all water and sewer permits required for the project. However, construction or extension of a mobile home park may not commence within the area of jurisdiction of this ordinance until a mobile home park building permit has been issued by the Building Inspector. **A mobile home park building permit may be issued only upon approval of the special exception by the Hartsville Board of Zoning Appeals. The Board shall act upon an application for a permit after receipt of a report from the Hartsville/Trousdale County Planning Commission. The Board may attach whatever conditions it sees fit to the permit in order to protect the neighborhood and/or adjoining properties.**
2. Site Plan Required

A mobile home park building permit may be issued for construction or extension of a mobile home park only after submission and approval by both the planning commission and the Board of Zoning Appeals of a site development plan containing the following:

- a. The name and address of the applicant.
- b. The location, area, and dimensions of the proposed mobile home park site as well as a legal description.
- c. The location, size, and number of all mobile home spaces.
- d. The location and size of all buildings, improvements, and facilities (including roads, water, sewer, refuse disposal).
- e. The proposed use of buildings shown on the site plan.
- f. The location and size of all points of ingress and egress for motor vehicles and the internal circulation plan (roadways and pedestrian walkways).
- g. The location and number of all off-street parking facilities.
- h. The location of parks and recreation areas.
- i. A complete drainage plan with contour lines at five (5) foot intervals.
- j. A location map showing the park site in relation to the existing public street pattern, indication of uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site.
- k. A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.
- l. Such other architectural, engineering, and topographical data as may be required to permit the county health department, the building inspector and the planning commission to determine if the provision of these regulations are being complied with shall be submitted with the site plan.

B. Development Standards

1. General

- a. A mobile home park shall be located only as a special exception within those districts where permitted.
- b. No part of the park shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- c. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to flooding or erosion shall be used for any purpose which would expose persons of property to hazards.

2. Minimum Development Size

No mobile home park shall be approved which contains less than five (5) acres in area and less than ten (10) mobile home spaces.

3. Dimensional Requirements for Parks

- a. Along the entire periphery of the mobile home park, yards and setbacks meeting the district regulations shall be provided.
- b. Within the interior portions of the mobile home park, no yards, except as required to meet other provisions set forth in this section, are required.

- c. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet.
- d. Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign with a maximum size of sixteen (16) square feet. Said sign(s) shall contain thereon only the name and address of the park and shall be lighted by indirect lighting only.
- e. At no time shall the density for the park exceed the maximum permissible density for the district within which it is located in.

4. Spacing of Mobile Homes and Site Coverage

- a. Mobile homes shall be harbored on each space so that there shall be at least a twenty-five (25) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than twenty-five (25) feet, but not less than twenty (20) feet. No mobile home shall be located closer than twenty (20) feet to any building within the park.
- b. There shall be a minimum distance of ten (10) feet between the nearest edge of any mobile home and an abutting access street.
- c. No mobile home stand shall occupy an area in excess of twenty-five (25) percent of its respective lot area. The total area occupied by the mobile home and its accessory structures shall not exceed fifty (50) percent of its respective lot area.

5. The Mobile Home Lot

- a. **General:** The limits of each mobile home space shall be clearly marked on the ground by an iron pin. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet.
- b. **Mobile Home Stand:** A mobile home stand shall provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. In addition, such stand shall comply with the publication of FHA "Minimum Property Standards for Mobile Home Parks", May, 1977.
- c. **Outdoor Living Area:** Each mobile home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall be not less than two hundred (200) square feet and shall be paved.
- d. Tenant storage in the form of permanent buildings shall be provided for each mobile home at the rear of each mobile home space.

6. Utilities and Other Services

- a. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development on trunk lines which meet the requirements of the Town of Hartsville Water and Sewer Department. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or at the boundary of the site, connection shall be made thereto and its supply used exclusively.
- b. Each mobile home site shall be provided with a connection to a sanitary sewer line or to a sewer system approved by the Town of Hartsville Water and Sewer Department.
- c. Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.

- d. Service buildings which housing sanitation and laundry facilities shall be permanent structures which comply with all applicable ordinances, statutes and regulations, buildings, electrical installations, plumbing and sanitation systems.
- e. Each mobile home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute for a minimum one (1) hour duration.
- f. Each mobile home park shall be maintained free of litter and accumulation of any kind of debris which may provide rodent harborage or breeding places for flies, mosquitoes, or other pests.

7. Streets

Entrances to mobile home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each mobile home lot. Such access shall be provided by streets or driveways. All internal streets shall be private.

a. Circulation

The internal street systems shall provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn-around with a minimum diameter of eighty (80) feet.

b. Pavement Widths

Pavement widths shall be as follows:

Collector Street

- with no parking** **20 ft.**
- with on-street parking** **36 ft.**

Minor Street

- with no parking** **18 ft.**
- with on-street parking** **34 ft.**

One-Way Minor Street

- with no parking** **12 ft.**
- with on-street parking** **28 ft.**

a. Construction

The internal streets and drives shall be paved in accordance with the Hartsville/Trousdale County Subdivision Regulations.

8. Walks

All mobile home developments shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, and shall be constructed of pavement or concrete. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 1/2) feet.

All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.

9. Recreation Area

Adequate recreation facilities for the residents of the park shall be provided in locations easily accessible to the living units, but shall not impair the view and privacy of living units. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.

Where it is anticipated that children will occupy the premises, well-equipped playgrounds of adequate size and number shall be provided.

