

STAFF REPORT

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

OCTOBER 11, 2021

MARY TURNER, GNRC

OLD BUSINESS

1. **Request by Hartsville Cabinet for the rezoning of McMurry Blvd E (Map 019M C Parcel 17.24, Map 019M C 17.25, Map 027D C 17.00) in Civil District 9 from R-1 to C-2. Request is to take the lots back to commercial for Development potential and to match the Normal zoning use of McMurry Blvd.**

The applicant requests rezoning from R-1, Low Density Residential District to C-2, Highway Commercial District for three properties, unaddressed Hickory Ridge Lane, unaddressed Hickory Ridge Lane, and 621 McMurry Boulevard East, identified as Tax Map 27D Group C Parcel 17 and Tax Map 19M Group C Parcels 17.24 and 17.25. The three properties consist of about 4.23 acres total.

Planning Issues

The properties are on the North side of McMurry Boulevard East, on either side of the intersection with Hickory Ridge Lane. The surrounding properties to the North and East are zoned R-1. The property to the West is zoned R-3. The properties to the south, on the other side of McMurry Boulevard, are zoned C-2.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. There is a 6-inch line on Hickory Ridge Lane in this area and 8-inch and 12-inch lines on McMurry Boulevard. There is an 8-inch sewer line that crosses McMurry Boulevard East in this area. The property is not in a Special Flood Hazard Area and is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies the subject property as within the Hartsville Urban Services District and a planned growth area. McMurry Boulevard is identified as an Arterial in the Major Thoroughfare Plan. Hickory Ridge Lane is not identified as an arterial or collector in the Major Thoroughfare Plan.

Zoning Issues

a. **Zoning District Standards**

- a. (Hartsville Zoning Ordinance, 5.041, **R-1, Low Density Residential District**)- This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, this district will consist of single family, detached dwellings and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of this district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities are physically and economically facilitated. It is the

express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses, and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they, otherwise conform to the provisions of this ordinance

- b. (5.052 C-2, **Highway Commercial District**) This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville, and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.
 - i) **Uses Permitted** (5.052 B)- Uses permitted by right in the C-2 zoning district are included on the next page for reference.
 - ii) **Uses Permitted by Special Exception** (5.052 D)- Telecommunications facilities are permitted by special exception.
 - iii) **Bulk Standards** (5.042 F)- The minimum required lot size and setbacks are as follows-

1.	<u>Minimum Lot Size</u>	10,000 sq. ft.
	Lot Width at Building Setback	100 ft.
2.	<u>Minimum Yard Requirements</u>	
	Front Yard Setback	30 ft.
	Side	20 ft.
	except where the side yard abuts or is adjacent to a residential district in which case the minimum setback for that yard shall be forty (40) feet.	
	Rear	20 ft.
	except where the rear yard abuts or is adjacent to a residential district in which case the minimum setback for that yard shall be forty (40) feet.	

(1) Each of the three lots exceed 10,000 SF in size. The total area of the three lots is around 4.23 acres, so the maximum density permitted per the C-2 zoning district would be around 18 commercial lots.

In Staff’s rendering of this rezoning request, the properties are not constrained by floodplain or steep slopes and the appear to be served by utilities or are near enough that utilities could be feasibly extended. The C-2, Highway Commercial zoning district is noted as being suited for principal arterials through Hartsville and on routes indicated as arterials or collectors in the Major Thoroughfare Plan. McMurry Boulevard is noted as an arterial in the Major Thoroughfare Plan. There are adjacent properties on the South side of McMurry Boulevard that are zoned C-2, Highway Commercial.

Staff would have some concern about the need for additional access points to McMurry Boulevard if these properties were to develop as commercial uses, however, points of access and potential cross-access could be discussed at the platting and site planning phases.

The uses permitted in the C-2 zoning district are included below for reference.

B. Uses Permitted

In the C-2, Highway Commercial District, the following uses are permitted:

1. Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way.
2. Automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles.
3. Convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores, liquor stores and other similar uses.
4. Administrative services, including City, County, State and Federal offices, fire and police departments, court buildings and post offices.
5. Community assembly, including civic, social, fraternal and philanthropic institutions, private clubs and lodges and temporary nonprofit festivals.
6. Cultural and recreational services, including libraries, museums, parks and playgrounds, gymnasiums, race tracks, swimming pools and theaters.
7. Health care facilities, including rehabilitation center, convalescent homes, hospitals and medical clinics.
8. Boarding and rooming homes.
9. Animal care and veterinarian clinics.
10. Automotive parking lots and garages.
11. Sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies.
12. Consumer repair services, including appliances, furniture and other types of personal equipment.
13. Entertainment and amusement centers, including auditoriums, theaters, bowling alleys, miniature golf, batting ranges and billiard parlors.
14. Financial, consulting and administrative services.
15. Restaurants and taverns.
16. Drive-in restaurants and fast food restaurants.
17. General business and communication services.

