

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

John Kerr – Chair
David Thomas – Vice Chair
Amanda Carman – Sec

Heather Bay
Katie Dillion
Mitch Gregory

Author "AB" Harper
David Nollner
Cal Welch

SEPTEMBER 9, 2024 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting August 12, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

REZONE

- Rezone request by Johnny and Linda Adcock 1 acre from A1 to R1 at 1415 Crenshaw RD HV TN (Map 15 Parcel 037.00) of 205 acres to allow granddaughter to build in the 5th Civil District

SITE PLAN REVIEW

- Site Plan for a new Education Building at TCAT-Hartsville 716 E McMurry Blvd HV TN (Map 27D B Parcel 20.00) approved by State of Tennessee in the 7th Civil District
- Site Plan for 10 Townhome unit multifamily development by Justin Trent Maasen at 680 River Valley (Map 027G B Parcel 27.00) in the 7th Civil District

NEW BUSINESS

SITE PLAN REVIEW

- Site Plan for a Trucking HUB by S & D Management LLC on Hwy 231 N (Map 017 Parcel 26.04) in the 6th Civil District

SKETCH PLAT

- Sketch Plat for a 9-lot subdivision on 7.15 acres at 345 Sam Beasley RD (Map 026 Parcel 37.04) by L&E Properties Developers LLC in the 7th Civil District.

DISCUSSION

- Food Trucks- Regulation outline
- RV Parks

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

August 12, 2024 - 7:00 P.M. – Trousdale County Courthouse

Present: Heather Bay, Amanda Carman, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent: Katie Dillon

Others Present: Mae Wright, Clint Satterfield, Johnnie Leonard, Walter Smith, Justin Maasen, Cody Joe Haynes, John Cheney, Mike Dies

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the July 8th, 2024 meeting minutes. David Thomas made a motion to approve minutes. Seconded by Mitch Gregory. None opposed. **MOTION CARRIED**

Changes to the Agenda

- Chairman Kerr asked the Planning Commission Members to add “Field House” as a new discussion item. Rosalie Myhan asked the Planning Commission Members to remove “Food Trucks” from the discussion for this month and postpone it until the September meeting. David Nollner made a motion to approve the changes to the agenda. Seconded by Cal Welch. None opposed. **MOTION CARRIED**

Public Hearing – None

Old Business – None

NEW BUSINESS

- Rezoning request by Johnny and Linda Adcock 1 acre from A1 to R1 at 1415 Crenshaw Rd HV TN (Map 15 Parcel 037.00) of 205 acres to allow granddaughter to build in the 5th Civil District**
Due to no representation, rezoning request will be postponed.
- Site Plan Review for a new Education Building at TCAT- Hartsville 716 E McMurry Blvd HV TN (Map 27D B Parcel 20.00) approved by State of Tennessee in the 7th Civil District**
Johnnie Leonard with Huddleston Steele Engineering and Walter Smith with Orcutt Winslow Architects spoke on behalf of TCAT. Mr. Smith stated the new Education Building will be 2 story, 69,000 sq ft building. The building will be a mix of materials from brick, metal panels, store front, with the roofing mainly EPDM and standing seam metal roof. There are plans for a new monument sign at the end of the driveway with brick and metal and once finalized, will be presented to the Planning Commission. David Thomas made a motion to approve the site plan for the new Education Building at TCAT pending Ms. Rosalie’s calculation of the 50% maximum coverage of the property. Seconded by Heather Bay. None opposed. **MOTION CARRIED**
- Site Plan Review for 10 Townhome unit multifamily development by Justin Trent Maasen at 680 River Valley (Map 027G B Parcel 27.00) in the 7th Civil District**
Justin Maasen and Cody Joe Haynes spoke on behalf of themselves for the site plan review for the 10 Townhome unit development on River Valley. GNRC gave the property owners a list of things missing from the site plan from Article 7.030. David Thomas made a motion to postpone the review until the site plan is corrected. Seconded by Cal Welch. None opposed. **MOTION CARRIED**

