

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*

NOVEMBER 12, 2024 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting October 14, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- Rezone Request by Justin Trent Maasen for 1.23 acres from R2 to R3 at 850 River Valley (Map 027G B Parcel 28.00) in the 7th Civil District for development
- Rezone Request by Dennis Goke for 10.78 acres for R1 to R3 at Church ST (Map 27 Parcel 3.12) in the 7th Civil District for development

SITE PLAN REVIEW

- Site Plan review for a Solar Array for the new Gas Pumping Station by the East Tennessee Natural Gas on Puryears Bend (Map 027 Parcel 003.11) in the 7th Civil District
- Site Plan review for an amendment to the original Site Plan by Do Re Mi Gospel Music Academy LLC at 275 Cedar Bluff RD (Map 038 Parcel 15.04) by adding a new caretaker residence in the 9th Civil District

PRELIMINARY PLAT

- Preliminary Plat for a 11-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.
- Preliminary Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 18 Parcels 4.42,4.43,4.44) 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

October 14, 2024 - 7:00 P.M. – Trousdale County Courthouse

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

Absent: Mitch Gregory

Others Present: Jaret Shaffer(GNRC), Jeff Gregory, Pam Gregory, John Cheney, Don Collins, Clint Satterfield, Craig Moreland, Bo Agee, Clayton Thorne, Marshal Myhan, Mark Presley

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 September 9th, 2024 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by David Thomas. None opposed. **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- **Rezone request by Jeff and Pam Gregory for 3.25 acres from R2 to R3 on Front St (Map 019K A Parcels 26.00, 27.00) in the 7th Civil District for development**
Jeff Gregory spoke to the Planning Commission about the rezone request. Mr. Gregory stated he wanted to have more options with the R3 zoning. Amanda Carman made a motion to approve the rezone request. Seconded by Arthur Harper. None opposed. **MOTION CARRIED**
- **Site Plan for a new Field House by the Trousdale County Board of Education 200 East Main St (Map 027C A Parcel 007.00) in the 7th Civil District**
John Cheney and Don Collins present the site plan for a new Field House by the Trousdale County Board of Education. Due to no representation, rezone request will be postponed. Mr. Collins stated they found a level site on the existing property for the new field house and would be phase 1 of a two-phase project by the Trousdale County Board of Education. David Thomas made a motion to approve the site plan. Seconded by David Nollner. Prior to voting, Chairman Kerr recused himself due to having a position on the Trousdale County School Board. None opposed. Chairman Kerr recused. **MOTION CARRIED**
- **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.**
Craig Moreland presented the sketch plat for a 9-lot subdivision. After surveying the property, they found they could get 11 lots instead. Cal Welch made a motion to approve the sketch plat. Seconded by David Thomas. None opposed. **MOTION CARRIED**
- **Sketch Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 18 Parcels 4.42,4.43,4.44) in the 7th Civil District.**
Bo Agee with Agee Land Surveying presented the sketch plat for a 5-lot subdivision. Mr. Agee stated that his client purchased three lots on Sulphur College Rd and after surveying the property, they were able to get 5 lots instead. Mr. Agee was asked by Ms. Myhan to notate the distance to the nearest fire hydrant on the Preliminary Plat. Cal Welch made a motion to approve the sketch plat. Seconded by Amanda Carman. None opposed. **MOTION CARRIED**

DISCUSSION - None

Adjourn

Katie Dillon made a motion to adjourn, Seconded by David Nollner. None opposed

MOTION CARRIED



Rezoning Permit Application

Date: 10/23/2024 24225

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Justin Trent Maasen
Address: 850 River Valley RD
City, State, Zip: Hartsville TN 37074
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Kelly Ann Armistead/Crystal Garner
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 850 River Valley Dr
City, State, Zip: Hartsville TN 37074
Current Zoning: R2
Requested Zoning: R3
Lot Size: 1.23 acres
Road Frontage: 150 ft
Easements: none
Tax Map #: 027G

Group: B
Parcel: 028.00
Record/Deed Book: 39/337
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: Future townhome development