18. Retail sale of general merchandise items.
19. Medical and professional offices.
20. Hotels and motels.
21. Sale or rental of automobiles, boats, motorcycles and of motorized vehicles.
22. Wholesale sales of consumer goods.
23. Funeral home.
24. Religious facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples.
25. Mini-warehousing.
26. Day care centers.
27. Group home for physically or mentally handicapped persons (major).
28. Laundromats and dry cleaners.
29. Office supply and sporting goods stores.
30. Broadcasting and receiving station.

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

8/13/21
 MR# 405

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-1 Requested Zoning C-2 Reason development
 Property Owner Hartsville Cabinet Phone (615) 374-2203
 Property Address McMurry Blvd Hartsville TN 37074
 Lot Size _____ Road Frontage _____ ft. Easements _____ ft
 Tax Map Number 027D Group C 17.06 Parcel _____ Record/Deed Book _____
 Subdivision Name 019M C 17.24 + 17.25 Phase _____ Lot # _____
 Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Hartsville Cabinet Phone (615) 374-2203
 Mailing Address P.O. Box 237 Hartsville TN 37074
 Email: jasonford1973@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, R-3, R-1
 Names of Surrounding Property Owners MATTHEW & BETSY CARMAN, JENNIFER MELTON, DAVID GREGORY, THE HOME MISSIONERS OF AMERICA CORPORATION, BEECH HILL Baptist Church
 Affected Roads McMURRY BLVD E, HICKORY RIDGE LN
 Schools Affected _____
 Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