- **Site Plan Review for 12 Apartment unit development by Tracey and Angie Langford on Greentop St (Map 027B D Parcels 11.00, 12.00, 13.00, 14.00, 15.00) in the 7th Civil District**

Mike Dies with Beasley's Construction spoke on behalf of Tracey and Angie Langford. Mr. Dies stated they will be 2 bedroom, 1 bath units. GNRC informed Mr. Dies that two ADA parking spaces will need to be added to the site plan. Mr. Dies confirmed with Ms. Myhan that they will be using Townhome construction for the units. Ms. Myhan asked Mr. Dies to add the distance to the fire hydrants to the site plan. Cal Welch made a motion to approve the site plan contingent upon the two items being added to the site plan and approved by Ms. Rosalie. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

DISCUSSION

- **Fieldhouse**

Mr. Kerr informed the Planning Commission members he spoke with GNRC and asked questions about the old Fieldhouse. Mr. Kerr asked GNRC questions about flood zones and options the school system has. Clint Satterfield spoke to the Planning Commission about the field house. He stated that the idea was to redo the interior of the field house to make it handicap accessible and ADA compliant. Ms. Myhan informed Dr. Satterfield that if more than 50% of the building will be renovated, then the whole building will have to be brought up to the 2018 code. Ms. Myhan also stated that any variances needed for plumbing will need to be taken to the BZA. David Thomas made a motion to send this to the BZA with a favorable recommendation. Seconded by Mitch Gregory. None oppose. Mr. Kerr recused himself from the vote due to being a member of the Trousdale County School Board.

MOTION CARRIED

- **RV Length of Stay**

Mr. Kerr stated that in the past the Planning Commission gave a new RV park a 30-day limit for length of stay. Ms. Myhan stated that the State Campgrounds have a 30-day limit for length of stay. When asking GNRC if there were any length of stay laws and there are not any. Mr. Kerr asked Ms. Myhan to pull together the ideas that were discussed to bring together for the next Planning Commission meeting.

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Arthur Harper. None opposed

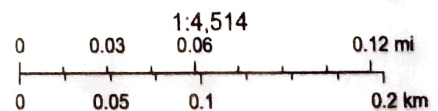
MOTION CARRIED

Trousdale County - Parcel: 015 037.00



Date: July 23, 2024

County: Trousdale
Owner: ADCOCK JOHNNY G SR
Address: CRENSHAW RD 1415
Parcel Number: 015 037.00
Deeded Acreage: 0
Calculated Acreage: 205
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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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.

\$350 APPLICATION FEE

\$150 SIGN DEPOSIT

HARTSVILLE/TROUSDALE COUNTY

PLANNING OFFICE

328 Broadway, Room 1 | Hartsville, TN 37074

Office (615) 374-1125 | Cell (615) 374-5066

planning@trousdalecountytn.gov

ZONING CHANGE APPLICATION

MR# 217

7-23-24

RP

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Granddaughter to build house

Property Owner Johnny & Linda Adcock Phone [REDACTED]

Property Address 1415 Crenshaw Rd., Hartsville TN 37074

Lot Size 1 acre Road Frontage 200 ft. Easements 0 ft

Tax Map Number 15 Group n/a Parcel 037.00 Record/Deed Book 24/261

Subdivision Name Adcock Property Phase n/a Lot # 1

Water Source Hartsville Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Linda Adcock Phone [REDACTED]

Mailing Address 1415 Crenshaw Rd., Hartsville TN 37074

Email: applicant has no email; contact jackie.dillehay@gmail.com if needed

IMPACT INFORMATION

Zoning of Surrounding Properties A1 - Agriculture Forestry

Names of Surrounding Property Owners Jack Carey, Jr.

Affected Roads Crenshaw Rd.

