



**Kingston Springs Municipal - Regional Planning Commission  
Meeting Agenda  
August 13, 2015**

**1. Call to Order:**

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ p.m.

**A. Roll Call of Voting Members:**

Donna Boggs \_\_\_\_\_ Tony Campbell \_\_\_\_\_ Gary Corlew \_\_\_\_\_  
Tom Cullen \_\_\_\_\_ Tony Gross \_\_\_\_\_ Carolyn Hall \_\_\_\_\_  
Mike Patenaude \_\_\_\_\_ Chuck Sleighter \_\_\_\_\_ Vacant \_\_\_\_\_

**B. Non-Voting Staff:**

Mike McClanahan \_\_\_\_\_ Martha Brooke Perry \_\_\_\_\_ Mary Vavra \_\_\_\_\_

**C. Declaration of Quorum by Chair.**

**2. Approval of Minutes:**

Minutes of the July 9, 2015 meeting have been circulated.

Corrections \_\_\_\_\_

Motion to approve \_\_\_\_\_ Second \_\_\_\_\_

**A. Confirmation of the Agenda.**

Corrections \_\_\_\_\_

Motion to approve \_\_\_\_\_ Second \_\_\_\_\_

**Submittal Deadline Date: July 9, 2015**

**3. Rezone Request – J. Ronald Scott, 1165 Mt. Pleasant Road.**

4. **Other (For Discussion Only):**

5. **Adjourn:**

The meeting was adjourned at \_\_\_\_\_ p.m. by \_\_\_\_\_.



## **PLANNING COMMISSION MEETING MINUTES**

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**August 14, 2015**

### **1. Call to Order**

Chair Carolyn Hall called the meeting to order at 7:03 p.m.

#### **A. Roll Call of Voting Members**

Donna Boggs, Member	
Tony Campbell, Member	Present
Gary Corlew, Member	Present
Vacant, Member	
Tom Cullen, Member	Present
Tony Gross, Mayor	Present
Carolyn Hall, Chair	Present
Mike Patenaude, Vice Chair	Present
Chuck Sleighter, Secretary	Present

#### **B. Non-Voting Staff**

Mike McClanahan, City Manager	Present
Martha Brooke Perry, City Attorney	Present
Mary Vavra, City Planner	Present

#### **C. Declaration of Quorum by Chair**

### **2. Approval of Minutes**

A motion to approve the minutes of the July 9, 2015 meeting was made by Member Campbell. Member Sleighter seconded the motion, which carried unanimously.

#### **A. Confirmation of the Agenda**

A motion to approve the agenda was made by Member Campbell. The motion was seconded by Secretary Sleighter, and carried unanimously.

### **3. Rezone Request - J. Ronald Scott, 1165 Mt. Pleasant Road**

Attorney Perry offered that the Planning Commission can only recommend, or not recommend to the County Commission. Final approval of the rezone request rests with the County. She mentioned that the area lies within the Town's urban growth boundary. She also mentioned that specifics of the development and site plans for each lot would not be discussed. When voting, she advised Commission members, they must determine if the property meets R-1 requirements.



## **PLANNING COMMISSION MEETING MINUTES**

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Sharon Armstrong, a planner for the developer, presented the reasons for a rezone to the Commission. She explained that the tract consisted of 36 acres, has nearby R-1, and that a PUD could be obtained to circumvent a zoning request. She noted that the developer was interested in subdividing into 1-3 acres lots, and that she had received a letter of water availability from the Second South Cheatham Utility District. Mrs. Armstrong also mentioned that the property features 78' of fall from roadside to back of property.

Mr. Northcutt (the applicant) distributed a sketch depicting 18-21 houses on the property.

Vice Chair Patenaude asked that the rezone request was to go from an E-1 zone to an R-1 zone.

Member Cullen asked about the location of the closest available City water.

Member Campbell noted that growth should be anticipated to fund growing cost of government and expanding and improving local services.

Mr. Northcutt informed the Planning Commission that he wanted to withdraw his request.

### **Public Comments**

Sherry Tidwell (1166 Mt. Pleasant Road) – Stated that she moved to the area to escape development.

Stacy Stephens (1081 Skyline Dr.) – 5 acre lot sizes are more appropriate. Growth should be incremental.

Roger Crane (1038 Peery Circle) – Residents need to have their voices heard. Growth in the area is not wanted.

Mitchell Knoll (1640 CC Rd.) – Grew up in Kingston Springs and the tract use to be a 300 acre farm. The road is substandard. Households often have two cars and that's too much traffic in the area. Additional outlet roads should be considered.



## PLANNING COMMISSION MEETING MINUTES

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Rick Myers (1493 Mt. Pleasant Rd.) - Water quality is a tremendous concern for the area's residents. Spring water is better than city water.

Tracy Jacobs (1331 Campbell Ridge Rd.) - She moved to the area for small its rural and small town feel.

Darrell Brackman (1070 Peery Rd.) - Public comment is important and every story has two sides.

Sean Phelps (1076 Peery Rd.) - No one ever directly notified him about the meeting. A sign the County installed on the property was found buried in the woods.

Don Morris (1023 Deer Ridge Rd.) - Five acres are fine. Traffic concerns should outweigh anything else in developing the area.