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 _____



Applicant Signature

8-12-21

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 019M C 017.24

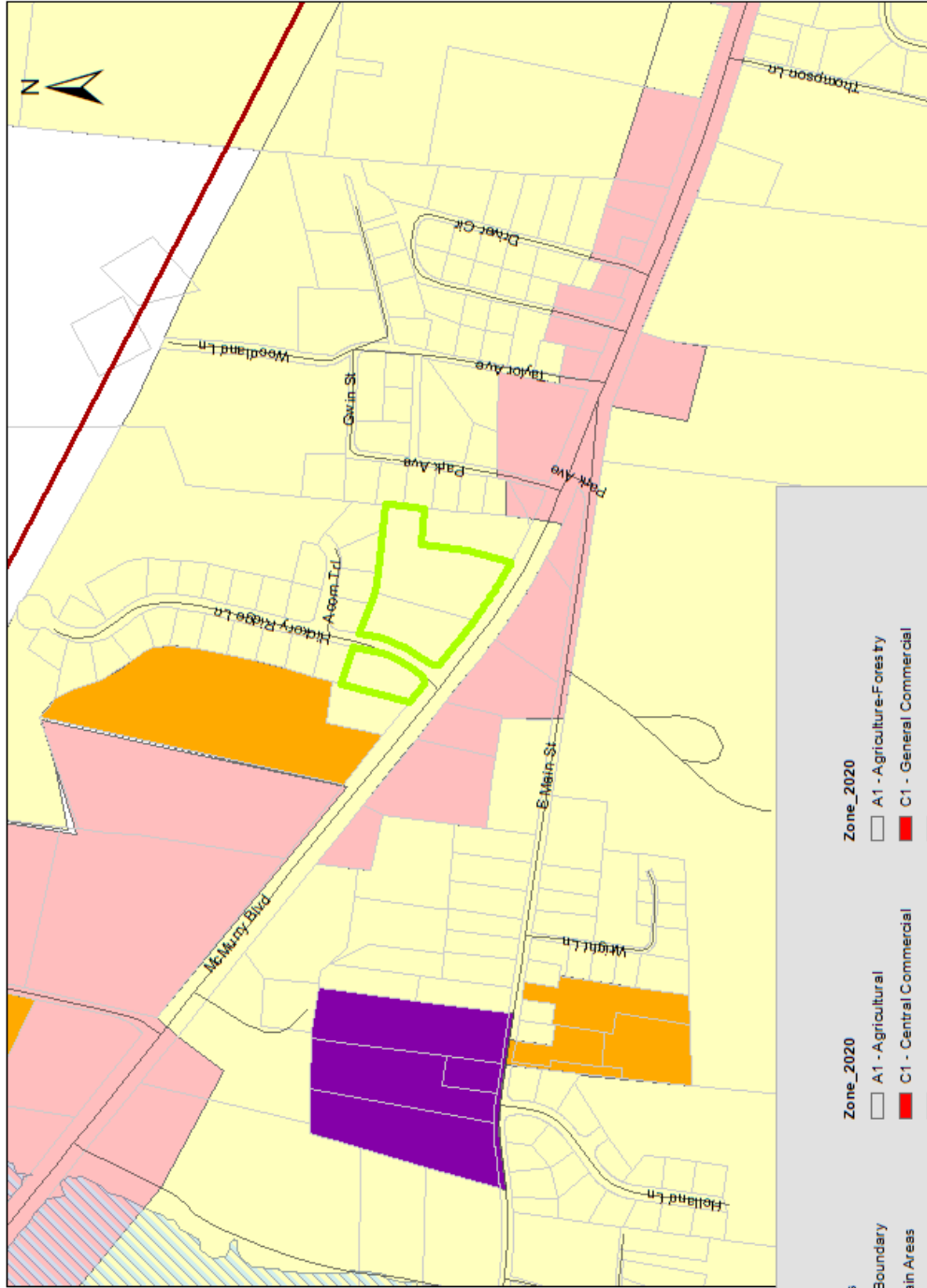


Date: August 18, 2021
County: Trousdale
Owner: HARTSVILL CABINET & MILLW
Address: HICKORY RIDGE LN
Parcel Number: 019M C 017.24
Deeded Acreage: 0.73
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Hartsville/Trousdale Zoning



Legend

- Roads
- County Boundary
- Floodplain Areas
- Hartsville Urban Services Dist.
- Trousdale County Parcels
- Hartsville

Zone_2020	Zone_2020	Zone_2020
A1 - Agricultural	A1 - Agriculture-Forestry	A1 - Agriculture-Forestry
C1 - Central Commercial	C1 - General Commercial	C1 - General Commercial
C2 - Highway Commercial	C2 - Highway Commercial	C2 - Highway Commercial
I1 - General Industrial	M1 - General Industrial District	M1 - General Industrial District
R1 - Low Density Residential	M2 - Intermediate Industrial District	M2 - Intermediate Industrial District
R2 - Medium Density Residential	R1 - Residential	R1 - Residential
R3 - High Density Residential	R2 - Residential	R2 - Residential

Trousdale

ZONING
 Hartsville Cabinet
 Rezoning R1 to C2
 unaddressed Hickory Ridge Ln and 621 McMurry Blvd E
 0 0.0375 0.075 0.15 0.225 0.3 Miles

NEW BUSINESS

1. Request by Matthew Carman for the rezoning of Hwy 141 N of 51.22 acres, (Map 7 Parcels 5.00, 6.00, 6.03) in Civil District 8 from A-1 to R-1 for property development.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Low Density Residential District for three properties, unaddressed Highway 141 N, unaddressed Highway 141 N, and 375 Highway 141 N, identified as Tax Map 7 Parcels 5, 6, and 6.03. The three properties consist of about 51.22 acres total.

Planning Issues

The properties are on the east side of Highway 141 N in the northern portion of the county. Half of parcel 5 is on the west side of Highway 141. The surrounding properties are zoned A-1, Agriculture-Forestry.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. There is a 6-inch line on Highway 141 N in this area. The half of parcel 5 that is on the west side of Highway 141 has special flood hazard area AE surrounding a water way through the middle of the property. The properties are not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Highway 141 N is identified as an Arterial in the Major Thoroughfare Plan.

Zoning Issues

b. Zoning District Standards

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- 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.
- 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.

- i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district are detached single-family and duplex dwellings and essential services.
- ii) **Uses Permitted by Special Exception** (5.042 D)-. Uses permitted through special exception in the R-1 zoning district include administrative uses, community assembly uses, community education uses, cultural and recreational services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii) **Bulk Standards** (5.042 F)- The minimum required lot size and setbacks are as follows-

1. **Front Yard**. The minimum depth of the front yard shall be thirty (30) feet.
2. **Rear Yard**. The minimum depth of the rear yard shall be twenty-five (25) feet for the principal structure and fifteen (15) feet for any permitted accessory structure.
3. **Side Yard**. The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus ten (10) additional feet of side yard for each additional story over two.
4. **Land Area**. Notwithstanding cluster developments, individual lot(s) or parcel(s) of land shall not be reduced in size to provide separate lots or building sites of less than one (1) acre in area, except where public wastewater service is available, in which case the minimum lot area shall be fifteen thousand (15,000) square feet. However, where there is an existing lot of record of less than fifteen thousand (15,000) square feet, at the time of adoption of this resolution, this lot may be utilized for the construction of one single-family dwelling, providing the lot in question has a public water supply and providing that said lot of record is not less than seventy-five hundred (7,500) square feet in area, and meets all the requirements of the Trousdale County Environmentalist.

