

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

David Thomas, Chair
Alan Carman, Vice Chair
Rosalie Myhan, Secretary (NVM)

Tommy Belcher
Judy Kerr
David Nollner

Lonnie Taylor
Rick Gregory, Consultant
Jeff Gregory

AGENDA

JANUARY 9, 2025 | 6:00PM | MAYOR'S OFFICE

1. Call Meeting to Order: 6:00 PM-

Members present: David Thomas, Alan Carman, Judy Kerr, David Nollner, Lonnie Taylor, Rosalie Myhan, Rick Gregory
Welcomed new member Jeff Gregory to the Committee

2. Review minutes from November 7

Motion to approve minutes: David Nollner, 2nd Judy Kerr PASSED

3. Discussion

- A. Update from Rick Gregory: Presented an updated Land Use Matrix from our Ordinances. The various uses that are listed in the Ordinances have been removed and placed in the Land Use Matrix. Permitted and Special Exceptions are noted for each zone. Updated the Matrix with newer Ordinances that have been passed assigning Mining to M2 and Adult Entertainment to M1.
- B. PUD - Planned Unit Development Zoning: A need was identified during the Planning Commission meeting when a Rezone request received an Unfavorable Recommendation for R3 zoning. The Planned Unit Development zoning was suggested to be explored as an option for Trousdale County. Rick Gregory reviewed the PUD zoning that has been adopted by Cheatam County that allows Mixed Use and Commercial. Rick Gregory explained the differences between the R3 zoning and the PUD zoning. The PUD zoning will have the developer provide exact plans for development that will be locked onto the property that will follow the land even if the land is resold unless a new PUD is brought to the Planning Commission to be approved. Rick Gregory provided a review sheet of the PUD ordinance reviewed. David Thomas wants to bring the PUD zoning exploration back to Planning for input and will discuss this with John Kerr, the Planning Chairman. Rosalie Myhan gave handouts concerning PUD zoning during the Planning meeting last month for review.

Motion to approve the Mixed Use PUD to limited to sewer access only: Lonnie Taylor, 2nd David Nollner PASSED

- C. Other- Rosalie Myhan shared that developments that will be coming to the Planning Commission will have to provide Utility Feasibility and Stormwater studies to be evaluated.

4. Public Comment- none

5. Adjourn:

Motion to adjourn: Lonnie Taylor, 2nd Alan Carman PASSED

Specific RPUD provisions to consider:

No outside storage

Permanent landscaped front yard = 15', side and rear = 10'

Signs flat against building – not above wall of building – 30sf maximum size

5-acre minimum RPUD size

Peripheral boundary = 30' minimum

No internal yard/setback requirements

8,000 sf minimum lot size – single family detached

75' minimum street frontage

4.35 dwelling units per acre max single family, 12 dwelling units per acre max multi-family

22' paved street - 2 way

12' paved street – 1 way

80' dead end turnaround

2 parking spaces per dwelling

500 gallon/20 lb. residual/500 feet apart or form structure

15% open space

Specific CMUPUD provisions to consider:

2-acre minimum CMUPUD size

40' front setback

40' peripheral setback

No internal yard/setback requirements

3 story/35' max height

4.35 dwelling units per acre max single family, 12 dwelling units per acre max multi-family

40% max lot coverage

22' paved street – 2 way

12' paved street – 1 way

80' dead end turnaround

Sanitary sewer only?

500 gallon/20 lb. residual/500 feet apart or form structure

Waive yard, peripheral building, landscape, buffering requirements

Waive/modify required improvements

After Adoption the following items will be shown in individual district sections:

District description

Accessory Uses & Structures

Uses Prohibited Statement: *Any use or structure not specifically permitted by right or conditional use is prohibited.*

Accessory Structures

Landscaping

APPENDIX ?		TABLE ?													
ACTIVITY	General							Urban							
	TA-1	TR-1	TR-2	TC-1	TM-1	TM-2	HR-1	HR-2	HR-3	HC-1	HC-2	HI-1	HA-1		
PERMANENT RESIDENTIAL															
Dwelling, one-family detached	P	P	P				P	P	P	P				P	
Dwelling, two-family detached (duplex)	P	P	P					P	P	P				P	
Dwelling, multi-			P						P	P					
Dwelling, mobile home	P														
Bed & Breakfast Homestay	Intermediate Impact P														
Mobile Home Park			S							S					
Group Home – Handicapped							P	P	P	P	P				
Boarding and Rooming homes			P							P	P				
COMMUNITY FACILITY ACTIVITIES															
Administrative	S	S	S				S	S	S	P	P			S	
Community	S	S	S				S	S	S	P	P			S	
Community	S	S	S	P	P	P	S	S	S					S	
Cultural and Recreation Services	S	S	S				S	S	S	P	P			S	
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Extensive Impact															
Governmental and Utility Services				P	P	P									
Health Care		S	S							P	P	P			
Institutional Care															
Intermediate Impact	S	S	S				S	S	S					S	
Personal & Group Care	S	S	S				S	S	S					S	
Public Parks & Rec. Facilities													P		
Religious Facilities	S	S	S	P	S	S	S	S	S	P	P	S	S		
COMMERCIAL ACTIVITIES															
Adult Oriented Establishment					P										
Animal Care & Veterinarian Services	S										P	P		S	
Automotive Parking										P	P				
Automotive Repair and Cleaning				P	P	P				P					
Automotive										P	P				
Bottling or Packaging Spring Water															
Building Materials and Farm Equipment										P	P	P			
Consumer Repair Services				P	P	P				P	P				
Construction Sales & Services				P	P	P						P			
Convenience Commercial	S									P	P				
Entertainment & Amusement Centers										P	P				

ACTIVITY	General						Urban								
	TA-1	TR-1	TR-2	TC-1	TM-1	TM-2	HR-1	HR-2	HR-3	HC-1	HC-2	HI-1	HA-1		
COMMERCIAL ACTIVITIES															
Financial, Consultative, & Administrative				P	P	P				P	P				
Food & Beverage Services				P	P	P				P	P	P			
Food Service Drive-in & Drive-thru										P	P	P			
General Business & Communication Services				P	P	P				P	P				
General Personal Services				P	P	P									
General				P	P	P				P	P				
Group Assembly															
Commercial Campgrounds and RV Parks				S											
Incidental Manufacturing										P					
Junk, Automobile Wrecking and Scrap Operations						P						P			
Liquor Stores												P			
Medical Professional										P	P				
Mini-Warehousing/Self-Storage Units				S	P	P					P	P			
Scrap Operations						P									
Taverns										P	P	P			
Hotel				P	P	P				P	P				
Motel				P	P	P				P	P				
Transport & Warehousing					P	P						P			
Undertaking															
Vehicular, Craft & Related Equipment Sales				P	P	P					P	P			
Waste Disposal Facilities															
Wholesale Sales					P	P					P	P			
Wireless Communications Facilities				S		P/S				S	S	S			
MANUFACTURING ACTIVITIES															
Limited					P	P						P			
Intermediate						P						P			
Extensive						P									
AGRICULTURAL RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES															
Agricultural				P									P		
Crop/Animal				P									P		
Fisheries				P									P		
Forestries/Nurserie				P									P		
Commercial Feedlots and Stockyards				S											
Mining & Quarrying															