

STAFF REPORT

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

JUNE 14, 2021

MARY TURNER, GNRC

NEW BUSINESS

1. Request by Tony and Trina Woodard for rezoning approval for 1 acre of a 5-acre property, at 150 Walnut Grove Rd (Tax Map 17 Parcel 15.02) from A-1 to R-1 in 5th civil district as a gift for son.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential District for this property located at 150 Walnut Grove Road (Tax Map 17 Parcel 15.02). The property consists of approximately 5 acres and is on the east side of Walnut Grove Road.

Planning Issues

The property is located on the western side of Trousdale County. The adjacent properties are mostly zoned A-1, Agriculture-Forestry. There is one property zoned R-1, Residential District on the west side of Walnut Grove Road in this location.

This property is in the Castalian Springs-Bethpage Utility District. There is a water line along Walnut Grove Road in this area that varies in size between 4 and 6 inches. This property is not currently served by water. There is no sewer service in the 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 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. Nearby Payne's Store, however, is also identified as a crossroad community in the Growth Plan. Crossroads communities are called out as anticipated focal points for development in the County.

Walnut Grove Road is identified as a collector in the Major Thoroughfare Plan.

Zoning Issues

a. **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.
 - i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include detached single family and duplex dwelling units and essential services.
 - ii. **Uses Permitted by Special Exception** (5.042 D)- Uses permitted by 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.
 - iii. **Bulk Standards** (5.042 F)- The minimum required lot sizes are as follows-

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

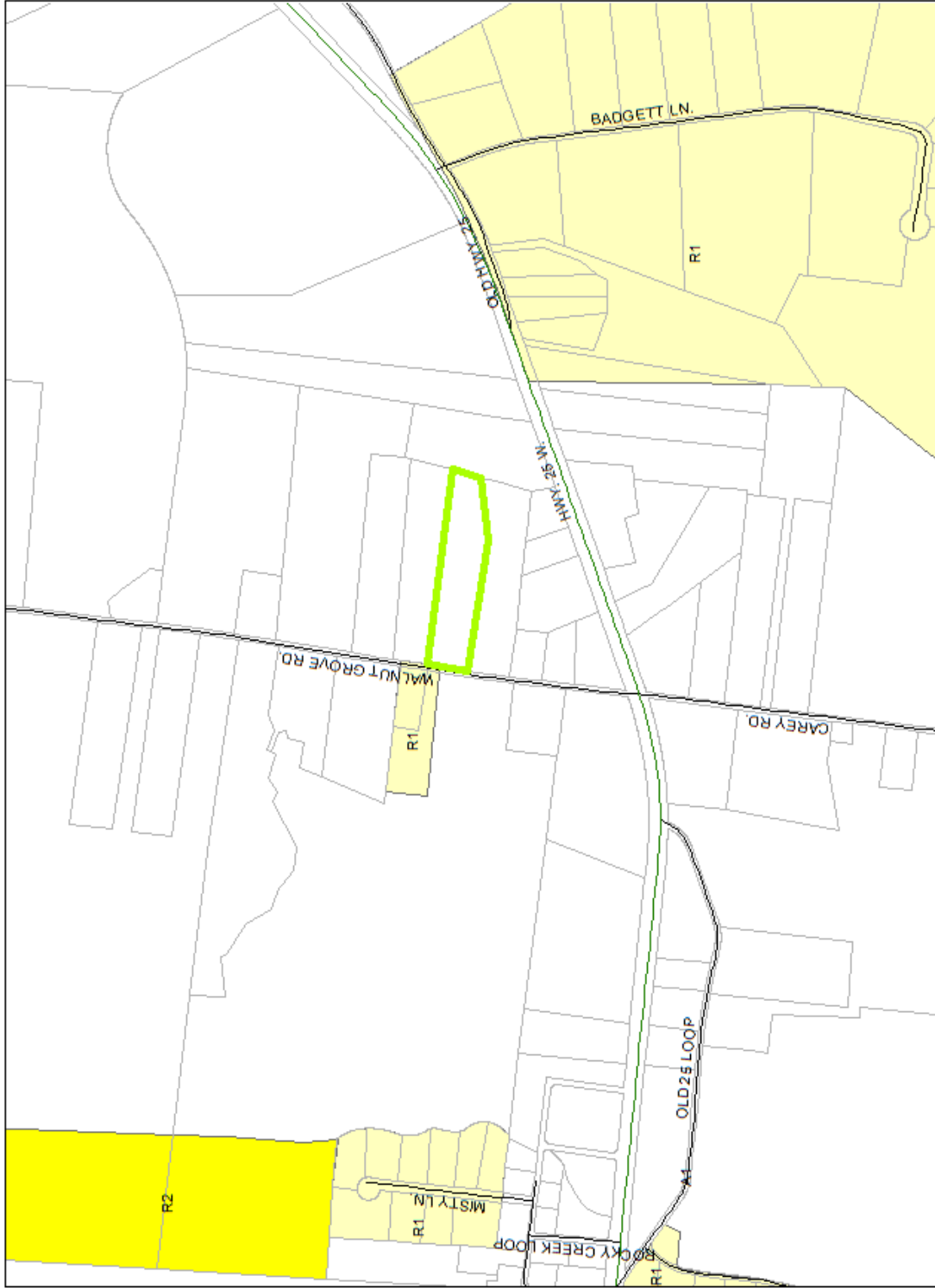
<u>Number of Dwelling Units</u>	<u>With Public Water Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