10. Buffer and Screening

A landscape buffer shall be provided along the perimeter of the site with boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high or landscaped screen shall be provided. Such fence shall be opaque and such screening shall be a year-round evergreen four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

11. Site Design

The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features. Additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. The planting plan shall be submitted with the site development plan.

12. Off-Street Parking

Paved off-street parking may be grouped in bays, whether adjacent to streets, the interior of blocks or on the mobile home lot. Such parking areas shall generally be located in close proximity to the dwelling units they are designed to serve. At least one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of fifty (50) feet from the nearest entrance of the dwelling unit the space is to serve.

C. Responsibility of Park Management

1. The permittee shall operate the mobile home park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The permittee shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
3. The permittee shall supervise the placement of each mobile home on its mobile home stand to the satisfaction of the building inspector which includes securing its stability to anchor pins and installation of all utility connections.
4. The permittee shall maintain a register containing the following information:
 - a. The name and address of each mobile home occupant.
 - b. The name and address of the owner of each mobile.
 - c. The make, model, year, and license number of each mobile home and motor vehicle.

- d. The date of arrival and departure of each mobile home.
5. The mobile home park shall keep the register record available for inspection at all times by law enforcement officers, public health officials, building inspector and other officials whose duties necessitate acquisition of the information contained in the register.
6. The register record shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
7. The permittee shall notify the health authority immediately of any suspected communicable or contagious disease within the park.
8. The permit to operate shall be posted conspicuously in the mobile home park office at all times.
9. The permittee shall be held responsible for the violation of any provision of this section.

D. Responsibilities of Park Occupants

1. Park occupants shall comply with all applicable requirements of this zoning ordinance and shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
2. Park occupants shall be responsible for proper placement of the mobile home on its mobile home stand and proper installation of all utility connections and anchoring in accordance with the instruction of the park management and the provisions of this section.
3. Skirtings, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath each mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - a. The storage area shall contain a base of impervious material.
 - b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.
4. Park occupants shall store and dispose of all rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof, and watertight.
5. Fire extinguishers for Class B and C fires shall be kept on the premises and maintained in working condition.
6. Park occupants shall be required to register their pets with the park management.
7. Park occupants shall be required to have their pets on a leash and shall not be allowed to roam free and unleashed.
8. Park occupants shall not be allowed to construct or place pens for animals on the park premises.
9. No inoperative motor vehicles, junk, or uncontained trash shall be allowed within the park.

E. Inspections

1. To insure the health and safety of occupants of mobile home parks and of the general public, the building inspector is hereby authorized and directed to make annual inspections to determine the conditions of mobile home parks.
2. The building inspector shall have the power to enter upon any private and public property for the purpose of inspecting and investigating conditions relating to the annual inspection as it is related to the enforcement of this section.
3. Penalties
 - a. Any person violating any provisions of this section shall be guilty of a misdemeanor and upon conviction shall be fined not less than five dollars (\$5.00) nor more than fifty dollars (\$50.00) for each offense.
 - b. Each day that a violation is permitted to exist shall constitute a separate offense.
 - c. Any extension of an existing mobile home park is considered a nonconforming use and is hereby prohibited unless said park is brought up to the standards herein stated.

F. Revocation of Permit

The Board may revoke any permit to maintain and operate a park if the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this section. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being operated and maintained in full compliance with this section.

G. Prohibited Structures

1. Cabanas, travel trailers, and other similarly enclosed structures are prohibited.
2. Trailers, with or without toilet facilities, that cannot be connected to approved sewer systems shall not be permitted in a mobile home park.
3. Mobile homes shall not be used for commercial, industrial or other nonresidential uses within a mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

Site Plan Issues-

- a. Please include address of owner.
- b. Show location of FEMA floodzone A located on the property and reference to applicable FEMA FIRM map.
- c. Include dimensions of cul-de-sac.
- d. Include dimensions ROW and pavement of existing street.
- e. Include size of proposed water and sewer lines.
- f. Show location of all garbage disposal containers. Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.
- g. Show location of all sidewalks. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 1/2) feet. All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.
- h. Include a complete drainage plan.
- i. Include a time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.
- j. Label rear setback.
- k. Not maximum building height allowed.
- l. Include size of proposed sign.

- m. Each mobile home is required to be spaced a minimum of 25' apart. Any variance from this regulation is required to be approved by the Board of Zoning Appeals.
- n. Please show each home's designated lot area. - The limits of each mobile home space shall be clearly marked on the ground by an iron pin. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet. Any variance from this regulation is required to be approved by the Board of Zoning Appeals.
- o. Each mobile home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall be not less than two hundred (200) square feet and shall be paved. Any variance from this regulation is required to be approved by the Board of Zoning Appeals.
- p. Tenant storage in the form of permanent buildings shall be provided for each mobile home at the rear of each mobile home space. Any variance from this regulation is required to be approved by the Board of Zoning Appeals.
- q. Show location of all proposed fire hydrants. Each mobile home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute for a minimum one (1) hour duration.
- r. Include length of street. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn-around with a minimum diameter of eighty (80) feet.
- s. Show location of outdoor sitting areas. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.
- t. Where it is anticipated that children will occupy the premises, well-equipped playgrounds of adequate size and number shall be provided.
- u. Show location and width of landscaped buffer along periphery of property.

A landscape buffer shall be provided along the perimeter of the site with boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high or landscaped screen shall be provided. Such fence shall be opaque and such screening shall be a year-round evergreen four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

Staff will supply a recommendation at the meeting.

