

**STAFF COMMENTS
HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION**

**July 11, 2022
KEALAN MILLIES-LUCKE, GNRC**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES- Regular June 13, 2022, Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- **Site Plan by Hunters Point Quarry LLC for the LaLance Property of 147.55 acres at 1250 Hwy 231 S (Map 041 Parcels 06.00, 05.01, 05.02) for mining and quarrying activities in the 6th Civil District.**

The applicant requests site plan approval for the Hunters Point Quarry, a development at 2250 State Road 231. The property is identified as Tax Map 41 Parcels 5.01, 5.02, and 6.00 and consists of approximately 194.5 acres. The property is zoned A-1, Agriculture-Forestry.

Planning Issues

The surrounding properties are zoned for agricultural uses.

Zoning Issues

- a) **Development Standards for Mining Activities and Related Services** (4.120) – the following section details the development standards for mining activities pertaining to this site plan.
 - i) **Location-** Item has been reviewed and meets the requirements in the code.
 - ii) **Setbacks-** Item has been reviewed and meets the requirements in the code.
 - iii) **Side Slopes-** Item has been reviewed and meets the requirements in the code.
 - iv) **Drainage-** Item has been reviewed and meets the requirements in the code.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Include proposed soils area to be used for septic disposal.
- b) Include location map showing the relationship of the site to surrounding uses, development, and roads.

Staff will provide a recommendation for this site plan at the meeting.

- **Sketch Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Temprow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.**

The applicant requests sketch plat approval for a six-lot subdivision, Freedom Farms, at an undressed property on Temprow Road. The property is identified as Tax Map 16 Parcel 24.05 and consists of approximately 16.21 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for agricultural uses.

Zoning Issues

a) Zoning District Standards (Trousdale Zoning Resolution, Section 5.042)

i) Bulk Standards (5.042 F)

- (1) The minimum lot area for property with access to public water but without public wastewater is 1 acre.
- (2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies no corrections that must be made prior to approval.

Staff recommends approval.

NEW BUSINESS

- **Request by Ron and Grace Moreland for the rezoning of 0.30 acres at 108 Morrison St and unaddressed Stott Street, (Map 27B Group A Parcel 37.00 & 37.01) from R-2 to R-3 in the 7th Civil District.**

The applicant requests rezoning from R-2, Medium Density Residential District to R-3 High Density Residential District for the property located at 108 Morrison St and unaddressed Stott St., identified as Tax Map 27B Group A Parcel 37.00 & 37.01. The properties consist of about 0.30 total acres.

Planning Issues

Parcel 37 has frontage along Stott St which is considered a local road per the Trousdale County Major Transportation Plan.

Parcel 37.01 has frontage along Morrison St which is considered a local road per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned R-2, Medium Density Residential District.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. It appears that an 8-inch sewer line extends down Stott St but is not available on Morrison St. An 8-inch water line extends along the margin Morrison St and a 6-inc water line appears to extend through the middle of the property.

Both properties are not in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (Hartsville Zoning Ordinance, 5.042 **R-2, Medium Density Residential District**) This district is designed to provide suitable areas for low to medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Generally, these districts are characterized by single- and two-family (duplex) detached structures 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 those districts or which are benefited by and compatible with a residential environment. It is the express purpose of this zoning ordinance 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 specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.
- 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 by right in the R-3 zoning district include detached single family and duplex, multi-family dwellings, and group home, essential services, and accessory uses and structures.
- ii. **Uses Permitted through Special Exception** (5.043 D)- Uses allowed through special exception in the R-3 zoning district include mobile home park, administrative services, community assembly, community education, cultural and recreation services, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii. **Bulk Standards** (F)- The minimum lot sizes in the R-3 zoning district are as follows-