*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 through the use of percolation tests, soil tests, etc., are shown to be more restrictive.

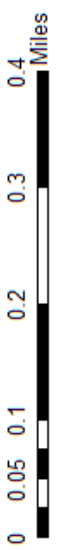
- 1. This property is approximately 5 acres or 217,800 SF. The allowed density for this property would be five dwelling units.

In Staff's rendering of this rezoning request, the property is not constrained by floodplain or steep slopes and there is water service available in the area. There is a property across the street that is zoned R-1, Residential.

Walnut Grove Road is identified as a collector, so there is some concern that if this property is subdivided further, additional driveway connections would be made to the road, however, this could be resolved during the platting phase as the property develops.



ZONING
 Tony and Trina Woodard
 Rezoning A-1 to R-1
 150 Walnut Grove Road



Legend

- Walnut Grove Rezoned A1 to R1
- Floodplain Areas
- parcel lines

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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Gift 1 acre to son
Property Owner Tony and Trina Woodard Phone 615-478-7260
Property Address 150 Walnut Grove Rd Hartsville TN _____
Lot Size _____ Road Frontage _____ ft. Easements _____ ft
Tax Map Number 17 Group _____ Parcel 15.02 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CSW Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Trina Woodard Phone 615-478-7260
Mailing Address 150 Walnut Grove Rd Hartsville TN _____
Email: Twood2030@yahoo.com

Text

IMPACT INFORMATION

Zoning of Surrounding Properties Residential
Names of Surrounding Property Owners Inez Sircy, carol Lamb, Rex Oldham

Affected Roads Walnut Grove Rd
Schools Affected Trousdale County Schools
Public Utilities Castalian Springs

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 _____

Trina Woodard
Applicant Signature

May 03, 2021

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 017 015.02



Date: May 4, 2021
County: Trousdale
Owner: WOODARD TRINA
Address: WALNUT GROVE RD
Parcel Number: 017 015.02
Deeded Acreage: 5
Calculated Acreage: 0
Date of Imagery: 2017

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TN Comptroller - CLG
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.

2. Request by Craig Moreland and Cody Haynes for rezoning approval for 7.15 acre property on McMurry Blvd, at (Tax Map 019M Group C Parcel 017.02) from C-2 to R-3 for development.

The applicant requests rezoning from C-2, Highway Commercial to R-3, High Density residential for this property located unaddressed East McMurry Boulevard. The property consists of approximately 7.15 acres and is on the north side of East McMurry Boulevard.

