

SUMNER COUNTY PLANNING COMMISSION

AGENDA

FEBRUARY 25, 2020 5:00 P.M.

**WORK STUDY 4:00 P.M.**

**SUMNER COUNTY ADMINISTRATION BUILDING COUNTY CHAMBERS  
355 N. BELVEDERE DRIVE GALLATIN, TN 37066**

**MEMBERS:**

**LUTHER BRATTON, CHAIRMAN  
BILLY GEMINDEN, VICE-CHAIRMAN  
MIKE HONEYCUTT  
JERRY KIRBY  
GENE RHODES  
CHRIS TAYLOR  
TOM TUCKER  
JIM WILLIAMS**

**APPROVAL OF JANUARY 2020 MEETING MINUTES**

**APPROVAL OF FEBRUARY 2020 AGENDA**

**PUBLIC COMMENT**

- 1. SPRING HOUSE FARMS – PRELIMINARY MASTER DEVELOPMENT PLAN & REZONING – Represented by Meritage Homes and CSDG – 11<sup>th</sup> Commission Voting District (Scott Langford and Jeremy Mansfield) – Applicant is requesting approval of a Preliminary Master Development Plan as well as a Rezoning from Residential A (RA) to Residential Planned Unit Development (RPUD) for the purpose of creating a Medium Density Residential Development containing 155 lots. Subject property is located at New Shackle Island Road, Hendersonville, TN, 37075, is on Tax Map 138, Parcel 047.00, contains 70.6 acres and is zoned Residential A (RA).  
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News and the Hendersonville Standard on February 13, 2020. THIS IS A PUBLIC HEARING.**
- 2. HOWARD CLARK PROPERTY – FINAL PLAT (MAJOR) – Represented by Richard Graves – 1st Commission Voting District (Moe Taylor and Terry Wright) - Applicant is requesting Final Plat approval for a 3-lot subdivision located at **Rogues Fork Road, Bethpage, TN, 37022**. Subject property is located Tax Map 063, Parcel 020.00 P/O, contains 5.43 acres, and is zoned Agricultural (A).**
- 3. CULBREATH-BIGGS ACRES – FINAL (Major) – Represented by Richard Graves – 12th Commission Voting District (Michael Guthrie and Justin Nipper) - Applicant is requesting Final Plat approval for a 3-lot subdivision located at **State Highway 76**,**

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**Cottontown, TN 37048.** Subject property is located on Tax Map 057, Parcel 049.01 P/O, contains 3.61 acres, and is zoned Agricultural (A).

- 4. AWESOME ACRES – SKETCH (Major) – Represented by Richard Graves – 4th Commission Voting District (Jerry W. Foster and Leslie Schell)** - Applicant is requesting Sketch Plat approval for a 5-lot subdivision located at **State Highway 25W, Cottontown, TN 37048.** Subject property is located on Tax Map 079, Parcel 029.00 P/O, contains 9.48 acres, and is zoned Agricultural (A).
- 5. FERN VALLEY SPRINGS (formerly Light Property) – PRELIMINARY PLAT (Major) – Represented by Richard Graves – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** - Applicant is requesting Preliminary Plat approval for a 4-lot subdivision located at **Fern Valley Road and Shun Pike, Cottontown, TN, 37047.** Subject property is located on Tax Map 078, Parcel 031.08, contains 4.96 acres, and is zoned Residential A (RA).
- 6. BLACKBERRY TRACE – PHASE TWO – PRELIMINARY PLAT (MAJOR) and REQUEST FOR A LOT WIDTH VARIANCE** — Represented by Steve Bridges – 6<sup>th</sup> Commission Voting District (Deanne Dewitt and Luke Tinsley) - Applicant is requesting Preliminary Plat approval for a 3-lot subdivision located at **Douglas Bend Road.** Applicant is also requesting a Variance from Lot Width requirements along a Collector Street Subject property is located on Tax Map 157, Parcel 018.00 P/O, contains 2.76 acres, and is zoned Residential A (RA).
- 7. 595 SHUN PIKE –LOT WIDTH VARIANCE** – Represented Richard Graves –4th Commission Voting District (Jerry W. Foster and Leslie Schell) – Applicant is requesting a variance from County Requirement related to Minimum Lot Width requirements along a Collector Street related to approval for a 2-lot subdivision located at **595 Shun Pike, Cottontown, TN, 37048.** Subject property is located on Tax Map 078, Parcel 031.01, contains 2.14 acres, and is zoned Agricultural (A).
- 8. CLEARVIEW FARMS – FLAG LOT APPEAL AND LOT WIDTH VARIANCE** – Represented Keith and Associates Land Surveying –3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting variances from County Requirements related to Flag Lots and Minimum Lot Width requirements along a Collector Street related to approval for a 2-lot subdivision located at **1940 Hwy. 231, Bethpage, TN, 37022.** Subject property is located on Tax Map 088, Parcel 018.02 P/O, contains 3.63 acres, and is zoned Agricultural (A).
- 9. 217 FERN VALLEY ROAD - SKETCH (Minor) FLAG LOT APPEAL** – Represented by Richard Graves – 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting a Variance from County requirements related to Flag Lots related to approval for a 1-lot subdivision located at **217 Fern Valley**

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**Road, Whitehouse, TN, 37188.** Subject property is located on Tax Map 077, Parcel 055.02, contains 3.08 acres, and is zoned Residential A (RA).

**10. CARTER CREEK PHASE 1- RESUB OF LOT 6 – SKETCH (Minor) FLAG LOT APPEAL** – Represented by **Bruce Rainey** – **11<sup>th</sup> Commission Voting District (Scott Langford and Jeremy Mansfield)** – Applicant is requesting a Variance from County requirements related to Flag Lots related to approval for a 2-lot subdivision located at **1039 Parsons Private Way, Hendersonville, TN, 37075**. Subject property is located on Tax Map 138, Parcel 092.00, contains 6.28 acres, and is zoned Residential A (RA).

**11. J&A DISPOSAL SERVICES – SITE PLAN** – Represented by **RJ Consulting Engineering, LLC** – **12<sup>TH</sup> Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Site Plan approval for construction of a Scale House and Shop Addition located at **3262C Hwy 76, Cottontown, TN, 37048**. Subject property is located on Tax Map 057, Parcel 032.01, contains 6.31 acres, and is zoned Industrial (I).