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined using percolation tests, soil tests, etc., are shown to be more restrictive.**

- (1) Each of the three lots exceed an acre in size. The maximum density permitted without public wastewater by the zoning district would be as follows-
 - (a) Parcel 5.00- 40 1-acre lots
 - (b) Parcel 6.00- 5 1-acre lots
 - (c) Parcel 6.03- 5 1-acre lots

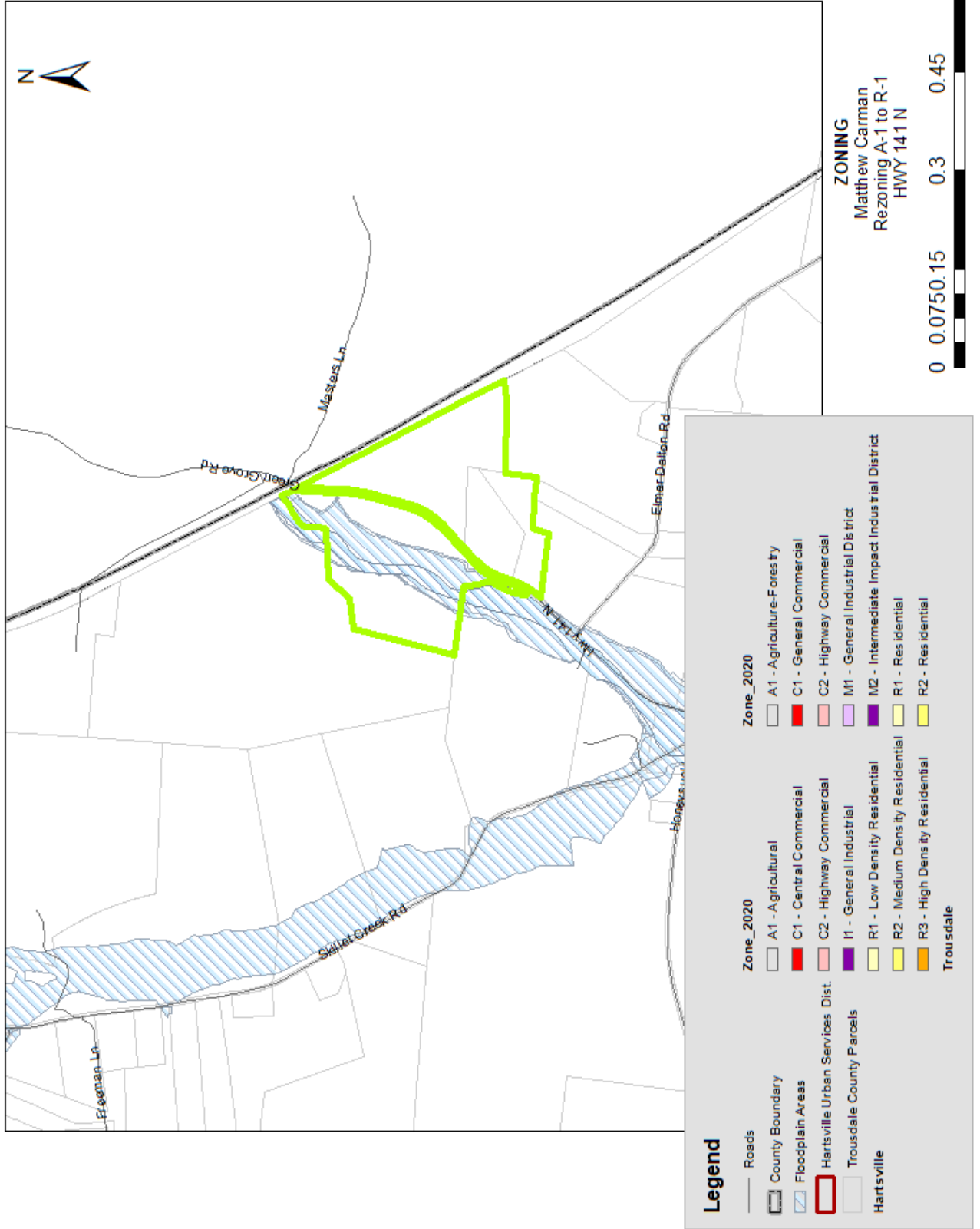
Staff would like to note that part of parcel 5.00 is affected by Flood Zone AE. During the platting or development phase of this property, the Planning Commission would review the plat for any affects per section **2-104.4 Policy on Flood Prone Areas**. This section is intended to assist the Planning Commission in determining the appropriateness of any land subdivision in flood-prone areas.