James Hedgepath (2020 Cedar Hill Rd.) - Voted no to a tax increase as a County Commissioner.

Christy Yoder (1044 Skyline Dr.) - Concerned about a more aggressive developer than current applicant.

Barry Baker (1005 Peery Rd.) - Wildlife and environmental impact should be a concern to any development. Springs on back side of property feed creek.

#### **4. Other Items**

No other items were discussed.

#### **5. Adjournment**

A motion for adjournment was made by Member Campbell, seconded by Member Sleighter. The motion carried unanimously and the meeting was adjourned at 7:50 p.m.

  
\_\_\_\_\_  
**Mike Patenaude**  
**Chair**

  
\_\_\_\_\_  
**Debbie Finch**  
**City Recorder**



**APPLICATION FOR REZONE REQUEST BEFORE KSMRPC  
(FOR PROPERTY IN URBAN GROWTH BOUNDARY AREA)**

Fee: \$150

A copy of the tax card, a copy of the recorded deed and a copy of the current tax map or survey of subject property must be attached.

Dates of application: 6-29-15  
Property location/address: 1165 Mt. Pleasant Rd.  
Property owner's name: J. Ronald Scott  
Property owner's address: 900 20<sup>th</sup> Ave. S. Nashville, TN 37212  
Property owner's contact info: Phone (615) 481-5220 Email \_\_\_\_\_  
Additional owner's address: \_\_\_\_\_  
Additional owner's contact info: Phone ( ) \_\_\_\_\_ Email \_\_\_\_\_

Authorized agent/buyer name: JAMES VADEN NORTHUS  
Authorized agent/buyer address: 599 Williamson Co. Line Rd. Fairview, TN 37062  
Authorized agent/buyer contact info: Phone (615) 412-4334 Email northus@realtracs.com

Pursuant to the Zoning Resolution of Cheatham County, Tennessee, and a rezone application made to rezone the following property known as:

911 address of property: \_\_\_\_\_ Kingston Springs, TN 37082  
Map 99 GPR \_\_\_\_\_ Parcel Portion of 073.10

Property is currently zoned E-1 on the official Zoning Map of Cheatham County, which located in the urban growth area and urban growth boundary of the Town of Kingston Springs, TN.

Request to change current zone to: R-1 under the county zoning resolution.

Detailed reason for reclassification: TO SUBDIVIDE THE 30 ACRES INTO 1 TO 3 ACRE TRACTS GETTING 20 TO 22 RESIDENTIAL BUILDING SITES.



**APPLICATION FOR REZONE REQUEST BEFORE KSMRPC  
(FOR PROPERTY IN URBAN GROWTH BOUNDARY AREA)**

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This application must be fully completed, signed, accompanied by payment of a \$150.00 review fee and submitted not later than 4 weeks prior to the next scheduled Kingston Springs Municipal Regional Planning Commission meeting.

Applicant understands the request is submitted first to the KSMR Planning Commission for rezoning then transmitted to the Cheatham County Commission, preceded by its public hearing duly advertised.

Applicant grants permission for placement of signing upon property sought to be reclassified and to advertise the matter to come before the KSMRPC to render a recommendation to Cheatham County, TN under the terms of its adopted zoning resolution and zoning map.

Signature(s):

Property Owner or Authorized Agent/Buyer

Additional Property Owner

Date:

6-29-15



## **8.080 AMENDMENTS TO THE RESOLUTION**

The regulations, restrictions, and boundaries set forth in this resolution may from time to time be amended, supplemented, changed, or repealed by the Cheatham County Commission. Any member of the County Commission may introduce such legislation, or any official, board, or any other person may present a petition to the County Commission requesting an amendment or amendments to this resolution.

No amendment to this resolution shall become effective unless it is first submitted to the Cheatham County Regional Planning Commission for review and recommendation. The planning commission shall have thirty (30) days within which to submit its recommendation to the county commission. If the planning commission disapproves the amendment, it shall require the favorable vote of a majority of the county commission to become effective. If the planning commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment.

No change or departure from the text or maps as certified by the planning commission shall be made, unless such change or departure be first submitted to the planning commission and approved by it, or, if disapproved, received the favorable vote of a majority of the entire membership of the county commission.

Before finally adopting any such amendment, the county commission shall hold a public hearing thereon, at least thirty (30) days' notice of the time and place of which shall be given by at least one (1) publication in a newspaper of general circulation in the county; and any such amendment shall be published at least once in the official newspaper of the county or in a newspaper of general circulation in the county.

A fee, as set by the Cheatham County Commission shall be due and payable at the time of filing of petition shall be posted with requests to amend a provision or provisions of this zoning resolution. The fee is to be used by Cheatham County to defray costs resulting from such petition and any subsequent amendment of the zoning resolution.

### **8.081 Application for Rezoning**

A proposed change of zoning district boundaries shall be initiated by the filings of an application with the Cheatham County Planning Commission. Said application shall contain:

1. The name and address of the owner and/or owners of the subject property, and the written certification of the authorized agent.
2. A written legal description of the subject property including the Cheatham County Tax Plat number and acreage.
3. A description of the proposed zone change, modification or repeal together with written justifications for the requested zone change.
4. The names and addresses of the adjacent property owners including those property owners across streets, roads, highways, and/or railways, and waterways which border the applicant's property.