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

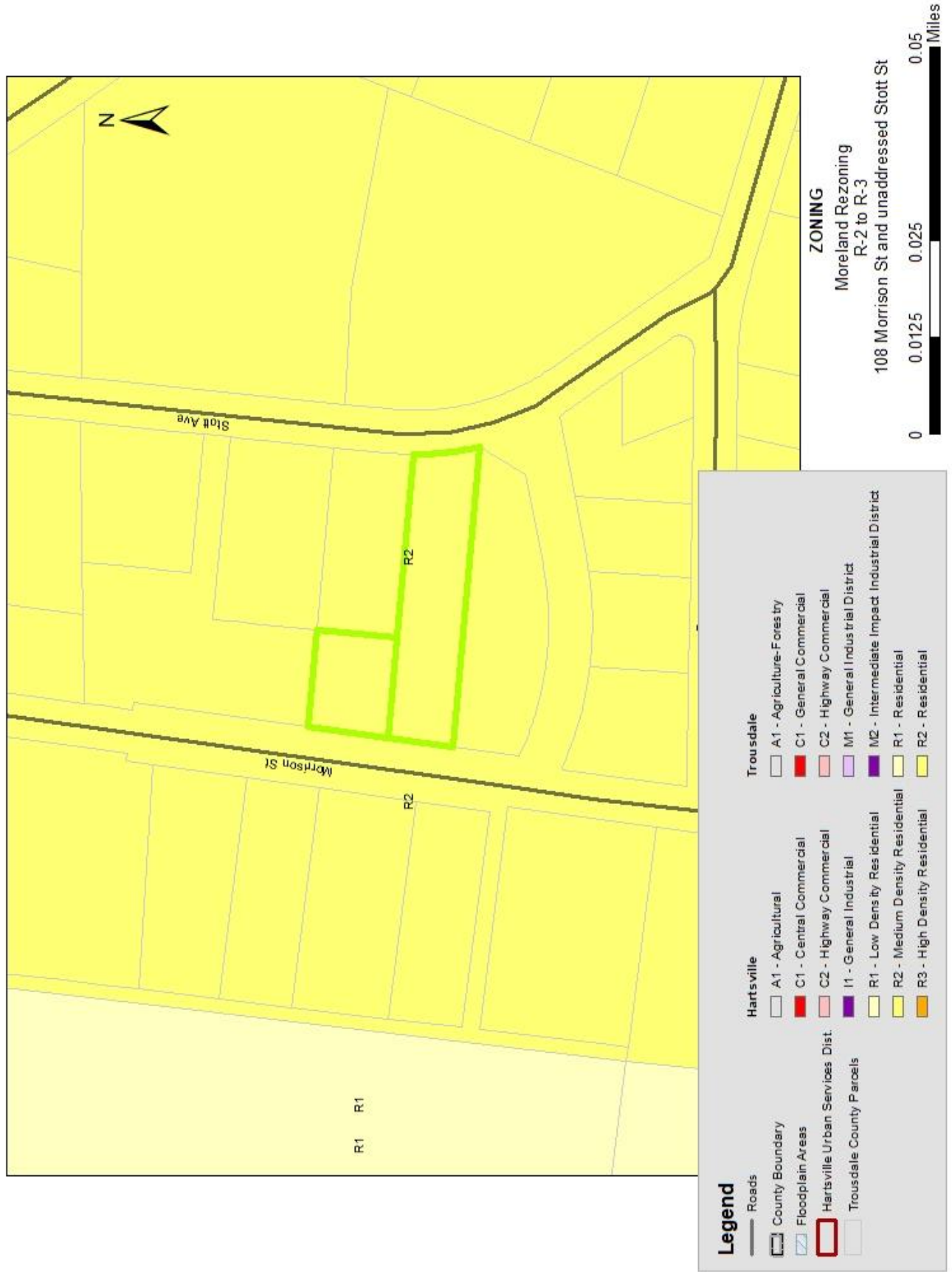
For Multi-Family Dwellings:

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

- a. Parcel 37.00 is roughly 0.21 acres. The permitted density within the R-3 zoning would allow for 1 single-family lot, or 2 duplex lots. This property does not meet the minimum lot size requirement for a multi-family dwelling development.
- b. Parcel 37.01 is roughly 0.09 acres. The property does not meet the minimum lot area requirements for any residential use within the R-3 zoning.
- c. Combined Parcel 37.00 & 37.01 are roughly 0.30 acres. If combined the permitted density within the R-3 zoning would allow for 2 single-family lots, 1 duplex lot, or 3 multi-family dwelling unit development.