Schools Affected Trousdale County

Public Utilities Hartsville Water

[REDACTED SIGNATURE]
Applicant Signature

7-24-24
Date Submitted

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____

Reviewed by BZA _____ Action _____

Zoning Ordinance at County Commission

1st Reading _____ Action _____

Public Hearing _____ Action _____

2nd Reading _____ Action _____

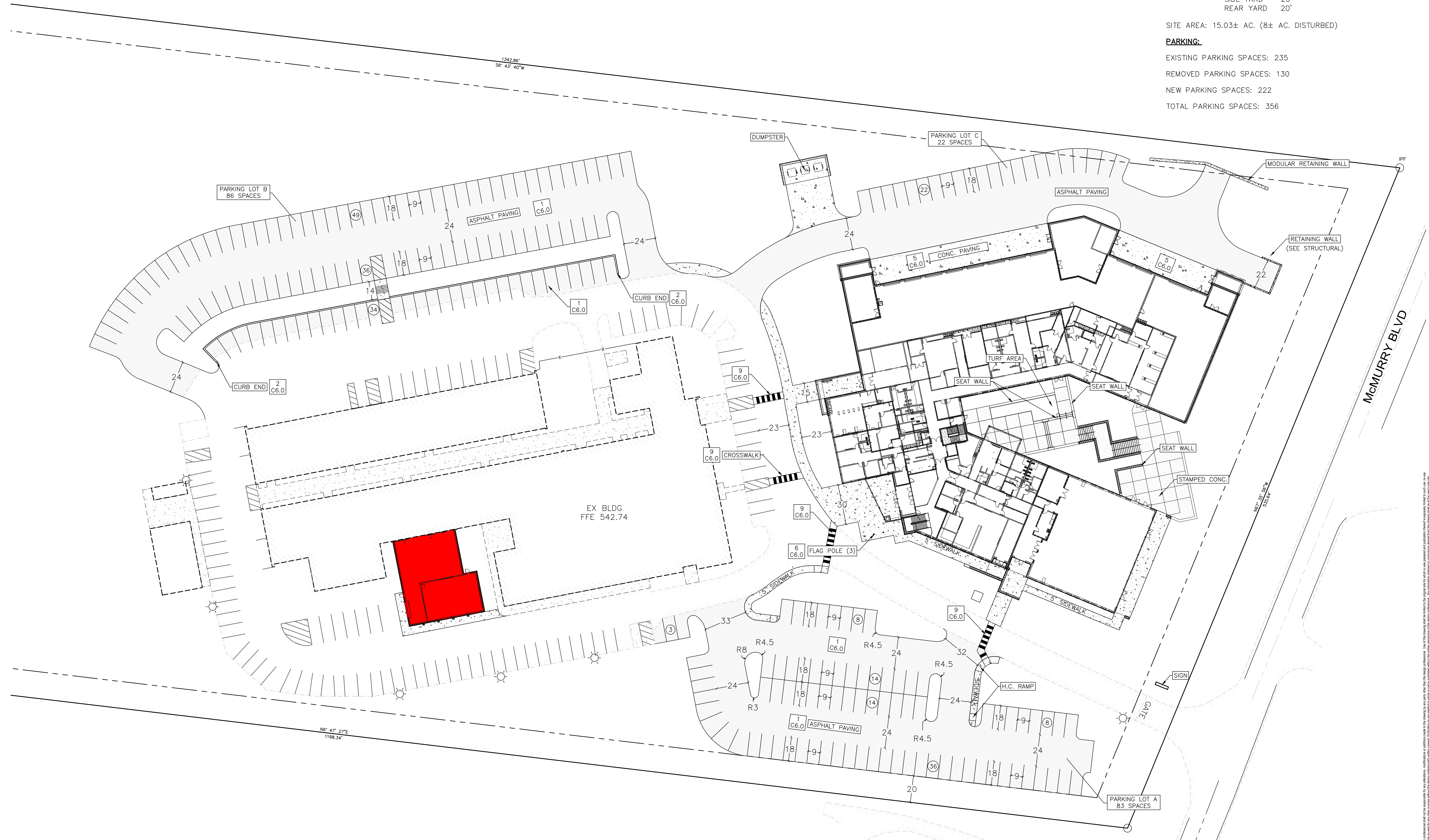
Passed _____ Failed, state reason _____

SITE DATA:
 TAX MAP: 27D GROUP: B PARCEL: 24.00
 DEED BOOK: A1 PAGE: 471
 CURRENT ZONING: C2 COMMERCIAL HIGHWAY
 SCHOOL ADDRESS: 716 E McMURRY BLVD, HARTSVILLE TN 37074
 FLOOD PANEL: 47169C0044C DATED: 9/29/2010 ZONE: X

SETBACKS: FRONT YARD 30'
 SIDE YARD 20'
 REAR YARD 20'

SITE AREA: 15.03± AC. (8± AC. DISTURBED)

PARKING:
 EXISTING PARKING SPACES: 235
 REMOVED PARKING SPACES: 130
 NEW PARKING SPACES: 222
 TOTAL PARKING SPACES: 356



LEGEND

⊙	Power Pole
⊙	Existing Fire Hydrant
⊙	Proposed Fire Hydrant
△	Reducer
⊙	Water Valve
⊙	Water Meter
▲	Concrete Thrust Block
—W—	Existing Water Line
—W—	Proposed Water Line
—S—	Existing Sanitary Sewer Line
—S—	Proposed Sanitary Sewer Line
—SD—	Existing Stormwater
CB	Existing Catch Basin
⊙	Existing Manhole
⊙	Proposed Manhole
—SD—	Sewer Line Check Dam
—	Existing Contours
—	Proposed Contours
⊙	Existing Spot Elevations
⊙	Proposed Spot Elevations
—	Sitation Fence
—	(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
—	Sitation Fence (Initial Measure)