5. Two (2) copies of a map depicting the property requested for rezoning. These maps shall be at a scale of no less than 1"=100' and no larger than 1"=30' and show the following information.
  - a. Title, north arrow, graphic scale, date, civil district, and the acreage of the property to be rezoned.
  - b. Dimensions in feet of property to be rezoned.
  - c. All roads and easements within or adjoining property to be rezoned.
  - d. Location, size, type and current use of any building on the property requested for rezoning.
  - e. Location of the adjoining property owners in relation to the property to be rezoned.
6. Payment of a fee of one hundred dollars (\$100.00) to defray the administrative cost of amending the rezoning resolution. **(Added 6, by Resolution 10 Dated, October 18, 1999)**
7. Any applicant for a change in a zoning district boundary shall be required to place and maintain a notification sign in accordance with the following provisions: **(Amended by Resolution 9, Dated January 17, 2005 and Resolution 10, Dated January 17, 2005)**
  - a. Public notification signs shall be posted and maintained on the property which is the subject of the proposed zoning district change for at least fifteen (15) days prior to the public hearing on the zoning boundary change and shall remain until final action of the County Commission or the application is withdrawn.
  - b. The public notification signs shall be those furnished by or approved by the Cheatham County Building Commissioner. The Building Commissioner shall collect a fee of ten dollars (\$10.00) for each sign furnished. The signs shall be of adequate size and design (no smaller than three feet by two feet (3' x 2')) and shall be clearly visible and legible to passing motorists. The signs shall at least specify the time, date and location of the scheduled public hearing on the proposed zoning district change. The signs shall also contain a description of the proposed change and the telephone number of the County Office where additional information can be obtained. Any and all Cost associated with the proposed zoning district change shall be paid for by the applicant requesting the zoning district change with the exception of the advertisements posted in the local newspapers.
  - c. One (1) public notification sign shall be posted along each three hundred (300) feet of each public street or road right-of-way adjoining property. If the property is accessed by easement, then one (1) sign shall be posted at the location where each easement attaches to a public street or road right-of-way. The signs shall be posted within ten (10) feet of the public street on road right-of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard.

- d. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted.
8. If the zoning district boundary change is one which was initiated by the Cheatham County Planning Commission and the change affects more than two contiguous separately owned tracts of property, then the notification signage requirements contained in Paragraph 8.081, 7, shall not apply. **(Amended 8, by Resolution 9, Dated January 17, 2005)**

#### **8.090 PENALTIES**

Any persons violating any provisions of this resolution shall be guilty of a misdemeanor, and upon conviction shall be fined not less than five dollars (\$5.00) nor more than fifty dollars (\$50.00) for each offense. Each day such violations continue shall constitute a separate offense.

#### **8.100 REMEDIES**

In case any building or other structure is erected, constructed, altered, repaired, converted, or maintained, or any building, structure, or land is used, in violation of this resolution, the Director of the Building Department or any other appropriate authority or any adjacent or neighboring property owner who would be specifically damaged by such violation, in addition to other remedies, may institute an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; or to correct or abate such violation; or to prevent occupancy of such building, structure, or land.

#### **8.110 VALIDITY**

Should any section, clause, or provision of this resolution be declared by a court of competent jurisdiction to be unconstitutional or invalid, this judgment shall not affect the validity of this resolution as a whole or any other part of this resolution be judged invalid or unconstitutional.

#### **8.120 INTERPRETATION**

Whenever the conditions of this resolution are less restrictive than comparable conditions imposed by any other provision of this resolution or any other resolution, the provisions which are more restrictive shall govern.

Kingston Springs TN  
Attn: Mike McClanahan  
PO Box 256  
Kingston Springs, TN 37082

Dear Mr. McClanahan,

Enclosed is the application of Vaden Northcutt representing Ronald J. Scott for county rezone of property located at Mt. Pleasant Road, Kingston Springs, TN to be presented to the Kingston Springs Municipal Regional Planning Commission. Property lies within the urban boundaries growth plan

The applicant has missed the deadline for the July meeting of the Cheatham County Commission so this meeting will be heard in August.

This will be advertised by the city and billed to Northcutt for these fees. Upon approval or denial of Kingston Springs Municipal Regional Planning Commission it will come back to the Cheatham County Commission for final rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Franklin Wilkinson", with a long horizontal flourish extending to the right.

Franklin Wilkinson  
Cheatham County Building Commissioner

111 Frey Street • Ashland City, TN 37015

**J. Ronald Scott**  
900 20<sup>th</sup> Ave So., #601  
Nashville, Tennessee 37212

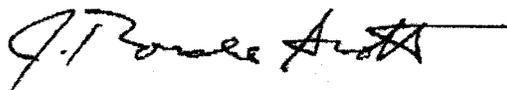
May 4, 2015

To: Cheatham Co. Zoning Commission

This letter authorizes Vaden Northcutt of Northcutt Custom Homes, LLC to go before the Cheatham Co. Zoning Commission to seek permission for the rezoning of the following property which is owned by me, J. Ronald Scott:

All of Tract 2 (Harvey Knalls 378/106)  
and a portion of Map 99 Parcel 073.10 located on Mt. Pleasant Rd.,  
Kingston Springs TN 37082, consisting of 30 acres (+/-).