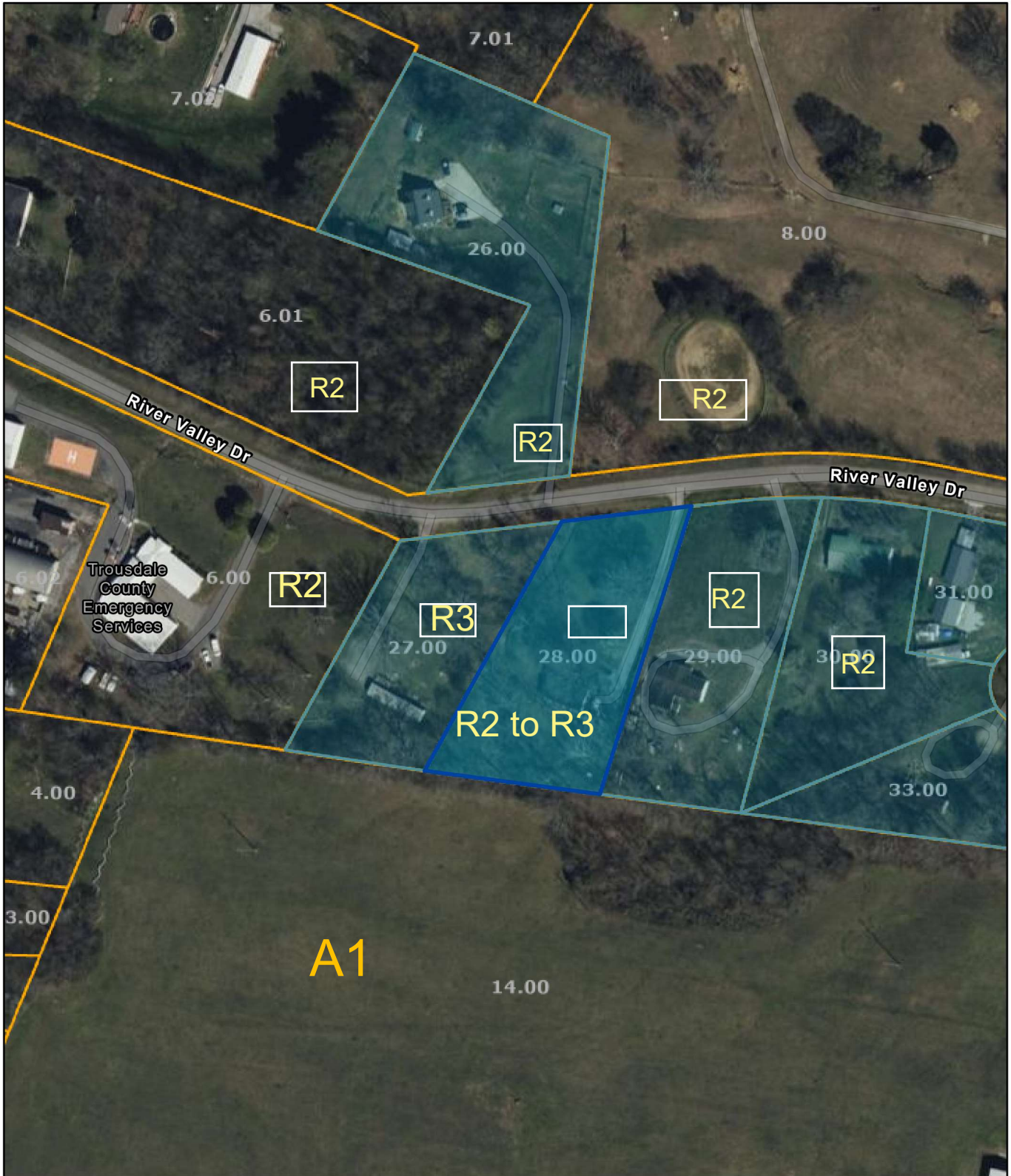
I do hereby certify that the information contained herein is true and correct.

Justin Trent Maasen

10/23/2024

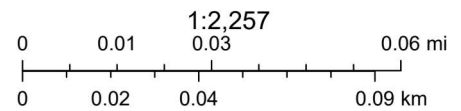
Date

Trousdale County - Parcel: 027G B 028.00



Date: November 5, 2024

County: Trousdale
Owner: ARMISTEAD KELLY ANN
Address: RIVER VALLEY CT
Parcel Number: 027G B 028.00
Deeded Acreage: 0
Calculated Acreage: 0
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.