Planning Issues

The property is located on the eastern side of the Hartsville Urban Services District. The adjacent property to the east in the Urban Services District is zoned R-3, High Density Residential. The properties to the north are zoned R-1, Low Density Residential and property to the west is zoned C-2, Highway Commercial.

There are 4, 6 and 12-inch water lines along McMurry Boulevard in this area. Staff has not determined if there is sewer service 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.

Zoning Issues

a. **Zoning District Standards**

- a. (Hartsville Zoning Ordinance, 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. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.
- b. (5.043 **R-3, High Density Residential District**)- This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally, this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those 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.

- i. **Uses Permitted** (5.043 B)- Uses permitted in the R-3 zoning district include detached single family and duplex dwellings, multi-family dwellings, group homes, and essential services.
- ii. **Uses Permitted by Special Exception** (5.043 D)- Uses permitted by special exception in the R-3 zoning district include mobile home parks, administrative uses, community assembly uses, community education uses, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii. **Bulk Standards** (5.043 F)- The required minimum lot sizes for uses in the R-3 zoning district are as follows-

1. Minimum Lot Size

For One- and Two-Family Dwellings:

Minimum Lot Area per Single-Family	6,000 sq. ft.
Minimum Lot Area per Duplex Family	9,000 sq. ft.

For Multi-Family Dwellings:

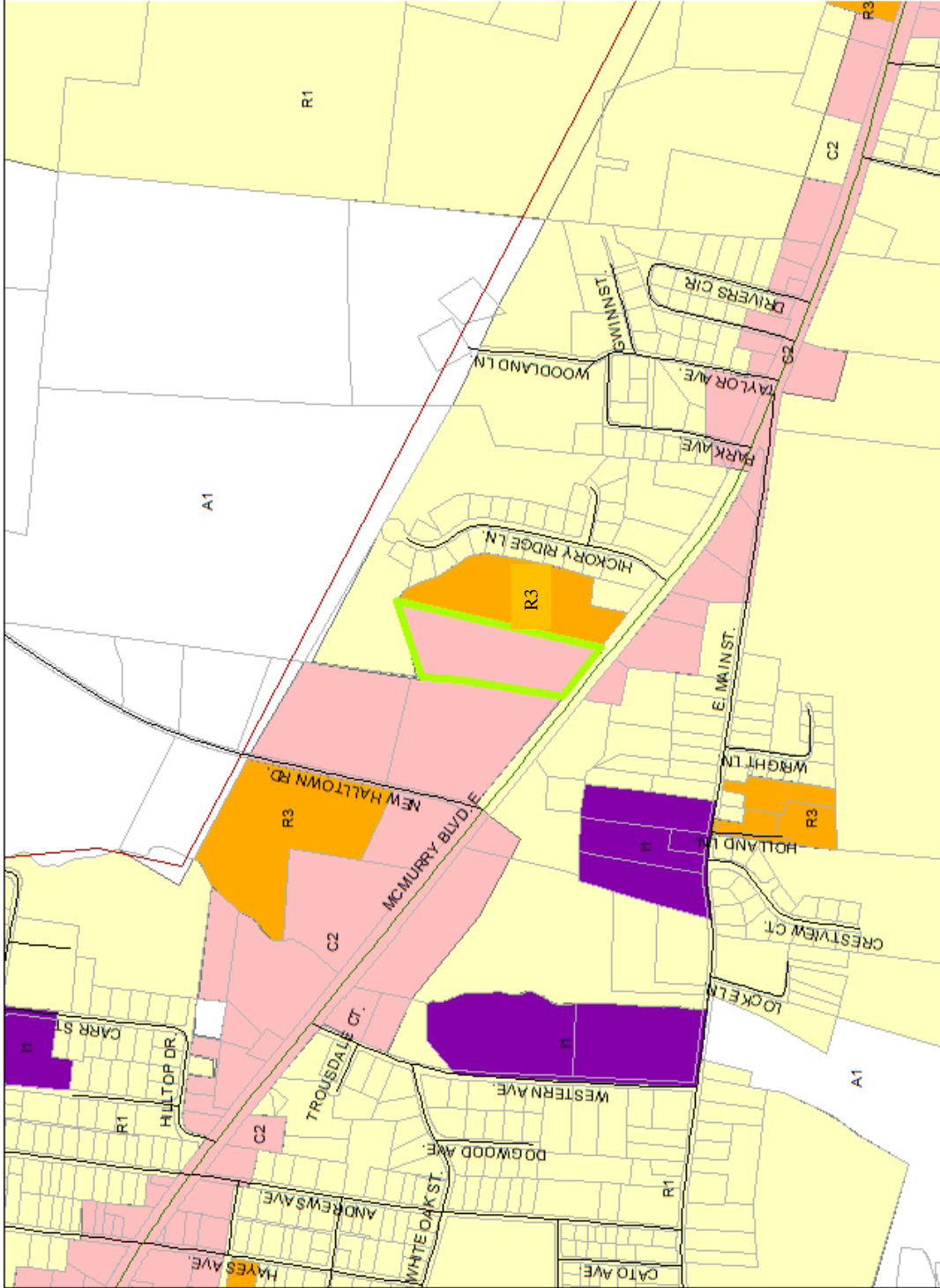
Minimum Lot Area	10,800 sq. ft.
Maximum Overall Density per Gross Acre	12 units
Minimum Lot Area per Dwelling Unit	3,600 sq. ft.