Signed:

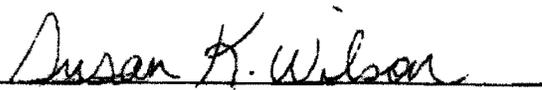


J. Ronald Scott  
Property Owner



STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Sworn to before me and subscribed in my presence this 4<sup>th</sup> day of May, 2015.



Susan K. Wilson  
Notary Public at Large

My commission expires March 10, 2019.



**CHEATHAM  
COUNTY**

*A great place  
to raise a family*

**Building Department  
Codes Administration  
(615) 792-7915**

June 12, 2015

Kingston Springs TN  
Attn: Mike McClanahan  
PO Box 256  
Kingston Springs, TN 37082

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Sincerely,

Franklin Wilkinson  
Cheatham County Building Commissioner

**APPLICATION FOR ZONE CHANGE**

NAME & ADDRESS OF PROPERTY OWNERS

DATE RECEIVED: 5-6-15

Ronald J. Scott

TELE: 615-481-5220

900 20<sup>th</sup> Ave S. #601, Nashville, TN

FAX: 615-369-6405

**\*\*APPLICANT &/OR AUTHORIZED AGENT IS REQUIRED TO ATTEND MEETING.**

NAME & ADDRESS OF AUTHORIZED AGENT

JAMES VADEN NORTHENT

TELE: 615-412-4334 MOBILE 615-405-7425

599 Williamson Co. Line Rd., Fairview TN

FAX: 615-412-5725

ROAD NAME: MT. PLEASANT RD. K.S. ZONE E-1

Map 99 <sup>Portion of</sup> Parcel 073.10 Acreage 30.50

LOCATION & SIZE OF WATERLINE AND/OR FIRE HYDRANT: SEE ATTACHED PLAT

IS THE PROPERTY IN THE CHEATHAM COUNTY GROWTH PLAN? YES

CURRENT ZONING \_\_\_\_\_ PROPOSED ZONING R-1

REASON FOR REQUEST: TO SUBDIVIDE INTO 1 TO 3 ACRE BUILDING SITES

NAME & ADDRESSES OF ALL ADJOINING (INCLUDING ACROSS THE ROAD) ADJOINING PROPERTY OWNERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO MY KNOWLEDGE, INFORMATION AND BELIEF, THE ABOVE INFORMATION IS CORRECT (FALSE STATEMENT HEREIN MAY BE GROUNDS FOR DISMISSAL AND/OR DEFERRAL OF THIS APPLICATION).

James Vaden  
APPLICANTS SIGNATURE

**J. Ronald Scott  
900 20<sup>th</sup> Ave So., #601  
Nashville, Tennessee 37212**

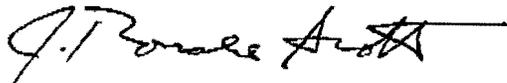
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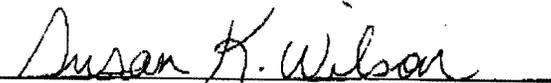


J. Ronald Scott  
Property Owner



STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Sworn to before me and subscribed in my presence this 4<sup>th</sup> day of May, 2015.



Susan K. Wilson  
Notary Public at Large

My commission expires March 10, 2019.

BEFORE KSMRPC

APPLICATION FOR REZONE REQUEST FOR <sup>PROPERTY</sup> IN UGB AREA

FEE: \$150

APPLICANT MUST BE CURRENT PROPERTY OWNER OR DULY AUTHORIZED AGENT OF APPLICANT OR BUYER UNDER CONTRACT

A copy of the tax card, a copy of the recorded deed and a copy of the current tax map or survey of subject property must be attached.

Date of Application \_\_\_\_\_
Property Address/Location \_\_\_\_\_
Property Owner's Name \_\_\_\_\_
Property Owner's Address \_\_\_\_\_
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Phone \_\_\_\_\_ Cell \_\_\_\_\_ E-mail \_\_\_\_\_
Additional Owner's Name (If applicable) \_\_\_\_\_
Phone \_\_\_\_\_ Cell \_\_\_\_\_ E-mail \_\_\_\_\_

Pursuant to the <sup>CHEATHAM COUNTY RESOLUTION</sup> ZONING ORDINANCE of the <sup>CHEATHAM COUNTY</sup> TOWN OF KINGSTON SPRINGS, TENNESSEE, Section 7.090, Article VII, application is made to the municipality to re-zone the following real property known as:

PROPERTY 911 ADDRESS \_\_\_\_\_
Kingston Springs, Tennessee 37082

MAP \_\_\_\_\_ GRP \_\_\_\_\_ PARCEL \_\_\_\_\_

Property is currently zoned \_\_\_\_\_ on the official Zoning Map of the <sup>CHEATHAM COUNTY</sup> Town of Kingston Springs, which is ~~part of the municipality's zoning ordinance~~ located in the Urban Growth Area and Urban Growth Boundary of the Town of Kingston Springs, TN

Request to change current zone to: \_\_\_\_\_ under the County Zoning Resolution

Detailed reason by applicant for reclassification: \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

All of which applicant believes is in conformity with the comprehensive plan and is not detrimental to the general welfare of the community.