Rezoning Permit Application

Date: 10/24/2024

Applicant / Owner

Applicant Type:

Applicant Name: Dennis Goke

Address: [Redacted]

City, State, Zip: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Owner Name:

Dennis Goke

Owner Phone:

[Redacted]

Owner Email:

Property

Site Address: Church St/Old Hwy 25

City, State, Zip: Hartsville, TN 37074

Current Zoning: R1

Requested Zoning: R3

Lot Size: 10.78 acres

Road Frontage: 181 ft Church St

Easements: 0

Tax Map #: 27

Group: 0

Parcel: 3.00

Record/Deed Book: 181/134

Subdivision Name:

Phase:

Lot #:

Water Source: Hartsville / Trousdale Water Dept.

Sewer/Septic: Sewer

Reason: Further development

I do hereby certify that the information contained herein is true and correct.

Dennis Goke

10/24/2024

Date



Planning/BZA Permit Application

Date: 10/25/2024
Permit #: 24231

Applicant / Owner

Applicant Name: East Tennessee Natural Gas LLC
Address: 1575 Downtown West Boulevard
City, State, Zip: Knoxville, TN 37919
Phone: [REDACTED]
Email: [REDACTED]
Type:

Owner Name: East Tennessee Natural Gas LLC
Address: Puryears Bend RD
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type: Zoning - Planning / BZA
Status: Pending
Location:
Tax Map #: 027
Group: n/a
Parcel: 003.11
Record/Deed: 177/54

Subdivision: Bratton
Phase:
Lot #:
Request Type: Site Plan
Water Source: Hartsville / Trousdale Water Dept.
Sewer / Septic: Septic
Zoning District:

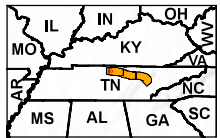
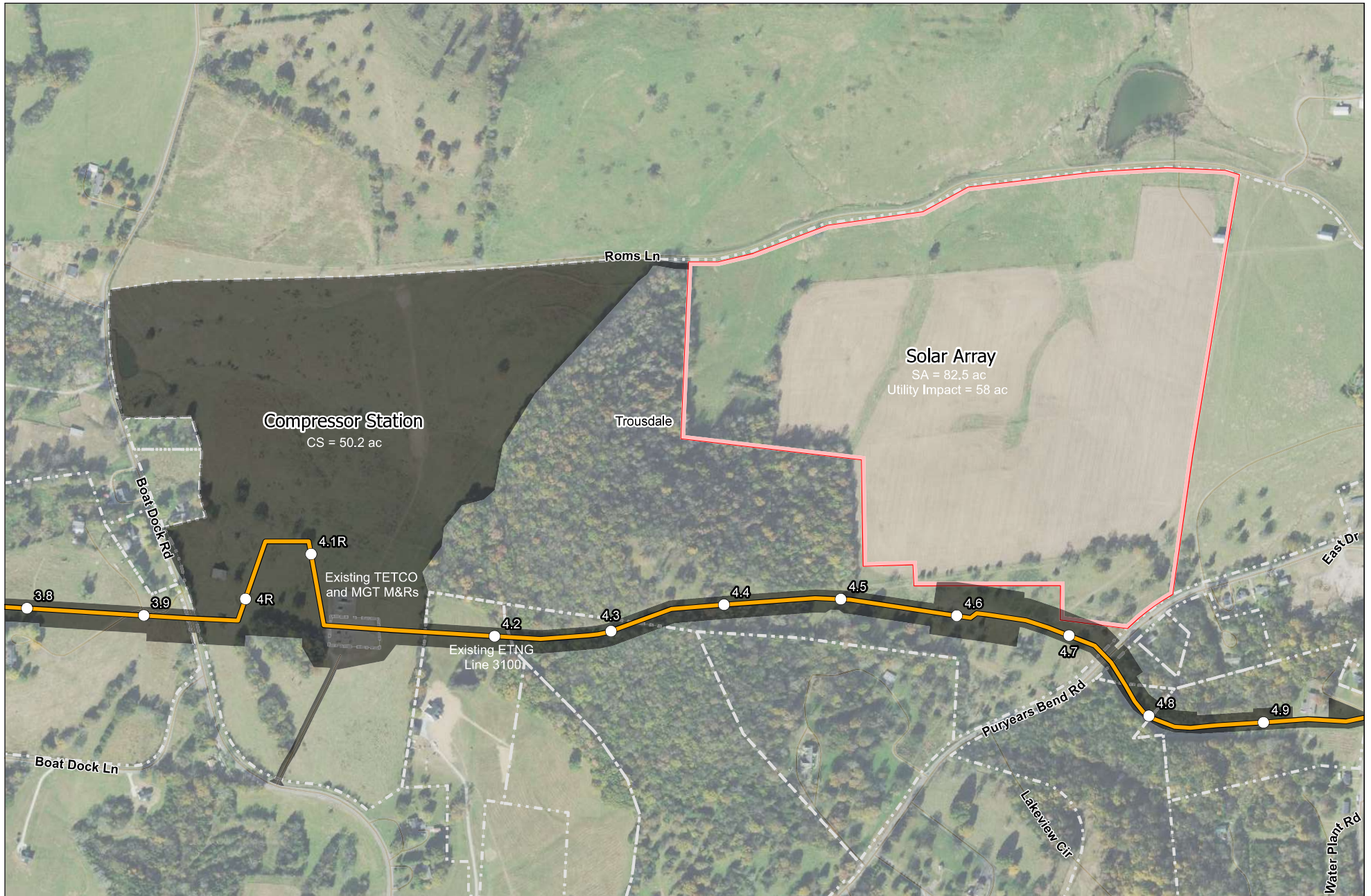
Project Description:

I do hereby certify that the information contained herein is true and correct.

Kevin Price

10/25/2024

Date

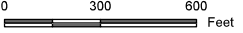


- Legend**
- Ridgeline Mileposts
 - Proposed 30" Pipeline

- Solar Array Boundary
- Construction Limit of Disturbance



Source: NAIP 2021



East Tennessee Natural Gas, LLC

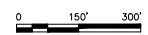
FIGURE 1
RIDGELINE EXPANSION PROJECT
Hartsville Compressor Station and Solar Array

11/20/24 10:58 AM 107.31E - E:\PROJECTS\Utilities_Southern\112024\112024_0818_23536_001\112024_0818_23536_001_001.dwg - 2024/08/14 By: adams



1 OVERALL LAYOUT
1:200

PROJECT SUMMARY	
MODULE	RUNERGY HYDH156N8-635W
TOTAL MODULES	15,840
DC (MW)	10.05
TOTAL INVERTERS	40
TOTAL AC (MW)	8
DC/AC RATIO	1.26



STAMP:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.



REFERENCE DRAWINGS				
REV	NO	DESCRIPTION	DATE	BY
C		DESIGN ISSUED FOR REVIEW	2024-09-02	KLF
B		DESIGN ISSUED FOR REVIEW	2024-04-23	KLF
A		DESIGN ISSUED FOR REVIEW	2023-03-23	KLF
				CHK
				APPR

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HARTSVILLE, TN
RIDGELINE SOLAR
10MWDC/8MWAC
OVERALL LAYOUT

BY: KLF	CHK: CMA	ENG: DDF	ENR APPR:
DATE: 2023-02-28	SCALE: AS SHOWN	STATUS:	REV NO:
DWS NO.:	E-1000		C



MR# 176
10-24-24
K

Planning/BZA Permit Application

Date: 10/23/2024

Applicant / Owner

Applicant Name: Key Dillard
Address: 275 Cedar Bluff RD
City, State, Zip: Hartsville TN 37074
Phone: [REDACTED]
Email: [REDACTED]
Type:

Owner Name: Do RE Mi Music Academy
INC
Address: 275 Cedar Bluff RD
City, State, Zip: Hartsville TN 37074
Phone: [REDACTED]
Email:

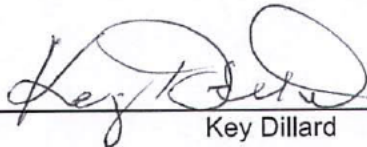
Project

Permit Type: Zoning - Planning / BZA
Status: Online Submission
Location:
Tax Map #: 038
Group: -
Parcel: 15.04
Record/Deed: 67/839

Subdivision:
Phase:
Lot #:
Request Type: Plan Amendment
Water Source: Hartsville / Trousdale Water
Dept. Septic
Sewer / Septic:
Zoning District:

Project Description:

I do hereby certify that the information contained herein is true and correct.

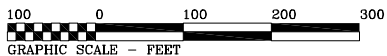


Key Dillard

10/23/2024

Date

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	929.00'	63.11'	126.02'	7°46'20"	125.92'	N 41°17'17" W



GEORGE WEBB

DEED BOOK 45, PAGE 183
MAP 38, PARCEL 19.02

NOTES:

1. PROPERTY IS ZONED A-1 TROUSDALE COUNTY.
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBERS 47169C0131C & 47169C0132C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
3. PROPOSED NEW CONSTRUCTION CONSIST OF 1 NEW RESIDENCE - APPROXIMATELY 1200 SQ.FT.