The properties have access to water and does not currently have access to sewer. A conservative definition of spot zoning is any rezoning request that is less than one acre, benefits only one parcel, and is not adjacent to any similar zoning. While R-3 high density residential and R-2 medium density residential share several permitted uses, if the property is developed in a way that causes detriment to the surrounding properties, the approval of the rezoning could be considered spot zoning.

Hartsville/Trousdale Zoning



- **Request by 113 Planters Street LLC for the rezoning of 2.31 acres at unaddressed Harper Ave, (Map 19K Group B Parcel 24.03) from R-3 to I-1 in the 7th Civil District.**

The applicant requests rezoning from R-3, High Density Residential District to I-1 General Industrial District for the property located at unaddressed Harper Ave., identified as Tax Map 19K Group B Parcel 24.03. The property consist of about 2.31 acres.

Planning Issues

Parcel 24.03 does not have frontage along any constructed public street but does front along public right-of-way at the intersection of Hayes Ave and Harper Ave. both of which are considered local roads per the Trousedale County Major Transportation Plan.

The surrounding properties are zoned R-1, Low Density Residential, I-1 General Industrial, and C-2 Highway Commercial.

These properties are in the Hartsville/Trousedale Water and Sewer Utility District. It appears that an 8-inch sewer line extends along Hayes Ave. A 6-inch water line extends along the margin of Hayes Ave and along the western margin of the property.

Both properties are not in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. **(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.
- b. **(5.061 I-1, General Industrial District) -** This district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted.

- iv. **Uses Permitted** (5.061 B)- Uses permitted by right in the I-1 zoning district include;
1. Essential services for utility substations, distribution and collection, pumping facilities, and public rights-of-way.
 2. Animal care and veterinarian clinics.
 3. Sale of building materials, farm equipment and supplies and lawn and garden supplies.
 4. Construction sales and services, including building supply houses.
 5. Restaurants, taverns and liquor stores.
 6. Drive-in restaurants and fast food restaurants.
 7. Transport and warehousing, storage, freight handling, shipping, and trucking services.
 8. Wholesale sales of consumer goods.
 9. Mini-warehousing Facilities.
 10. Junk, Automobile Wrecking and Scrap Operations as regulated in Article IV, Section 4.100.
 11. Public Parks and Recreational Facilities.
 12. Automotive Sales and Service Establishments and Stations.
 13. Drug Store, Food Store and Markets.
 14. Electrical Equipment, Appliance and Supply Store and Repair.
 15. Funeral Home.
 16. Office Equipment and supply Shop.
 17. Plumbing and Heating Fixture Supply Shop.
 18. TV and Radio Repair Shop.
 19. Tailor Shop.
 20. Health Care Facilities, **(Added by Ordinance No. 3-99, December 13, 1999)**
 - (1) Including rehabilitation center, convalescent homes, hospitals and medical clinics.
 21. Limited Manufacturing Activities **(Renumbered from 20 to 21, by Ordinance No. 3-99, December 13, 1999)**
 - Including the following operations:
 - (a) The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following products:
Apparel and Apparel Accessories
Art Objects
Bakery Goods
Beverages (nonalcoholic)
Dairy Products
Frozen Food Locker
Instruments for Medical, Dental, Engineering, Scientific, and Other Professional Purposes
Optical Instruments and Lens
Printed Matter
Signs
 - b. Activities and operations which include the following:
Book Binding
Bus Depot
Data Processing Service
Enameling and Painting

Feed and Fuel Yard
Hangars
Laboratory
Photocopying
Photoengraving
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Stockyard
Upholstering
Welding

22. Intermediate Manufacturing Activities (Renumbered from 21 to 22, by Ordinance No. 3-99, December 13, 1999)

Bottling Works
Commercial Boat Docks, Marinas, and Yacht Clubs
Radio and TV Transmission Facilities
Water Storage Facilities, Water and Sewage Treatment Plants
Art Materials, Pens and Pencils
Cotton Ginning
Fabricated Metals
Food and Kindred Products
Furniture and Fixtures
Grain Milling
Lumber and Wood Products
Mineral Processing
Organic Fertilizers
Primary Metals
Rubber Vulcanizing Shop, Machine Shop
Stone, Clay and Glass Products
Textile Mills
Tobacco Products
Toys, Amusements, Sporting and Athletic Goods