This application must be fully completed, signed, accompanied by the \$150.00 administrative fee and submitted not later than 4 weeks prior to the next scheduled Kingston Springs <sup>Municipal</sup> Regional Planning Commission meeting.

Applicant understands the request is submitted first to the <sup>KSMRPC</sup> Planning Commission for recommendation to the <sup>then transmitted to</sup> Board of Commissioners. A rezoning request to the Board of Commissioners must pass two readings, preceded by its public hearing advertised at least fifteen (15) days prior to the public hearing date.

Further, applicant states no denial to reclassify the property has been made within one (1) year from date of application. Applicant grants permission for placement of signing upon property sought to be reclassified and to advertise public hearing. <sup>the matter to come before the KSMRPC to</sup> render a recommendation to Cheatham County, TN under the terms of ~~its~~ its adopted Zoning Resolution and Zoning Map.

SIGNATURE(S) of Applicant/Property Owner(s) \_\_\_\_\_

# **KINGSTON SPRINGS REGIONAL PLANNING**

## **REZONE PROCESSES**

### **AS TO REQUESTS AND FUTURE SUBDIVISION OF LAND IN UGB**

The Town of Kingston Springs has heretofore been granted Regional Planning Authority for land outside its municipal limits and within the Urban Growth Boundaries (UGB) of the Town pursuant to the Cheatham County Urban Growth Plan. Such authority was granted by the State Planning Office and the Kingston Springs Planning Commission became the Kingston Springs Municipal-Regional Planning Commission (KSMRPC).

TCA 13-7-105 governs amendments to county's zoning ordinance (referred to as zoning resolution by Cheatham County) requiring it "be first submitted for approval or disapproval or suggestions to the regional planning commission of the region in which the territory covered by the ordinance is located..."

Any rezone request filed with Cheatham County Building Commission should then be transmitted to the municipality for consideration by the KSMRPC, so as to come before that body for it to make the recommendation to apply the County's zoning resolution, text and zoning mapping, i.e. bulk standards (set-backs, minimum lot land area, etc.) as to the particular zone district(s). The transmittal of the zone request filed with the county should be accompanied by the current duly adopted county zoning resolution and any applicable amendment(s) thereto. The action taken by the KSMRPC is then transmitted back to the County for its Legislative Body, County Commission, to act upon the rezone request taking into account the recommendation from the planning body (KSMRPC), preceded by requisite published notice for public hearing to formally rezone the property.

Once a property is rezoned by the County Commission, the subdivision plat shall then be brought before the KSMRPC as an agenda item in accordance with its duly adopted subdivision regulations for planning review, bonding, etc., just the same as any property being subdivided had it been situated within the city limits.

## REGIONAL PLANNING

The enabling legislation for Regional Planning is set forth in TCA 13-3-101, et seq., as amended. Establishment was approved by the Local Government Planning Advisory Committee.

The regional planning commission has such powers as necessary for it to perform its functions and to promote regional planning in the planning region.

TCA 13-3-402 recites that subdivision plats are to be signed by the Secretary of the Regional Planning Commission and be in accordance with the platting requirements as set forth in the Subdivision Regulations. See TCA 13-3-403. Bonding for roadways and any other public improvements to be dedicated and accepted shall be made in favor of the County and signed off on said plats by its appropriate governmental representative.

The regional planning commission shall approve or disapprove a plan within sixty (60) days after the initial consideration of the plat in a regularly scheduled session. See TCA 13-3-404.

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW  
ASHLAND CITY, TENNESSEE

FILED FOR RECORD September 12, 1995 at 3:45 O'Clock P.M.

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL

J. Ronald Scott

Same

Pt. of Map 99  
Parcel 73

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED FORTY THOUSAND (\$240,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, I, HARVEY KNALLS, JR., have bargained and sold, and by these presents do transfer and convey unto the said J. RONALD SCOTT, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Cheatham County, State of Tennessee, described as follows:

Tract One: Lying and being located on the west side of Mount Pleasant Road, beginning on an iron pin in the west right-of-way of Mount Pleasant Road, 25 feet from centerline; at the northeast corner of the Ronald Parker, et ux, property of record in Book 355, Page 109, R.O.C.C.; thence, leaving said road with the Parker property, South 62 deg. 06 min. 30 sec. West, 517.83 feet to an existing iron pin; thence, with the Treanor property, North 04 deg. 06 min. 59 sec. East, 365.72 feet to an existing iron pin in a rock pile; thence, North 07 deg. 06 min. 32 sec. West, 465.68 feet to an existing iron pin; thence, with the Tidwell property of record in Book 287, Page 661, R.O.D.C., North 55 deg. 39 min. 00 sec. East, 205.73 feet to an existing iron pin; thence, North 76 deg. 43 min. 00 sec. East, 79.74 feet to an iron pin in the west right-of-way of Mount Pleasant Road, 25 feet from centerline; thence, with said road to points as follows: South 15 deg. 05 min. 33 sec. West, 53.46 feet, South 07 deg. 39 min. 22 sec. West, 104.07 feet, South 03 deg. 23 min. 59 sec. West, 47.31 feet, South 04 deg. 43 min. 16 sec. East, 55.69 feet, South 30 deg. 40 min. 02 sec. East, 239.31 feet, South 29 deg. 32 min. 16 sec. East, 294.56 feet to the point of beginning, containing 5.58 acres, more or less, according to survey by Bennett & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. No. 477, dated September 5, 1995.