4. Final plat approval for Western Avenue Estates of 6.2 acres located at unaddressed Western Ave (Map 19N Group E Parcel 30.02) for 6 lots in the 7th Civil District.

The applicant requests final 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 replace the Certificate of Approval of Private Subsurface Sewage Disposal Systems with Certificate of Approval of Sewer System.

Staff will provide recommendation at the meeting.

1. Discussion- Commercial Design Guidelines

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

Purpose and Intent-

4.140 COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES

PURPOSE & INTENT

Coopertown Example-

The purposes of these Design Guidelines are to ensure a unified and compatible development and provide a consistent level of quality throughout the community. These Guidelines are intended to provide guidance to owners and developers when making applications for new construction, and additions and modifications of existing developments where applicable within the Town. These Guidelines establish standards for streetscape design, landscaping, access and traffic flow, signage, and architecture; all in keeping with Coopertown’s unique history.

Portland Example-

1.1 INTENT

The design standards set forth in Article IV of the Combined Zoning Ordinance of City of Portland, Tennessee and the Portland Planning Region, are referred to collectively as the “Design Standards” or the “Standards.” The Standards provide a framework for citizens and developers to work toward achieving a better built environment through the attention given to fundamental design principles. The Standards are intended to affect how new development and redevelopment can contribute positively to Portland’s rural character. Design guidelines allow new development and redevelopment to respond better to the distinctive character of its surroundings. The City of Portland’s environment is an important asset in seeking to attract residents, businesses and employment opportunities. The City seeks to preserve its quality of life and recognize its heritage and history while planning for its future. The City recognizes that the physical appearance impacts its economic prosperity. These standards communicate a set of design standards for new development and redevelopment of existing properties in the City that are aimed at ensuring that the City of Portland maintains its citizens quality of life and expectations. The goal is to ensure, over time, the standards will improve the character and natural beauty of the community making it an even more attractive and prosperous City.

The standards have are intended to:

- 1. To promote qualities in the environment that sustain the community’s economic well-being in

order to attract diverse housing, business and community activities that provide and enhance the quality of life;

2. To foster the community's attractiveness and functional utility as a place to live and work;
3. To preserve and protect the community's heritage and history;
4. To insure compatibility with existing neighborhoods and business community;
5. To improve the aesthetic appearance of development throughout the City;
6. To safeguard public investment in the community; and
7. To establish a level of community expectations; and
8. To guide the expansion and renovation of existing structures and the construction of new buildings and parking within the City; and
9. To assist the City in reviewing development proposals.

1.2 PURPOSE

The overriding objective of the design standards is to ensure that new development and alterations and additions fit in well with its surroundings. The following design standards share this objective and with an emphasis on siting and design conditions and priorities supported by the community, aim to guide the design of new development in a manner that strengthens the mixed-use thoroughfares in Portland. The community desires to maintain the small-town atmosphere and qualities that have historically characterized the City of Portland. However, its City officials and Citizens recognize that new development provides the opportunity for a broader mix of businesses and services, residential units, employment and an expanded tax base in order to economically thrive. These design standards will assist in ensuring that new development enhances the rural qualities valued by its citizens and creates a pattern of development that is pedestrian friendly and human scale, character and function.

These guidelines explain the goals and standards which the Portland Municipal-Regional Planning Commission (hereafter referred to as 'Planning Commission,'), Design Review Committee, and City Planning Staff will apply in reviewing development proposals. It does not however, reproduce all of the specific requirements stated in the Zoning Ordinance, Subdivision Regulations, or other applicable development standards and regulations. Applicants are advised to consult all such documents prior to preparing plans.

Additional site requirements may be found in the following documents:

- a. Zoning Ordinance a. Parking – Article IV, Chapter 1
- b. Sign Regulations – Article IV, Chapter 2
- c. Access Management – Article IV, Chapter 3
- d. Landscaping, Screening, and Buffering – Article IV, Chapter 4
- e. Commercial – Article VII
- f. Industrial – Article VIII

- g. Floodplain Management – Article IX
- h. Airport Overlay District – Article XI
- i. Commercial PUD – Article XII, Chapter 4
- j. Industrial PUD – Article XII, Chapter 5

This list is not intended to be an all-inclusive list but rather a quick reference guide.

Sumner County Example -

1501 Purpose & Intent

To establish Historic Overlay District - Design Review Guidelines and a Historic Overlay District - Design Review Commission based on the authorities granted by the State of Tennessee as provided generally in the Tennessee Code Annotated, Title 5, Chapter 1, Part 1; and all other appropriate statutes relative to county power to create design review commissions and implement design review guidelines that apply only to non-residential properties and multi-family residential properties located in or near areas identified in the Historic Overlay District as generally depicted in the Sumner County Historic Overlay Map, and that pertain to any areas of historical significance. These guidelines shall not apply to agricultural buildings within these areas or any other areas within unincorporated Sumner County.

The intent of the Historic Overlay District - Design Review Guidelines ("HOD-DRG") and a Historic Overlay District - Design Review Commission ("HOD-DRC") are to preserve and promote the historic, cultural, educational, economic, and general welfare of the county's historic sites and communities by:

- A. Preserving and promoting buildings or structures, and their respective entrances, that reflect elements of the existing cultural, social, economic, and political heritage of the County;
- B. Conserving and enhancing property values in these areas;
- C. Protecting and enhancing the attractiveness of these historic areas by encouraging new construction and redevelopment that will be harmonious with the existing historic structures, areas, and surrounding communities; and
- D. Promoting historical preservation for the education, pleasure, and welfare of the citizens of Sumner County.