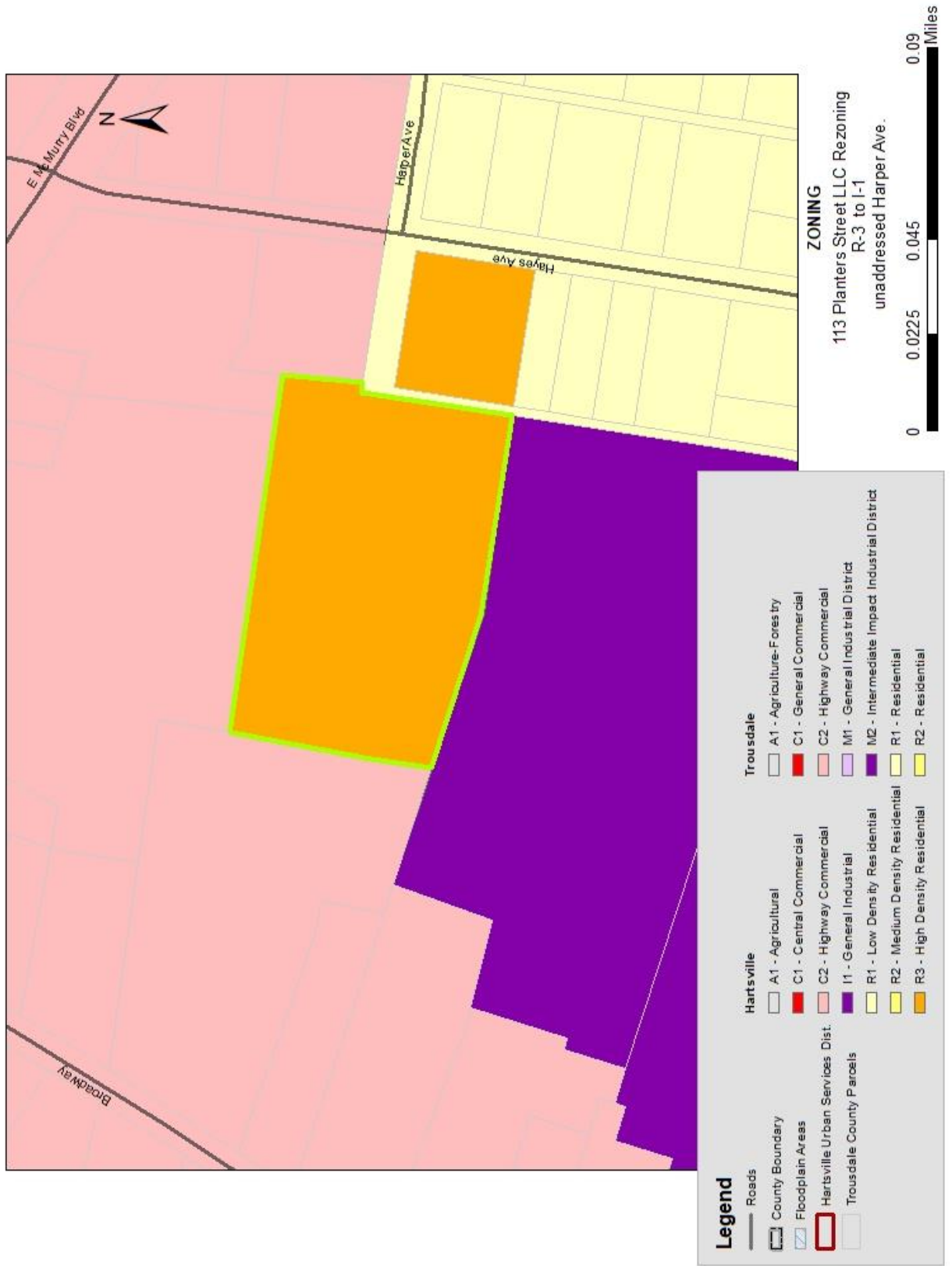
- i. **Uses Permitted through Special Exception (5.061 D)**- Uses allowed through special exception in the I-1 zoning district include laundry and dry-cleaning works, religious facilities, and telecommunication facilities.
- ii. **Bulk Standards (F)**- The minimum lot sizes in the I-1 zoning district are as follows-

Minimum Lot Area	20,000 sq. ft.
Maximum Lot Coverage	50%

- a. Parcel 24.03 is roughly 2.31 acres at maximum this would allow for a 10,000 sq. ft. building on the lot.