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*Current  
Vesting  
Deed  
per  
Assessment  
data*

*P/O  
Rezone  
Request*

54 deg. 02 min. 58 sec. East, 133.99 feet, North 60 deg. 14 min. 52 sec. East, 149.62 feet; thence, leaving said road with the Tanner property and then with the Scott property and then with the Allen property to existing iron pins as follows: South 39 deg. 03 min. 12 sec. East, passing over an iron pin at 3.18 feet, on-in-all, 1284.04 feet, South 13 deg. 55 min. 00 sec. East, 53.30 feet, South 09 deg. 40 min. 25 sec. West, passing over an existing two-inch iron pipe at 407.73 feet, on-in-all, 414.60 feet to the point of beginning, containing 30.50 acres, more or less, according to survey of Bennett & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. No. 477, dated September 5, 1995.

Being a portion of the same property conveyed to Harvey Knalls, Jr. by deed from Lillie Belle Knall, a widow, of record at Book 217, Page 1046, Register's Office for Cheatham County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEES, their heirs and assigns, forever. And we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of September, 1995.

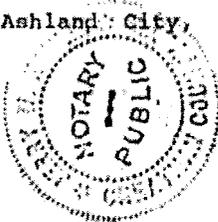
Harvey Knalls, Jr.  
HARVEY KNALLS, JR.

STATE OF TENNESSEE  
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvey Knalls, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 11 day of September, 1995.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-30-96



STATE OF TENNESSEE  
COUNTY OF CHEATHAM

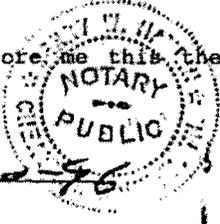
The actual consideration for this transfer or value of property (whichever is greater) is \$240,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Darlene Haskins agent  
AFFIANT

Sworn to and subscribed before me this 11 day of September, 1995.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-30-96



STATE OF TENNESSEE  
I, Don Dewain, Register of Deeds, for said County, this instrument was received at 11:20 o'clock P.m. on 9-11-1995 entered in Note Book 2 Page 155 entered in Book No. 477 Page 106  
Amounts paid under receipt No. 4915  
STATE TAX DEED \$ 8.95  
STATE TAX NOTES \$ 0.00  
PRIVATE FEE \$ 1.00  
RECORDING FEE \$ 10.00  
TOTAL \$ 19.95  
Don Dewain REGISTER

107

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW  
ASHLAND CITY, TENNESSEE

FILED FOR RECORD September 12, 1995 at 3:45 O'Clock P.M.

ADDRESS OF NEW OWNER: \_\_\_\_\_ SEND TAX BILLS TO: \_\_\_\_\_ MAP & PARCEL

J. Ronald Scott

Same

Pt. of Map 99  
Parcel 73

WARRANTY DEED

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Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of September, 1995.

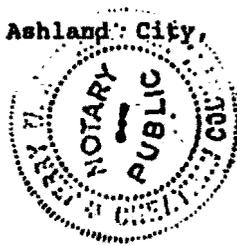
Harvey Knalls, Jr.  
HARVEY KNALLS, JR.

STATE OF TENNESSEE  
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvey Knalls, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 11 day of September, 1995.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-30-96



STATE OF TENNESSEE  
COUNTY OF CHEATHAM

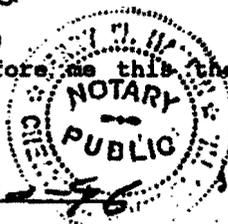
The actual consideration for this transfer or value of property (whichever is greater) is \$240,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Darlene Haskins agent  
AFFIANT

Sworn to and subscribed before me this 11 day of September, 1995.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-30-96



OFFICIAL COPY OF DEED  
I, Don Deaton, Register of Deeds, do certify this instrument was received at 2:45 p.m. on 9-12-95 entered in Note Book 2 Page 122 entered in Book No. 371 Page 122  
Amount paid under receipt No. 4713  
STATE TAX DEED \$ 122.00  
STATE TAX NOTES \$  
PRIVATE FEE \$  
RECORDING FEE \$  
TOTAL \$122.00  
Don Deaton REGISTER

State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

Home	About	New Search	Return to List
------	-------	------------	----------------

County Number: 011

County Name: CHEATHAM

Tax Year: 2015

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SCOTT J RONALD  
 1920 ADELICIA ST STE 500  
 NASHVILLE, TN 37212

**Property Location**

Address: MT PLEASANT RD 1165

Map: 099 Grp: Ctrl Map: 099 Parcel: 073.10 Pl: S/I: 000

*P/O*

**Value Information**

Reappraisal Year: 2013

Land Mkt Value: \$246,300  
 Improvement Value: \$6,900  
 Total Market Appraisal: \$253,200  
 Assessment %: 25  
 Assessment: \$63,300

**General Information**

Class:	10 - FARM	City:	
City #:	000	SSD2:	000
SSD1:	385	Mkt Area:	K01
District:	11	# Mobile Homes:	0
# Bldgs:	1	Utilities - Electricity:	01 - PUBLIC
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Zoning:	
Utilities - Gas / Gas Type:	00 - NONE		