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.

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

A. 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.

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:

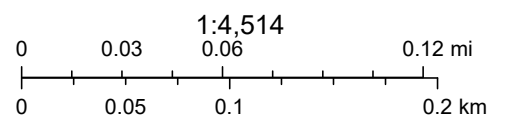
- i. All outdoor storage or equipment rental areas that are visible from a public right-of-way or customer parking area shall be enclosed with materials compatible to the building architecture such as **decorative fencing (i.e., wrought iron), a building wall or other similar enclosure.** Limited visibility 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.

Trousdale County - Parcel: 016 006.17



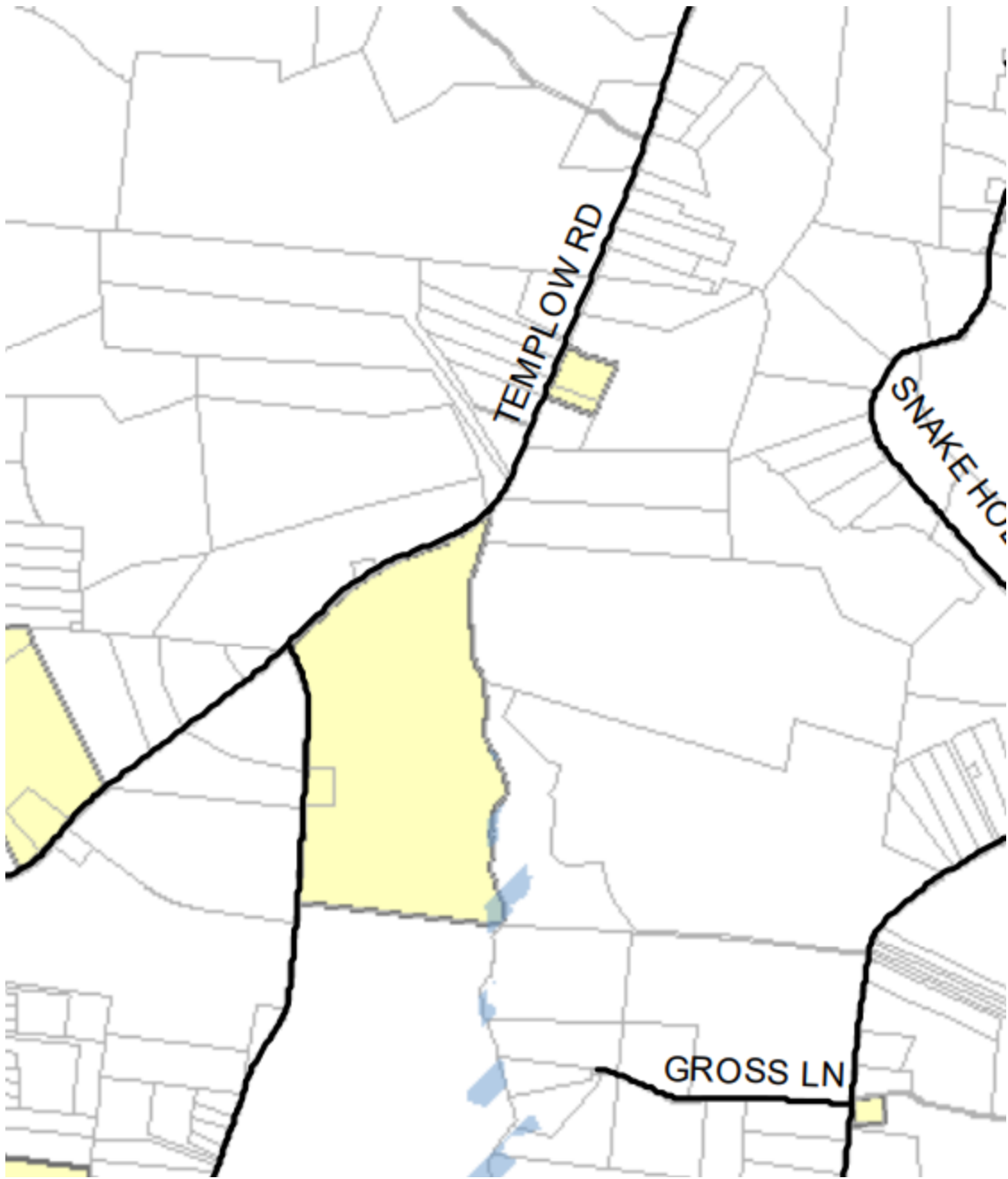
Date: April 21, 2023

County: Trousdale
Owner: COOK JASON D
Address: TEMPLOW RD 485
Parcel Number: 016 006.17
Deeded Acreage: 2
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.