LOCATION SKETCH n.t.s.



U.S. CORPS OF ENGINEERS
(OLD HICKORY LAKE)

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 LYNOR LANE
HARTSDALE, TENNESSEE
PHONE: (615) 374-3244

22.26 AC.+-

SHAWN J. REESE

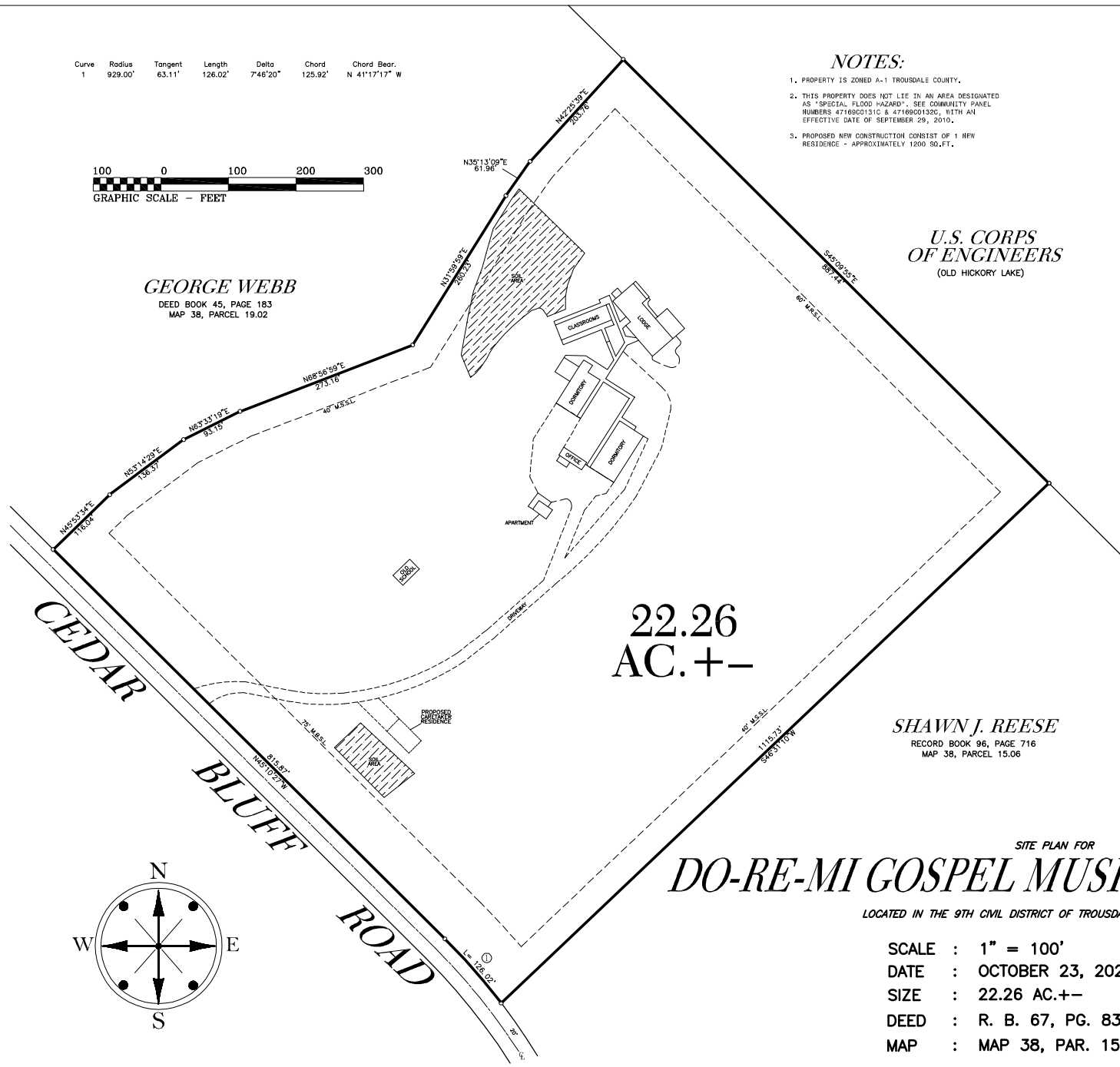
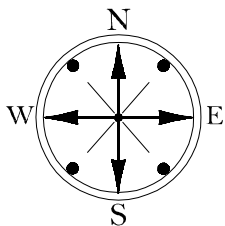
RECORD BOOK 96, PAGE 716
MAP 38, PARCEL 15.06

SITE PLAN FOR

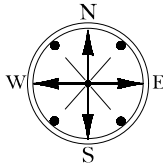
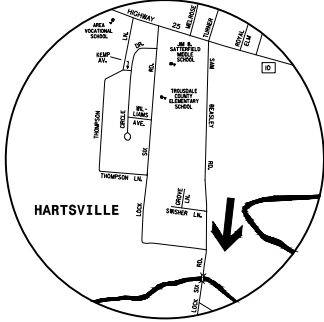
DO-RE-MI GOSPEL MUSIC ACADEMY, INC.