**Subdivision Data**

Subdivision:  
 Plat Blk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

Building # 1

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,176	Floor System:	04 - WOOD W/ SUB FLOOR
Foundation:	02 - CONTINUOUS FOOTING	Structural Frame:	00 - NONE
Exterior Wall:	04 - SIDING AVERAGE	Roof Cover/Deck:	00 - CORRUGATED METAL
Roof Framing:	02 - GABLE/HIP	Floor Finish:	08 - PINE/SOFT WOOD
Cabinet/Millwork:	02 - BELOW AVERAGE	Paint/Decor:	02 - BELOW AVERAGE
Interior Finish:	07 - DRYWALL	Plumbing Fixtures:	0
Heat and A/C:	00 - NONE	Electrical:	02 - BELOW AVERAGE
Bath Tile:	00 - NONE		

**Shape:** 01 - RECTANGULAR DESIGN      **Quality:** 00 - BELOW AVERAGE  
**Act Yr Built:** 1930      **Condition:** P - POOR CONDITION  
**Building Areas:**  
**Area: BAS**    **Sq Ft:** 1,176  
**Area: EPF**    **Sq Ft:** 240  
**Area: OPF**    **Sq Ft:** 192

**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
09/11/1995	\$240,000	378	106	VACANT	WD	N
02/14/1986	\$2,500	0241	0399	IMPROVED	WD	D
08/03/1982	\$0	217	1046			