GENERAL NOTES

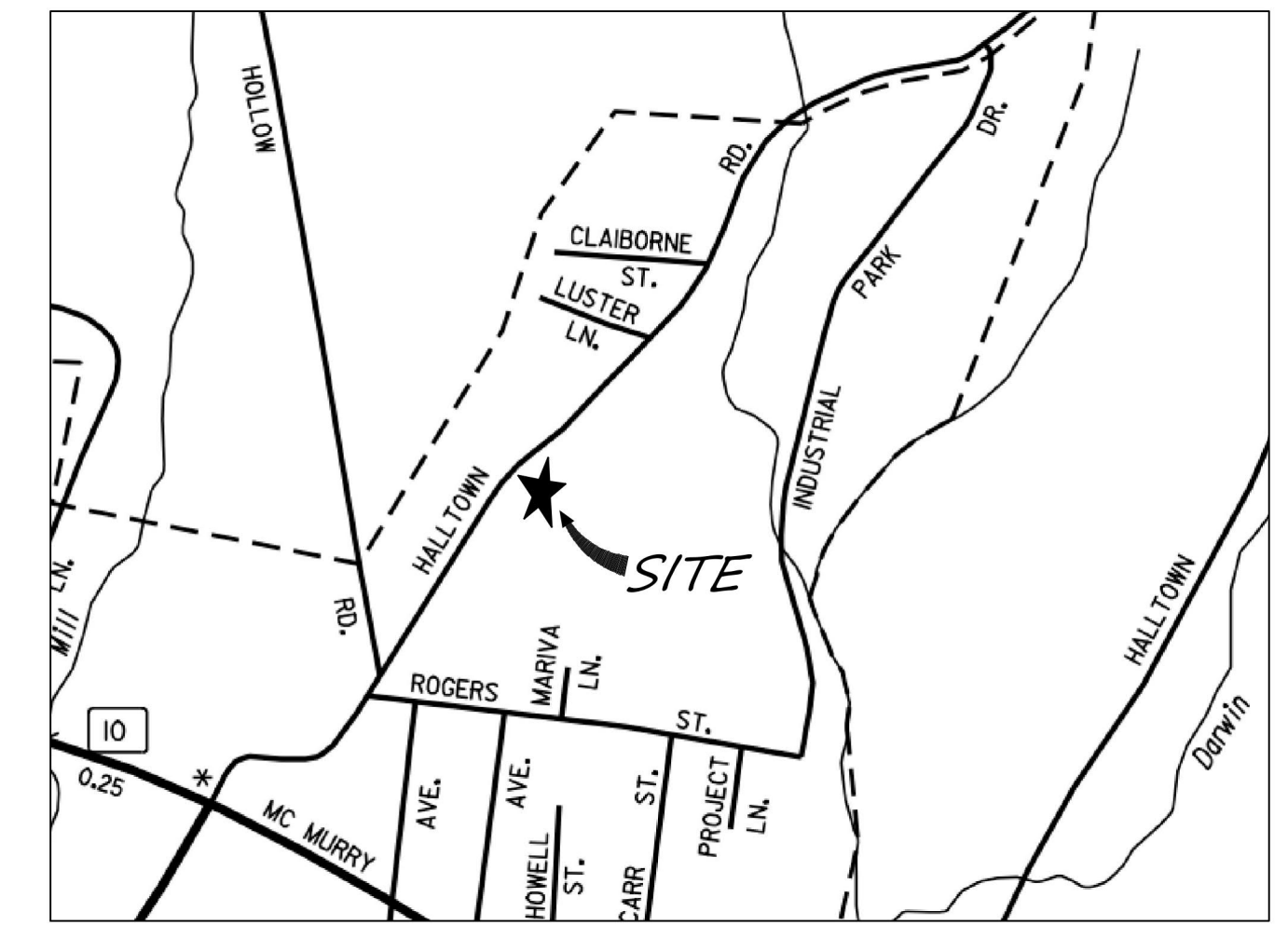
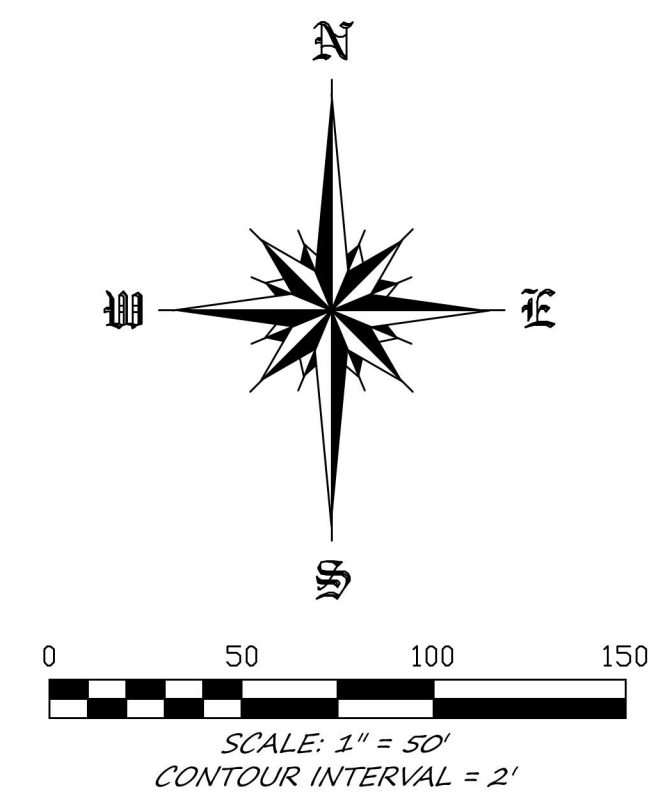
1. PROPOSED WATER AND SEWER LINES AS SHOWN HEREON ARE APPROXIMATE IN LOCATION. A FINAL LOCATION WILL BE ESTABLISHED UPON COMPLETION OF ENGINEERING PLANS FOR EACH.
2. A HOMEOWNER'S ASSOCIATION WILL BE CREATED PRIOR TO ANY UNITS BEING SOLD.
3. A TEMPORARY CUL-DE-SAC WILL BE ESTABLISHED AT THE END OF EACH PHASE. SAID CUL-DE-SAC WILL BE TERMINATED UPON DEVELOPMENT OF NEXT PHASE.