The property has access to water and sewer. There is access to public right-of-way however there is no road constructed to the frontage of the property. Off site improvements may be required in conjunction with development of this lot.

Hartsville/Trousdale Zoning



- **Site Plan by Michael Woodard for Front Street Mini-Storage of 0.48 acres on Front Street (Map 027B Group A Parcel 09.00) for Mini Storage Units in the 7th Civil District.**

The applicant requests site plan approval for Front Street Mini-Storage, a 4,600 sq.ft. mini-storage development at an unaddressed property on Front Street. The property is identified as Tax Map 27B Group A Parcel 9.00 and consists of approximately 0.48 acres. The property is zoned C-2, Commercial.

Planning Issues

The surrounding properties are zoned for commercial and residential uses.

Zoning Issues

- a) **C-2, Highway Commercial** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.052)
 - i) **Permitted Uses** (5.052 B)
 - (1) Mini-warehousing facilities are permitted use within the C-2 district.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Show the location of any existing treed areas to remain. Particularly along the frontage of W Main St.
- b) Correct parcel number from 019.00 to 09.00 on cover sheet.

Staff will provide a recommendation for this site plan at the meeting.

- **Site Plan by R&C Enterprises for Fast Pace Health of 4.09 acres at the corner of Highway 25 and Thoroughbred Ln (Map 19 p/o Parcel 16.18) for a Medical Clinic in the 7th Civil District.**

The applicant requests site plan approval for Fast Pace Health, a 3,714 sq.ft. medical clinic development at an unaddressed property on Hwy 25 and Thoroughbred Ln. The property is identified as Tax Map 19 p/o Parcel 16.18 and consists of approximately 4.09 acres. The property is zoned C-2, Commercial.

Planning Issues

The surrounding properties are zoned for commercial and residential uses.

Zoning Issues

- b) C-2, Highway Commercial Zoning District Standards (Hartsville Zoning Ordinance, Section 5.052)**
 - i) Permitted Uses (5.052 B)**
 - (1)** Health care facilities are a permitted use within the C-2 district.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Include the distance and bearing of all property lines.
- b) Include topography of the lot both existing and proposed with contours at a vertical interval no greater than five feet.
- c) Include the proposed width of parking spaces.
- d) Include building heights.
- e) Please verify that the entire property is not within a flood zone. According to Tennessee Property Viewer the southeast corner of the lot is located within a flood zone A.
- f) Include the size of all utility lines.
- g) A solid fence no less than seven feet tall is required as part of the buffer between all commercial and residentially zoned properties.

Staff will provide a recommendation for this site plan at the meeting.

- **Site Plan approval for Jesse Peters Front Street Apartments (Map 027B A Parcel 10.00) located in the 7th Civil District.**

The applicant requests site plan approval for Jesse Peters Front Street Apartments, an 8-unit apartment development at an unaddressed property on West Main Street. The property is identified as Tax Map 27B Group A Parcel 10 and consists of approximately 0.48 acres. The property is zoned C-1, Central Commercial.

This project was deferred at the February meeting to allow time for the request for a variance from the buffer requirements to be reviewed by the Board of Zoning Appeals. The request for a variance was approved by the Board of Zoning Appeals on March 14, 2022.

Planning Issues

The surrounding properties are zoned for residential uses. This property is two parcels away from the area zoned for commercial uses in the traditional downtown area.