LOCATED IN THE 9TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

- SCALE : 1" = 100'
DATE : OCTOBER 23, 2024
SIZE : 22.26 AC.+-
DEED : R. B. 67, PG. 839, R.O.T.C.T.
MAP : MAP 38, PAR. 15.04, T.A.O.T.C.T.



LOCATION SKETCH n.t.s.



PRELIMINARY SUBDIVISION PLAT OF
GOOSE CREEK
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'
 DATE : OCTOBER 23, 2024
 SIZE : 7.15 AC.+-
 DEED : R. B. 154, PG. 669, R.O.T.C.T.
 MAP : MAP 26, PAR. 37.04, T.A.O.T.C.T.

SUBVENOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE BASIS OF PRECISION OF THIS ENLARGED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



U.S. CORPS
 OF ENGINEERS
 OLD HICKORY LAKE

CARMAN SURVEYING
 4807 W. 12th Street
 Memphis, TN 38117
 Phone: (901) 506-0200

NOTES:

1. PROPERTY IS ZONED R-1 TROUSDALE COUNTY.
2. THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES AE & X. SEE COMPAHITY PANEL NUMBER 47700046, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2019.
3. OWNER: CHRISTIAN MINOR
 148 SHERRY CIRCLE
 GALLATEN, TENNESSEE 37066
4. ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

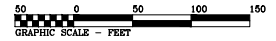
PHILLIP HOLDER
 RECORD BOOK 154, PAGE 621
 MAP 26, PARCEL 37.03

BRENDA K. JONES
 RECORD BOOK 154, PAGE 511
 MAP 26, PARCEL 37.06

MINK & MINK
 RECORD BOOK 154, PAGE 644
 MAP 26, PARCEL 37.06

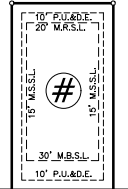
ROBERT C. HELSON
 RECORD BOOK 154, PAGE 604
 MAP 26, PARCEL 37.07

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	3196.861	26.00'	31.13'	030°38'4"	31.13'	N 01°18'28" W
2	25.00'	11.18'	21.03'	48°12'23"	20.41'	S 63°38'54" E
3	50.00'	5.00'	15.71'	18°12'25"	15.81'	S 48°30'41" E
4	50.00'	41.33'	88.15'	79°12'22"	63.75'	N 83°13'15" E
5	50.00'	15.32'	30.41'	14°54'50"	30.00'	N 35°50'41" E
6	50.00'	16.19'	31.31'	35°52'44"	30.80'	N 09°14'16" W
7	50.00'	66.00'	84.41'	108°11'33"	81.00'	N 81°18'18" W
8	25.00'	11.18'	21.03'	48°12'23"	20.41'	S 68°43'41" W
9	50.00'	25.00'	39.27'	90°00'00"	35.36'	N 42°10'33" W
10	25.00'	11.18'	21.03'	48°12'23"	20.41'	N 28°00'54" E
11	50.00'	26.00'	36.36'	99°32'25"	35.36'	N 01°14'32" E
12	50.00'	41.33'	88.15'	79°12'22"	63.75'	N 87°10'31" E
13	50.00'	56.00'	88.36'	98°32'25"	75.78'	S 03°54'13" W
14	25.00'	11.18'	21.03'	48°12'23"	20.41'	S 27°16'21" W
15	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 47°49'23" W



100 YEAR
 FLOOD LINE
 - - - - - LOCATION
 FLOOD
 ZONE
 AE

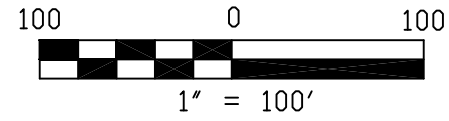
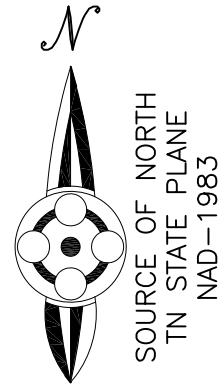
TYPICAL
 RESIDENTIAL
 LOT