SITE DATA

OWNER: BEACH ONE PROPERTIES, INC.
 DEED: RECORD BOOK 43, PAGE 186
 TAX MAP: MAP 19, PARCEL 14.04
 AREA: 5.01 ACRES ±
 ZONING: R-3, HIGH DENSITY RESIDENTIAL DISTRICT
 BULK RESTRICTIONS:
 FOR MULTI FAMILY DWELLINGS
 MINIMUM LOT AREA: 10,800 SQUARE FEET
 MAXIMUM OVERALL DENSITY PER GROSS ACRE: 12 UNITS
 MINIMUM LOT AREA PER DWELLING UNIT: 3,600 SQUARE FEET
 MINIMUM WIDTH AT BUILDING SETBACK: 60'
 MINIMUM YARD REQUIREMENTS
 FRONT: 25'
 SIDE FOR 1 OR 2 STORIES PLUS AN ADDITIONAL 5' FOR EACH ADDITIONAL STORY: 10'
 REAR: 15'
 MAXIMUM LOT COVERAGE
 THE AREA OCCUPIED BY ALL STRUCTURES, INCLUDING ACCESSORY STRUCTURES SHALL NOT EXCEED 40% OF THE TOTAL AREA OF ANY LOT
 OFF-STREET PARKING REQUIREMENTS
 SINGLE DETACHED DWELLING AND DUPLEX: NOT LESS THAN 2 SPACES FOR EACH DWELLING UNIT

CURVE TABLE

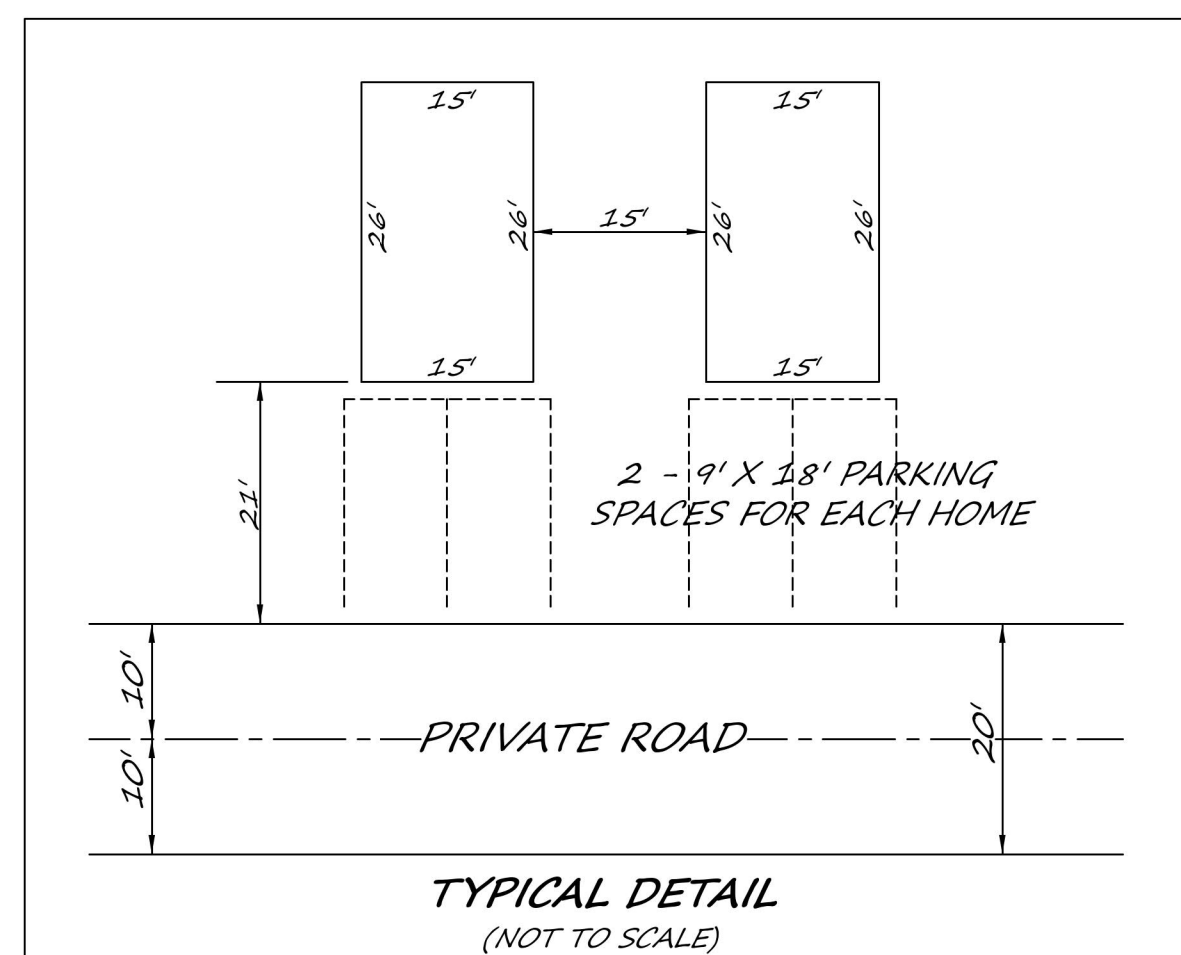
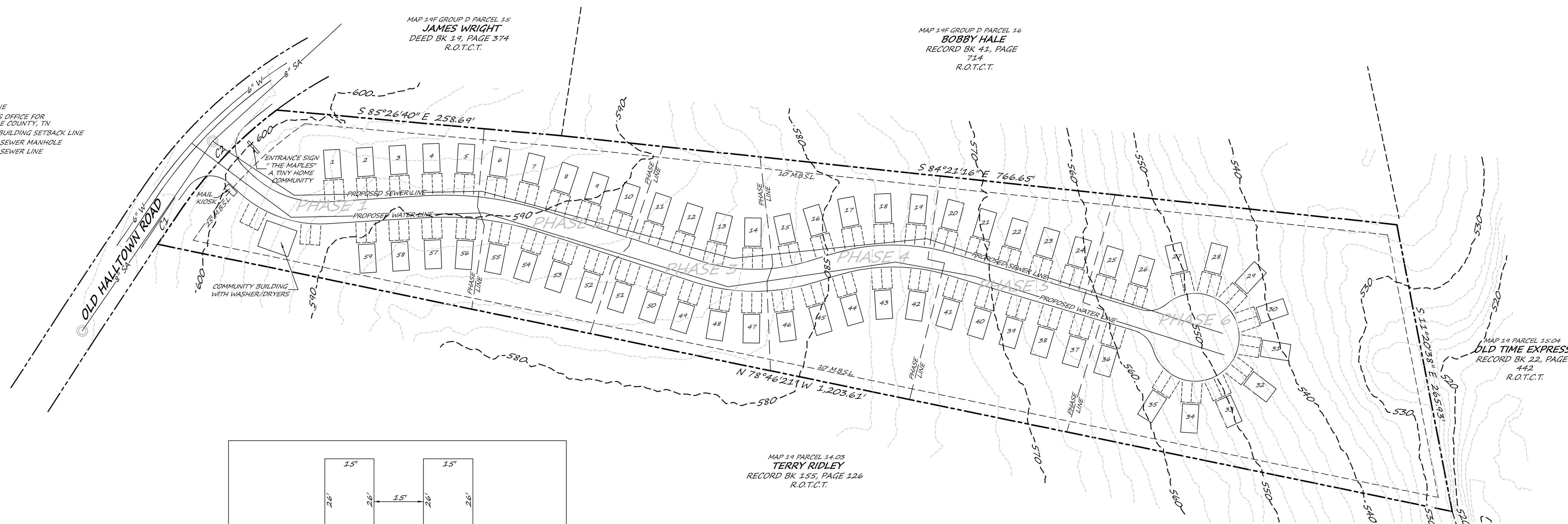
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°21'29"	5,778.50'	36.11'	N 33°03'44" W	36.11'
C2	18°48'02"	391.00'	128.30'	N 43°14'30" E	127.72'