In Staff's rendering of this request, the properties have access to water on Highway 141 N. There are no surrounding properties zoned R-1, Residential.

The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance, which seems consistent with the character of the area. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Staff would have some concern about the need for about the need for additional driveways on the arterial, Highway 141, however, this can be reviewed and resolved at the platting phase.

Hartsville/Trousdale Zoning



2. Request by Lewis Cass Beasley III for the rezoning of 3605 Hwy 10, 11.17 acres, (Map 12 Parcel 15.01) in Civil District 3, from A-1 to R-1 for property development.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Low Density Residential District for a property at 3605 Highway 10, identified as Tax Map 12 Parcel 5.01. The property is around 11.17 acres.

Planning Issues

The property is on the west side of Highway 10 in the northern portion of the county. The surrounding properties are zoned A-1, Agriculture-Forestry. There are some properties zoned R-1, Residential to the south near the intersection with Middle Fork Road and a subdivision zoned R-1 to the north near the intersection with Greenwood Hollow Lane.

This property is in the Hartsville/Trousdale Water and Sewer Utility District. There appears to be a 6-inch water line on Highway 10 in this area. The southeast corner of the property against Highway 10 is affected by Flood Zone A. The property is not identified as having significant steep slopes (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Highway 10 is identified as an Arterial in the Major Thoroughfare Plan.

Zoning Issues

c. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- 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.
- 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.

- i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district are detached single-family and duplex dwellings and essential services.
- ii) **Uses Permitted by Special Exception** (5.042 D)-. Uses permitted through special exception in the R-1 zoning district include administrative uses, community assembly uses, community education uses, cultural and recreational services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii) **Bulk Standards** (5.042 F)- The minimum required lot size and setbacks are as follows-

1. **Front Yard.** The minimum depth of the front yard shall be thirty (30) feet.
2. **Rear Yard.** The minimum depth of the rear yard shall be twenty-five (25) feet for the principal structure and fifteen (15) feet for any permitted accessory structure.
3. **Side Yard.** The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus ten (10) additional feet of side yard for each additional story over two.
4. **Land Area.** Notwithstanding cluster developments, individual lot(s) or parcel(s) of land shall not be reduced in size to provide separate lots or building sites of less than one (1) acre in area, except where public wastewater service is available, in which case the minimum lot area shall be fifteen thousand (15,000) square feet. However, where there is an existing lot of record of less than fifteen thousand (15,000) square feet, at the time of adoption of this resolution, this lot may be utilized for the construction of one single-family dwelling, providing the lot in question has a public water supply and providing that said lot of record is not less than seventy-five hundred (7,500) square feet in area, and meets all the requirements of the Trousdale County Environmentalist.

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined using percolation tests, soil tests, etc., are shown to be more restrictive.**

- (1) The property exceeds an acre in size. The maximum density permitted without public wastewater by the zoning district would be around 11 lots.

Staff would like to note that the southeast corner of the property is affected by Flood Zone A. During the platting or development phase of this property, the Planning Commission would review the plat for any affects per section **2-104.4 Policy on Flood Prone Areas**. This section is intended to assist