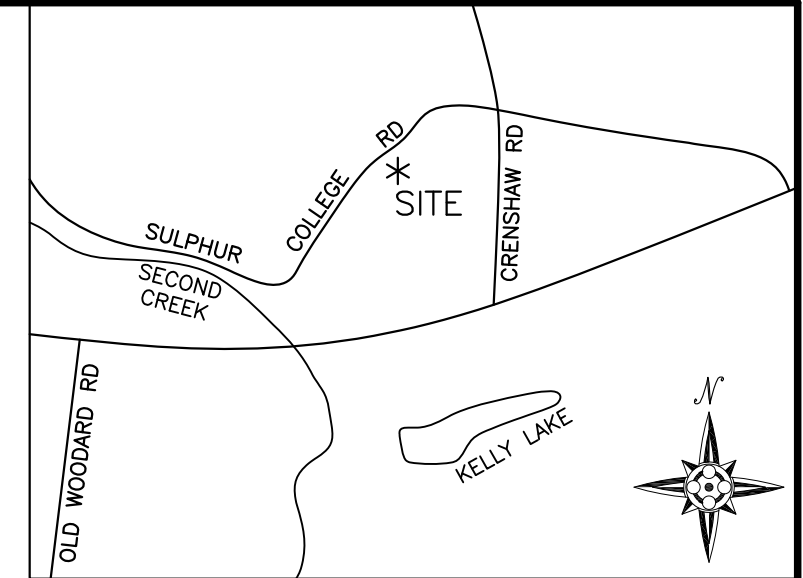
STREET

ROAD
 BEASLEY
 SAM





LOT 2A: 65,535 SQ.FT. +/- OR 1.50 AC. +/-
 LOT 2B: 53,321 SQ.FT. +/- OR 1.22 AC. +/-
 LOT 3A: 44,495 SQ.FT. +/- OR 1.02 AC. +/-
 LOT 3B: 45,753 SQ.FT. +/- OR 1.05 AC. +/-
 LOT 4: 43,911 SQ.FT. +/- OR 1.01 AC. +/-