- i. This property is approximately 7.15 acres or 311,454 SF. The following density would be permitted by right with R-3 zoning-
 - a. Single family lots- 51 units/lots
 - b. Duplex family lots- 34 units/lot
 - c. Multi-family dwellings- 86 units

In Staff's rendering of this rezoning request, the property is not constrained by floodplain or steep slopes and there is water service available in the area. It should be confirmed that there is sewer service available to the property or it is feasible to extend service prior to development. The adjacent property to the east is zoned R-3, High Density Residential.

McMurry Boulevard is an Arterial, so there is some concern about the impact that subdivision or development of this property could have on traffic on this arterial, however, this could be reviewed and resolved at the site planning or platting phase.





C-2, Highway Commercial is expressly suited to major thoroughfares through Hartsville such as McMurry Boulevard, however, R-3 zoning may be appropriate if it can be confirmed that utilities are available to serve the development of this property.



ZONING
 Craig Moreland and Cody Haynes
 Rezoning C-2 to R-3
 unaddressed E McMurry Blvd



Legend

-  Floodplain Areas
-  parcel lines
-  McMurry Rezone C2 to R3
-  Harrisville Urban Services Dist.

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-1100

ZONING CHANGE

PARCEL INFORMATION

C-2
Current Zoning Commercial Requested Zoning R3 Reason Development
Property Owner Beasley Lewis C Jerry Scurlock & Michael Dies Phone 615-758-1260
Property Address 0 McMurry East Blvd Hartsville TN 37074
Lot Size 7.15 acres Road Frontage 329 ft ft. Easements N/A ft
Tax Map Number 019M Group C Parcel 017.02 Record/Deed Book RB119/849
Subdivision Name N/A Phase N/A Lot # N/A
Water Source City Sewer or Septic City

APPLICANT INFORMATION

Applicant Name CRAIG MORELAND & CODY HAYNES Phone (615) 426-0539
Mailing Address 738 N. Cumberland St LEBANON TN 37087
Email: codyjoh@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties Residential & Commercial
Names of Surrounding Property Owners Stanley Holder, Hartsville Cabinet
Affected Roads McMurry East Blvd
Schools Affected Trousdale County High & Jim Satterfield Middle & Trousdale County Elementary
Public Utilities Hartsville Water Department & 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

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 019M C 017.02



Date: May 25, 2021
County: Trousdale
Owner: BEASLEY LEWIS C
Address: MCMURRY BLVD E
Parcel Number: 019M C 017.02
Deeded Acreage: 7.15
Calculated Acreage: 0
Date of Imagery: 2017

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