GENERAL LOCATION MAP
(NOT TO SCALE)

LEGEND

- W — WATER LINE
- R.O.T.C.T — REGISTER'S OFFICE FOR TROUSDALE COUNTY, TN
- M.B.S.L — MINIMUM BUILDING SETBACK LINE
- SANITARY SEWER MANHOLE
- SA — SANITARY SEWER LINE



SITE PLAN

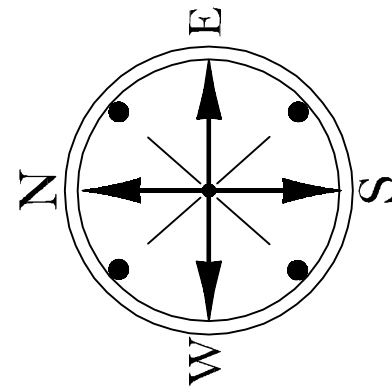
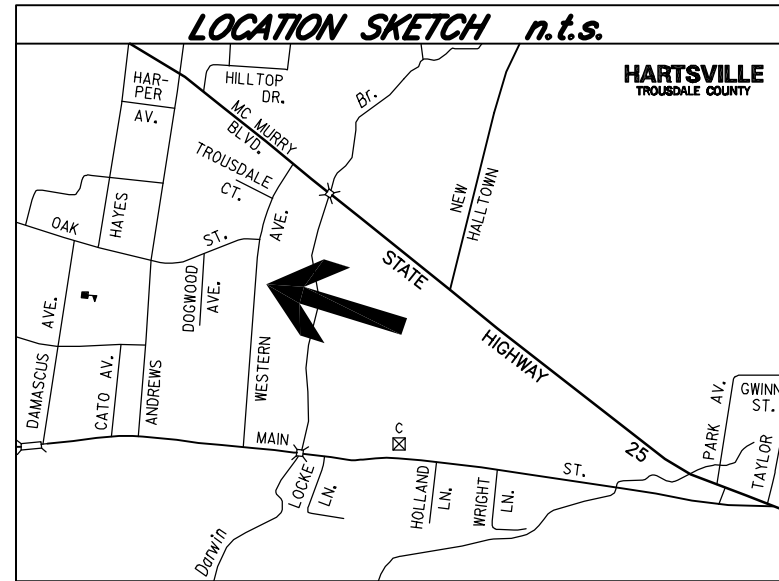
THE MAPLES

A TINY HOME COMMUNITY

OLD HALLTOWN ROAD
 SEVENTH CIVIL DISTRICT
 HARTSVILLE, TROUSDALE COUNTY, TENNESSEE



PREPARED BY
DILLEHAY LAND CONSULTANTS, PLLC
 776 MCMURRY BLVD. EAST
 HARTSVILLE, TN 37074
 PHONE: (615) 633-7009
 EMAIL: jackie.dillehay@gmail.com



FINAL SUBDIVISION PLAT OF WESTERN AVENUE ESTATES

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

SCALE : 1" = 60'
 DATE : APRIL 19, 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.