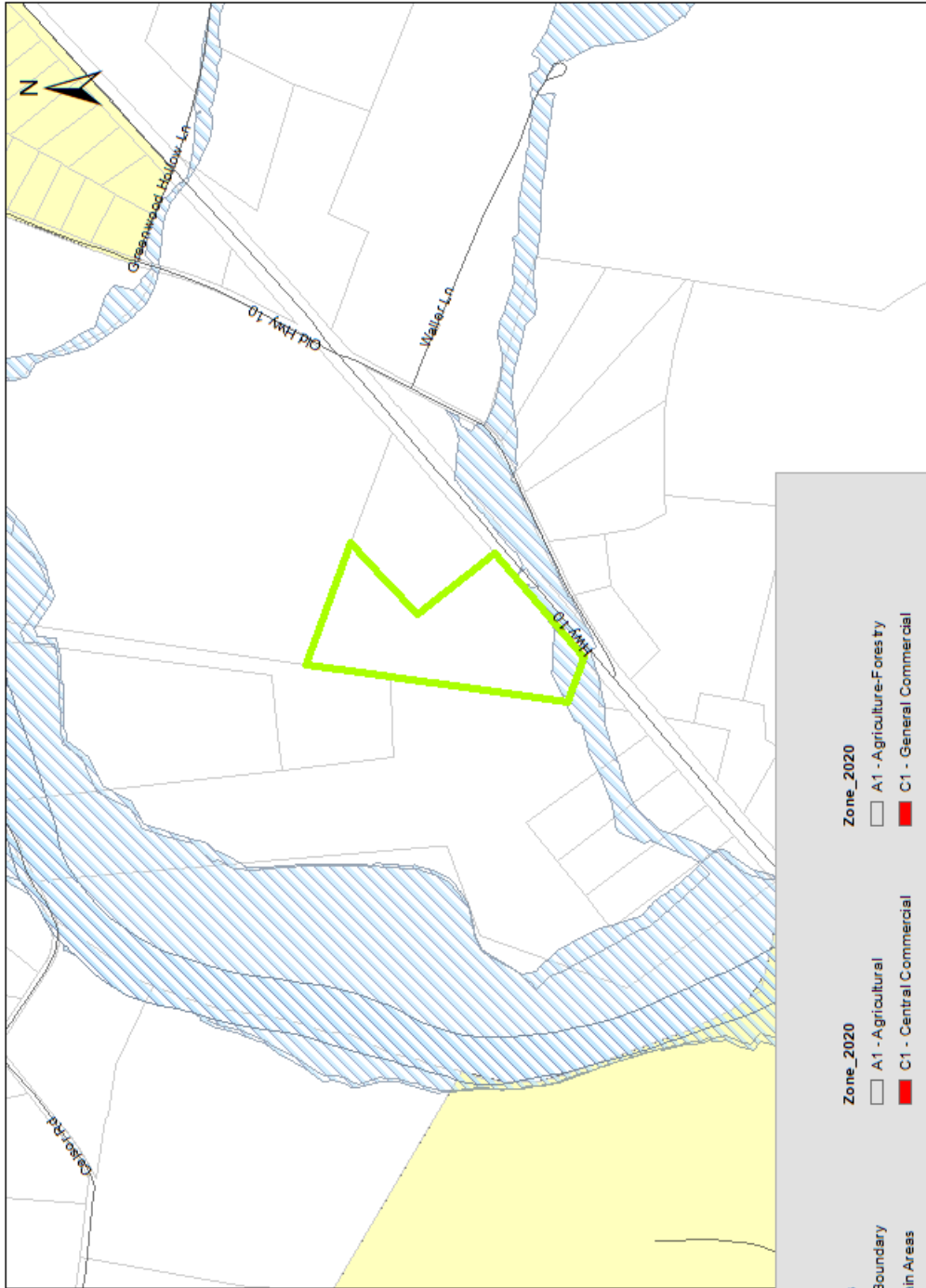
the Planning Commission in determining the appropriateness of any land subdivision in flood-prone areas.

In Staff's rendering of this request, the properties have access to water on Highway 10. There are no adjacent properties zoned R-1, Residential, however, there are properties to the north and south along Highway 10 that are zoned R-1, Residential.

The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance, which seems consistent with the character of the area. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Staff would have some concern about the need for about the need for additional driveways on the arterial, Highway 10, however, this can be reviewed and resolved at the platting phase.

Hartsville/Trousdale Zoning



Legend

- Roads
- County Boundary
- Floodplain Areas
- Hartsville Urban Services Dist.
- Trousdale County Parcels
- Hartsville
- Trousdale

Zone_2020	Zone_2020	Zone_2020
A1 - Agricultural	A1 - Agriculture-Forestry	M1 - General Industrial District
C1 - Central Commercial	C1 - General Commercial	M2 - Intermediate Impact Industrial District
C2 - Highway Commercial	C2 - Highway Commercial	R1 - Residential
I1 - General Industrial	M1 - General Industrial District	R2 - Residential
R1 - Low Density Residential	M2 - Intermediate Impact Industrial District	R3 - High Density Residential
R2 - Medium Density Residential	R1 - Residential	
R3 - High Density Residential	R2 - Residential	

ZONING
 Lewis Cass Beasley III
 Rezoning A-1 to R-1
 3605 HWY 10 N



3. Request by WAC Properties for a Final Plat Approval of Hwy 10, 9.03 acres, (Map 20 Parcel 12.00) in Civil District 3 for 3 subdivided lots.

The applicant requests final plat approval for a 3-lot subdivision on the east side of Highway 10. The property identified as Trousdale County Tax Map 20 Parcel 12 and consists of approximately 9.03 acres. The property is zoned A-1, Agriculture-Forestry.

Planning Issues

The adjacent properties are zoned for agriculture uses, with a few properties zoned for residential and commercial in the surrounding area.

Zoning Issues

- a. **Zoning District Standards** (Trousdale Zoning Resolution, Article V Section 5.041)
 - a. This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County.
- b. **Bulk Standards** (Section 5.041 F)
 - a. Where public water is available and no fire protection, the minimum lot size is 3-acres.
 - b. All the proposed lots are 3.01 acres.