—	Sitation Fence (Once Constructed)
—	Turf Reinforcement Mat
—	Stone Check Dam

LEGEND
 IFS ○ IRON PIN SET (1/2" REBAR WITH STAMPED IN-CONCRETE)
 IFF ○ IRON PIN FND.
 □ CONC. MONUMENT FOUND
 — FENCE

Notes:

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, as well as from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

HUDLESTON-STEELE ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 893 - 4084, FAX: 893 - 0080

TCAT HARTSVILLE - MAIN CAMPUS
 New Admin & Academic Bldg. and New Technical Bldg.
 716 McMurry Blvd E / Hartsville, TN 37074 | TENNESSEE BOARD OF REGENTS #166/050-01-2023

C2.0

AGENCY NO.

TENNESSEE BOARD OF REGENTS
TCAT HARTSVILLE - MAIN CAMPUS
 New Admin & Academic Bldg. and New Technical Bldg.
 716 McMurry Blvd E / Hartsville, TN 37074 | TENNESSEE BOARD OF REGENTS #166/050-01-2023

SIGN / SEAL

OWP PROJECT NO.	DATE OF ISSUE
2023_256	04/24/2024
PROJECT PHASE / ISSUED FOR	
Development Package	
REVISIONS	
DELTA DESCRIPTION	DATE

PROJECT TEAM
 HUDLESTON-STEELE ENGINEERING, INC.
DRAWN BY
 CHRIS GREGORY

SHEET CONTENTS / TITLE
 SITE PLAN

MK# 259
7-26-24

HARTSVILLE/TROUSDALE COUNTY
PLANNING OFFICE | CODES, ZONING, AND BUILDING (B)

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | cell (615) 374-5066
htcgplanning@trousdalecountyttn.gov

- SITE PLAN APPLICATION - \$250.00
- MINOR SUBDIVISION APPLICATION - \$250.00
(5 lots or less)
- PLAT AMENDMENT APPLICATION - 200.00
- MAJOR SUBDIVISION APPLICATION - \$500.00