HARRY D. McCARL

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

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 114, Page 571, 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: _____

 DUSTIN MARCELLINO

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 FINAL SUBDIVISION PLAT OF WESTERN AVENUE ESTATES 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

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS

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

Date: _____
 Department of Environment and Conservation, Division of Groundwater Protection

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

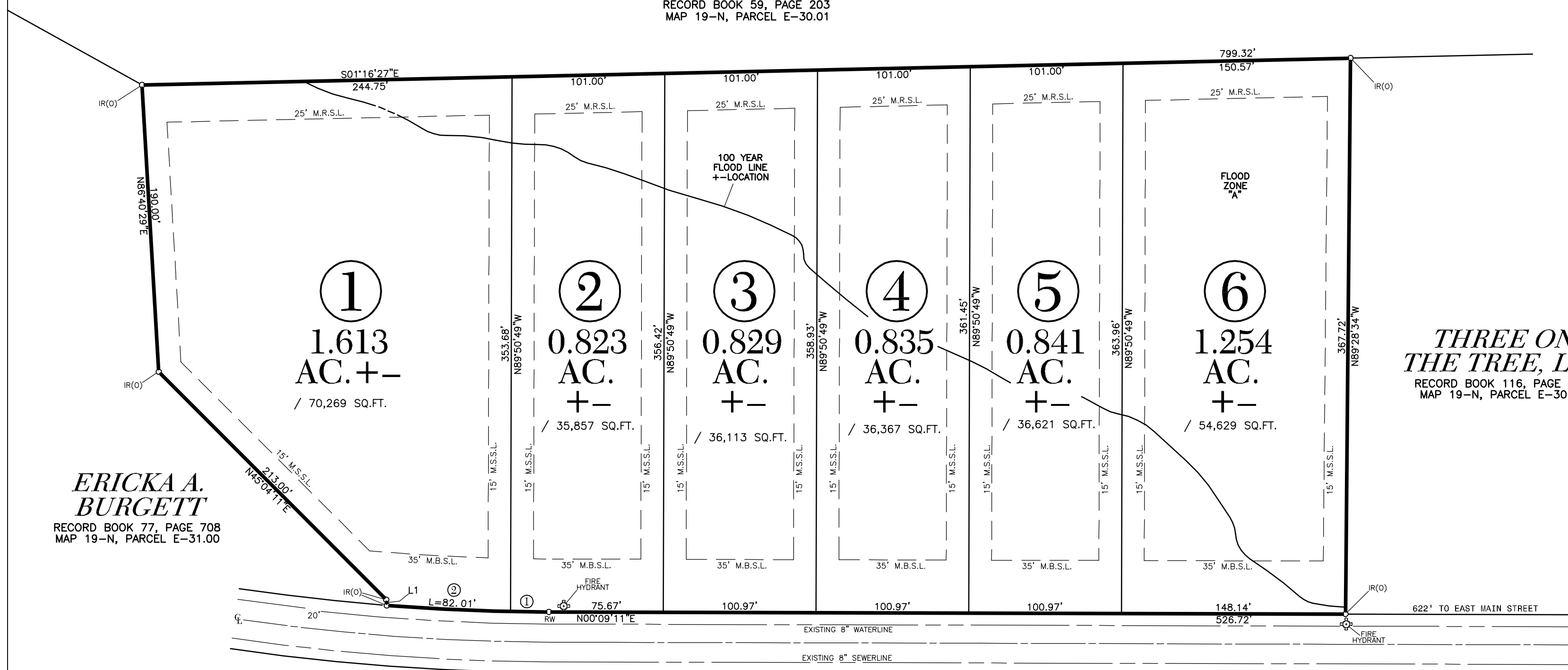
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning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

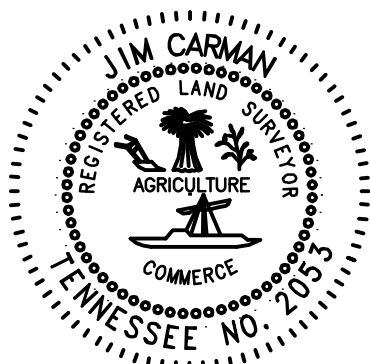
Date: _____
 Secretary Planning Commission



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

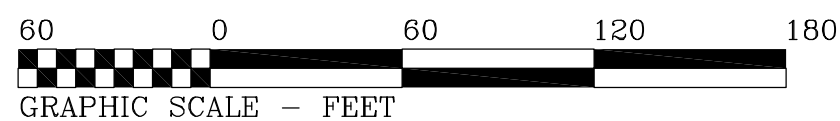
ERICKA A. BURGESS
 RECORD BOOK 77, PAGE 708
 MAP 19-N, PARCEL E-31.00

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.



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

Course	Bearing	Distance
L1	N84°04'14"E	3.75'



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: DUSTIN 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.

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