Subdivision Regulation Issues

Staff identifies the following items to be reviewed or considered for a variance from the Subdivision Regulations:

- a. **Lot Requirements** (4-102)
 - a. **Access from Arterial and Collector Public Ways** (4-102.402) - The planning commission may require that lots shall not derive access exclusively from arterial or collector public ways. Where driveway access from such public ways may be necessary for several adjoining lots, the planning commission may require that the lots be served by a combined access drive to limit possible traffic hazards. Driveways shall be designed and arranged to avoid requiring vehicles to back onto arterial or collector public ways.
 - i. Highway 10 is an arterial. As there is not another street available for these lots to access, the driveways will need to be designed to avoid possible traffic hazards.
- b. **Water Facilities** (4-106)
 - a. **General Requirements** (4-106.1)-
 2. Where a public water main is within reasonable access of the subdivision, as determined by the planning commission, the subdivider shall install adequate water facilities, including fire hydrants, subject to construction and material specifications, approval of the planning commission, the Tennessee Department of Health and Environment and these regulations.
 3. Where required for fire protection water mains shall not be less than six (6) inches in diameter; where water mains are not to be utilized for fire protection, the planning commission may approve smaller lines, as necessary, to meet potable water demand.
 - b. **Fire Hydrants** (4-106.2)- Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial, or industrial lot.
 - i. The proposed lots exceed 3-acres in size. The A-1 zoning district permits 3-acre lots without fire protection.

- ii. There is, however, a water line on Highway 10 so it should be determined if it is feasible to install fire hydrants.