Zoning Issues

- a) **C-1, Central Commercial** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.051)
 - i) **Permitted Uses** (5.051 B)
 - (1) Any Residential use, except for mobile homes, is permitted by right in the C-1 zoning district
 - ii) **Bulk Standards** (5.051 F)
 - (1) There is no minimum lot size in the C-1 zoning district. The required setbacks and bulk standards can be referenced in section 5.051 F.
- b) **Buffer Strips** (3.110) - Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.
 - i) A variance was granted to allow the property to develop without the required buffer strip on March 14th, 2022.
- c) **Development Standards for Group Housing Projects** (4.070) – the following section details the development standards for group housing projects pertaining to this site plan.
 - i) **Location**- Item has been reviewed and meets the requirements in the code.
 - ii) **Density**-
 - (1) The property to the west is zoned C-1. No side setback is required between commercially zoned properties. The side setback on the Western edge of this property can be adjusted to reflect this.
 - iii) **Design**- Item has been reviewed and meets the requirements in the code.
 - iv) **Public Street Access**- Item has been reviewed and meets the requirements in the code.
 - v) **Required Improvements**-
 - (1) **Internal Drives**- Item has been reviewed and meets the requirements in the code.
 - (2) **Utilities**- Item has been reviewed and meets the requirements in the code.
 - (3) **Solid Waste**- Item has been reviewed and meets the requirements in the code.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
 - i. Add a note to the site plan reflecting a description of the variance granted and the variance approval date.

Staff will provide a recommendation for this site plan at the meeting.

- **Site Plan approval for Oldham Enterprises, LLC (Map 019M A p/o Parcel 1.00) located in the 7th Civil District.**

The applicant requests site plan approval for Oldham Enterprises, LLC, an 12-unit apartment development at an unaddressed property on New Halltown Road. The property is identified as Tax Map 19M Group A p/o Parcel 1.00 and consists of approximately 7.15 acres. The property is zoned R-3, Residential.

Planning Issues

This development is proposed for a portion of Parcel 1.00. According to Tennessee Property Viewer there are already several structures on this property.

The surrounding properties are zoned for commercial, residential, and agricultural uses.

Zoning Issues

- a) **R-3, High Density Residential** Zoning District Standards (Hartsville Zoning Ordinance, Section 5.043)
 - i) **Permitted Uses** (5.043 B)
 - (1) Multi-family dwellings, are permitted by right in the R-3 zoning district
 - ii) **Bulk Standards** (5.043 F)
 - (1) For multi-family dwellings the minimum lot are is 10,800 sf with a minimum lot area of 3,600 sf per dwelling unit. The permitted density is 12 units per acre. The required setbacks and bulk standards can be referenced in section 5.051 F.
 - (2) The minimum yard requirements in the R-3 zone is front- 25', side- 10', and rear- 15'. Please correct setbacks to reflect these requirements.
- b) **Buffer Strips** (3.110) - Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.
 - i) The site is abuts several residential and agriculturally zoned properties and should provide the required buffering per the zoning ordinance.
- c) **Development Standards for Group Housing Projects** (4.070) – the following section details the development standards for group housing projects pertaining to this site plan.
 - i) **Location-** Item has been reviewed and meets the requirements in the code.
 - ii) **Density-**
 - (1) The front setback required for the R-3 zoning is 25ft. The proposed setbacks may be adjusted to reflect this.
 - iii) **Design-** Item has been reviewed and meets the requirements in the code.
 - iv) **Public Street Access-**
 - (1) The minimum distance between access points along public street frontage, center line to center line, shall be two hundred (200) feet. Please provide distance between access drives to ensure compliance.
 - v) **Required Improvements-**
 - (1) **Internal Drives-** Item has been reviewed and meets the requirements in the code.
 - (2) **Utilities-** Item has been reviewed and meets the requirements in the code.

- (3) **Solid Waste**- Will a central dumpster be provided for residents? If so please show location and screening details.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

b) Proposed Site Lay-Out

- a. Please include the location of a centralized mailbox kiosk for the use of the residents of the development.
- b. Please label the distance to the nearest fire hydrant.
- c. Label all common open space or include details for condominium development.
- d. Include the size and location of all proposed utilities to service this development.
- e. Show the driveway connection to the edge of pavement of New Halltown Rd.
- f. If the property has not been subdivided include the shape, size and location of all existing buildings on the lot.
- g. If the property has not been subdivided the entirety of the lot must be included in regards to setbacks, topography, and other property features.
- h. Correct front setback to meet the minimum required front setback of 25 feet.
- i. Include the dimensions of parking spaces.
- j. Are any signs proposed to be included in the development?
- k. Include all proposed landscaping and fence details.

Staff will provide a recommendation for this site plan at the meeting.