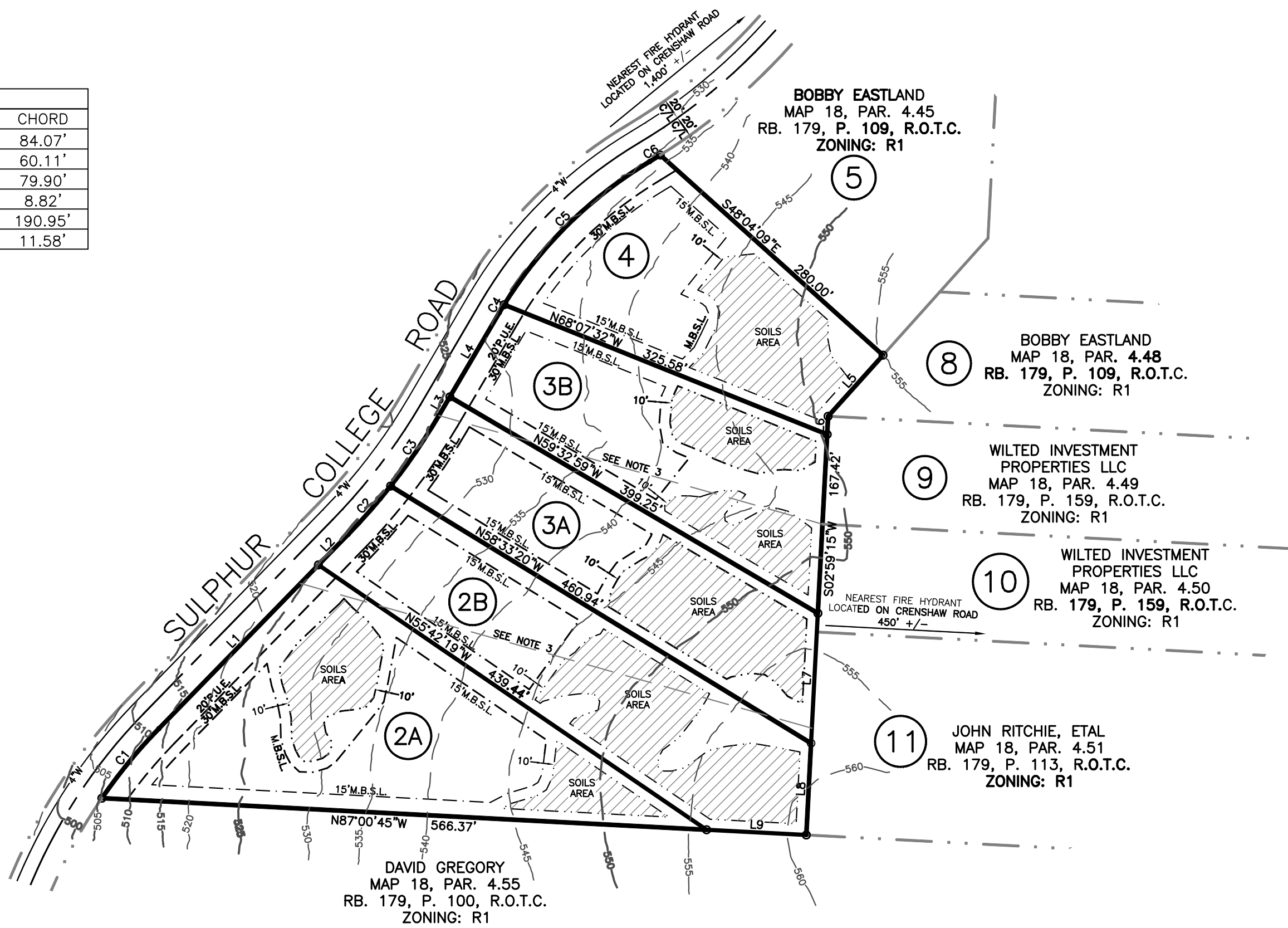
VICINITY MAP: NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.17'	490.50'	9°49'55"	S39°21'20"W	84.07'
C2	60.14'	580.80'	5°55'59"	N41°18'18"E	60.11'
C3	79.96'	580.80'	7°53'17"	N34°23'40"E	79.90'
C4	8.82'	401.20'	1°15'37"	S31°04'50"W	8.82'
C5	192.80'	401.20'	27°32'03"	S45°28'39"W	190.95'
C6	11.58'	564.30'	1°10'34"	N58°39'24"E	11.58'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°16'17"W	213.79'
L2	S44°16'17"W	39.92'
L3	N30°27'01"E	20.29'
L4	N30°27'01"E	91.18'
L5	N41°55'51"E	76.80'
L6	N02°59'15"E	17.00'
L7	N02°59'15"E	121.71'
L8	N02°59'15"E	85.87'
L9	S87°00'45"E	93.40'

NOTES:

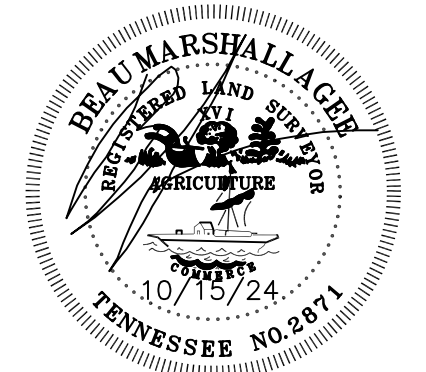
- The purpose of this plat is to demonstrate 5 residential lots.
- Federal Flood Note: The property shown hereon is not in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 47169C0039C, Effective Date September 29, 2010
- This line represents the original lot line that will be vacated per the recording of a final plat.



Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey, as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 10/15/24
 Beau Marshall Agee, PLS TN #2871



Planning Commission Preliminary Plat Approval

Approved by Hartsville/Trousdale County Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____

Date

Preliminary plat approval shall not constitute final approval for recording purposes.

PROPERTY INFO:
 OWNER: FLEMING HOMES
 RB. 179, P. 130, R.O.T.C.

PRELIMINARY PLAT OF RESUBDIVISION OF
LOTS 2, 3, & 4 – HELM PROPERTY
 MAP 18, PARCELS 4.42, 4.43, & 4.44
 7TH CIVIL DISTRICT of TROUSDALE COUNTY, TN
 ZONING: R-1
 DATE: OCTOBER 15, 2024 JOB # 24-0607-A1724

AGEE PROFESSIONAL
 LAND SURVEYING, LLC
 110 S. CUMBERLAND ST.
 LEBANON, TN 37087
 615.887.1371
 beaUAGEE1@gmail.com