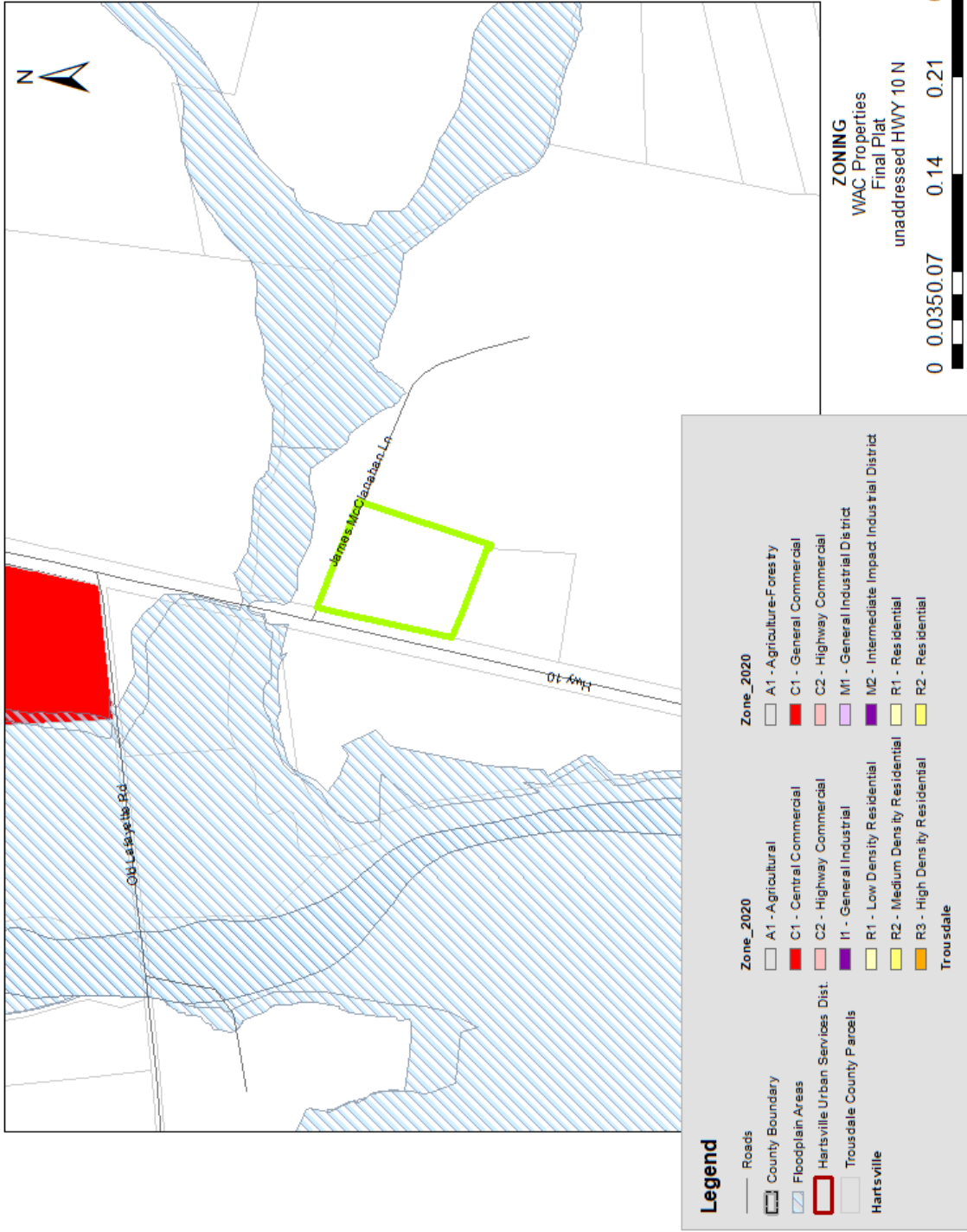
Plat Issues

Staff identifies the following items to be added or corrected.

- a. Include the following information on the plat-
 - a. Zoning of adjacent properties
 - b. Distance to the nearest fire hydrant
 - c. Area of the remainder property
 - d. List any proposed uses other than residential
- b. List the area of lots in SF to the nearest tenth of a foot
- c. Show water line on HWY 10 if present. It appears there is a 6-inch line.
- d. If there is an easement for James McClanahan Lane to pass through Lot 1, please show the easement on the plat.

Staff will provide a recommendation at the meeting.

Hartsville/Trousdale Zoning



4. Request by Billy Smith for a Final Plat Approval of Dixon Creek Rd, 6.94 acres, (Map 11 Parcel 11.00), in Civil District 2, for the creation of 2 lots for property development.

The applicant requests final plat approval for a 2-lot subdivision on either side of Dixon Creek Road. The property is identified as Trousdale County Tax Map 11 Parcel 11 and consists of approximately 6.94 acres. The property is zoned A-1, Agriculture-Forestry.

Planning Issues

The surrounding properties are mostly residential and agricultural uses.

Zoning Issues

- c. **Zoning District Standards** (Trousdale Zoning Resolution, Article V Section 5.041)
 - a. This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County.
- d. **Bulk Standards** (Section 5.041 F)
 - a. Where public water is available and no fire protection, the minimum lot size is 3-acres.
 - b. The proposed lots are 3.51 and 3.43 acres and meet the minimum requirements.

Subdivision Regulation Issues

Staff identifies the following items to be reviewed or considered for a variance from the Subdivision Regulations:

- a. **Water Facilities** (4-106)
 - a. **General Requirements** (4-106.1)-
 - 2. Where a public water main is within reasonable access of the subdivision, as determined by the planning commission, the subdivider shall install adequate water facilities, including fire hydrants, subject to construction and material specifications, approval of the planning commission, the Tennessee Department of Health and Environment and these regulations.
 - 3. Where required for fire protection water mains shall not be less than six (6) inches in diameter; where water mains are not to be utilized for fire protection, the planning commission may approve smaller lines, as necessary, to meet potable water demand.
 - b. **Fire Hydrants** (4-106.2)- Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial, or industrial lot.
 - i. The proposed lots exceed 3-acres in size. The A-1 zoning district permits 3-acre lots without fire protection.
 - ii. There is a water line on Dixon Creek Road, however, this line appears to be 4-inches, which would be considered insufficient for fire protection.
- b. **General Procedure** (2-101)
 - a. **Policy on Flood Prone Areas** (2-101.4)- In determining the appropriateness of land subdivision at any site containing a flood-prone area, the planning commission, in reviewing any plat, shall consider the policy and purpose set forth in Section 1-104, of these regulations, and the guidance provided in this section.
 - i. A portion of Lot 2 is constrained by Flood Zone A. The area appears to be beyond the limits of the FEMA flood study.
 - ii. The planning commission shall also ensure that development within any floodway fringe area (within the one-hundred-year flood level) will be protected adequately against potential flood hazards by the methods prescribed in Article IV, of

Subdivision Regulations. The Planning Commission should review Article IV and determine if any measures are necessary to be set as conditions with this plat.

- iii. The planning commission shall disapprove the subdivision of any land containing a flood prone area when the commission determines that subdivision plans are not consistent with the policy stated in this section.

Plat Issues

Staff identifies the following items to be added or corrected.

- a. Include the following information on the plat-
 - a. Zoning of adjacent properties
 - b. Distance to the nearest fire hydrant
 - c. Area of the remainder property
 - d. List any proposed uses other than residential
- b. List the area of lots in SF to the nearest tenth of a foot
- c. Show 4-inch water line on Dixon Creek Road.
- d. Clarify the note that requires driveways to enter on side property lines.

Staff will provide a recommendation at the meeting.

Hartsville/Trousdale Zoning