PARCEL INFORMATION

Property Owner State of Tennessee Phone [REDACTED]

Property Address 716 E. McMurry Blvd. City Hartsville TN Zip code 37074

Tax Map Number 27D Group B Parcel 20.00 Record/Deed Book A1/471

Subdivision Name N/A Phase N/A Lot# N/A

Water Source Hartsville/Trousdale W&S Sewer or Septic Sewer-Private

APPLICANT INFORMATION

HADDLESTON - STEELE ENGINEERING

Applicant Name Johnnie H. Leonard III Phone [REDACTED]

Mailing Address 2115 NW Broad Street City Murfreesboro TN Zip code 37129

Email [REDACTED]

[REDACTED SIGNATURE]

07/26/2024

Applicant Signature

Date Submitted

IMPACT INFORMATION

Public Utilities Hartsville WATER, Tri County Electric

Affected Roads Mc MURRY BLVD

Schools Affected TCAT- HARTSVILLE

ACTION TAKEN

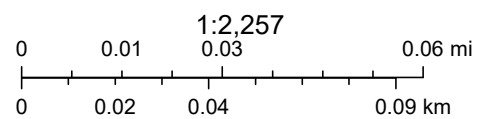
Reviewed by Planning Commission _____ Action _____

Trousdale County - Parcel: 017 026.04



Date: August 23, 2024

County: Trousdale
Owner: BURTON TERRY ETUX
Address: HWY 231 N
Parcel Number: 017 026.04
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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PLAT AMENDMENT APPLICATION – 200.00

MAJOR SUBDIVISION APPLICATION – \$500.00

PARCEL INFORMATION

Property Owner S & D Management LLC Phone [REDACTED]

Property Address Hwy 231 N City Bethpage TN Zip code 37022

Tax Map Number 017 Group _____ Parcel 26.04 Record/Deed Book 179/289

Subdivision Name Presley & Teeple Phase _____ Lot# 2

Water Source CS/BP Water Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name S & D Management LLC Phone [REDACTED]

Mailing Address P.O. Box 1008 City Hendersonville TN Zip code 37077

Email [REDACTED]

[REDACTED]
Applicant Signature _____ Date Submitted _____

IMPACT INFORMATION

Public Utilities TriCountyElectric, CastalianSprings/BethpageWater, PiedmontGas

Affected Roads Hwy 231 N, Bass RD

Schools Affected _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____

Passed _____ Failed (State Reason) _____

Reset Form

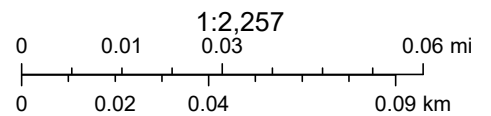
Save As

Trousdale County - Parcel: 026 037.04



Date: August 30, 2024

County: Trousdale
Owner: MINCH CHRISTIAN
Address: SAM BEASLEY RD
Parcel Number: 026 037.04
Deeded Acreage: 7.15
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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(5 lots or less)

PLAT AMENDMENT APPLICATION – 200.00

MAJOR SUBDIVISION APPLICATION – \$500.00

PARCEL INFORMATION

Property Owner Christain Minch Phone [REDACTED]

Property Address 345 Sam Beasley City Hartsville TN Zip code 37074

Tax Map Number 026 Group _____ Parcel 037.04 Record/Deed Book _____

Subdivision Name Marshall Farm Phase _____ Lot# _____

Water Source Hartsville Water Sewer or Septic Sewer

APPLICANT INFORMATION

Applicant Name L&E Properties Developers Phone [REDACTED]

Mailing Address 107 Peters Court City Murfreesboro TN Zip code 37128

Email [REDACTED]

[REDACTED] 8/27/2024
Applicant Signature Date Submitted

IMPACT INFORMATION

Public Utilities Hartsville Water, Tri County Electric

Affected Roads Sam Beasley RD

Schools Affected _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____

Passed _____ Failed (State Reason) _____

Reset Form

Save As