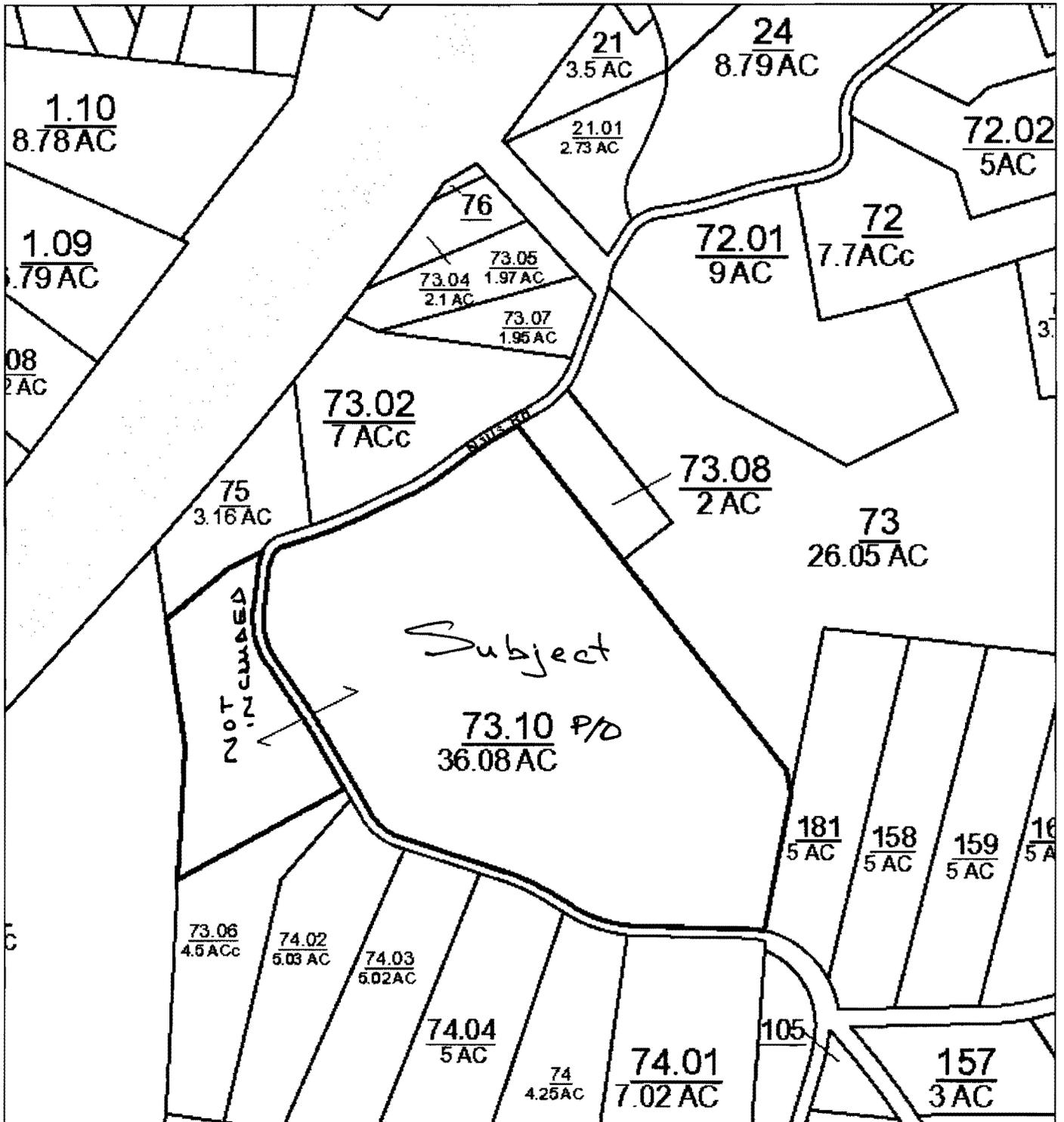
**Land Information**

**Deed Acres:** 36.08      **Calc Acres:** 0.00      **Total Land Units:** 36.08  
**Land Type:** 46 - ROTATION      **Soil Class:** A      **Units:** 3.00  
**Land Type:** 54 - PASTURE      **Soil Class:** G      **Units:** 9.00  
**Land Type:** 54 - PASTURE      **Soil Class:** A      **Units:** 6.00  
**Land Type:** 54 - PASTURE      **Soil Class:** P      **Units:** 2.00  
**Land Type:** 62 - WOODLAND 2      **Soil Class:** A      **Units:** 15.08  
**Land Type:** 04 - IMP SITE      **Soil Class:**      **Units:** 1.00

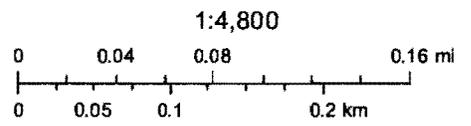
  [View GIS Map for this Parcel](#)

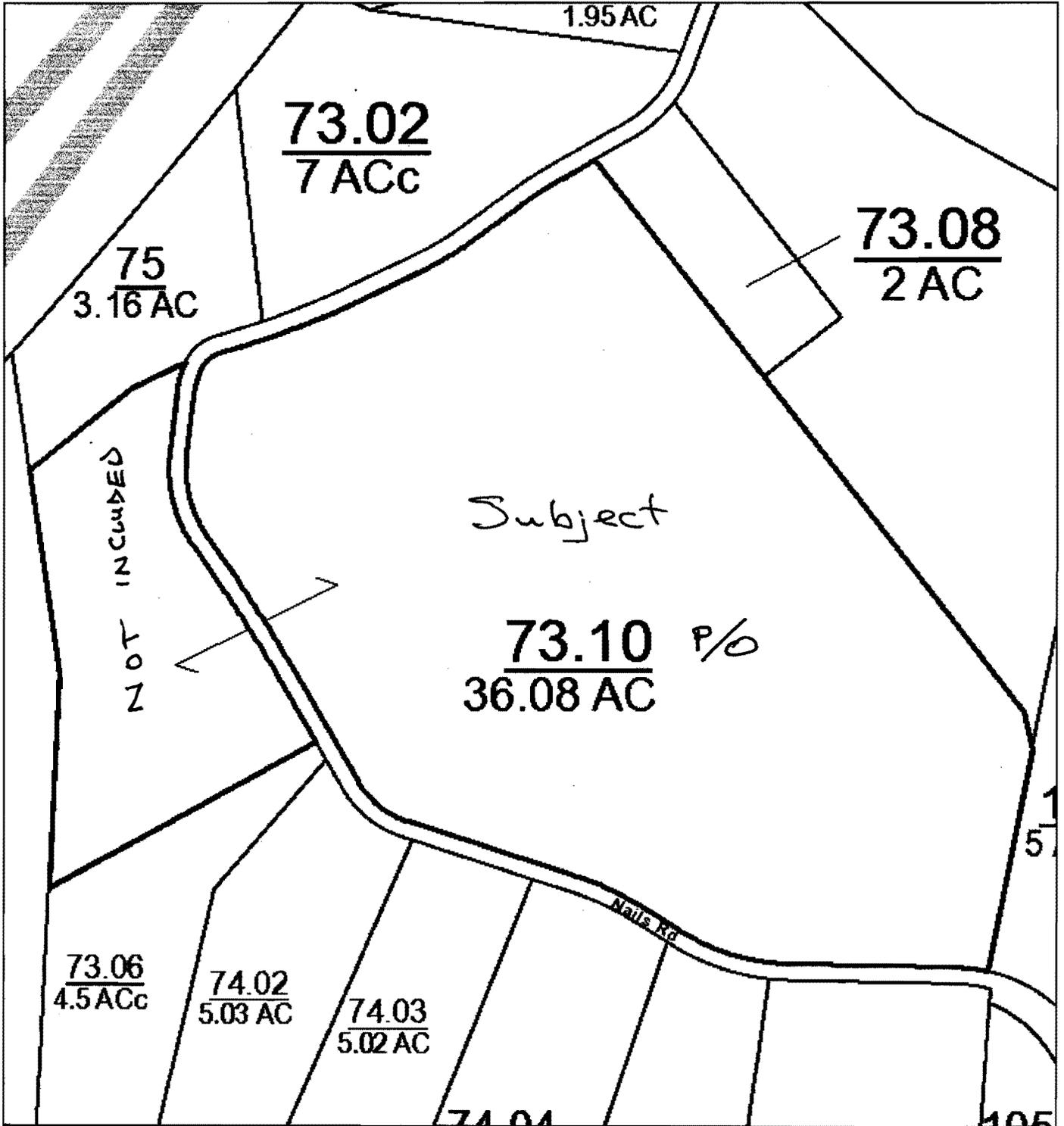
[Glossary of Terms](#)      [How to Search](#)      [Fact Sheet](#)  
Division of Property Assessments Home Page      Comptroller of the Treasury Home Page      State of Tennessee Home Page

Cheatham County - Parcel: 099 073.10

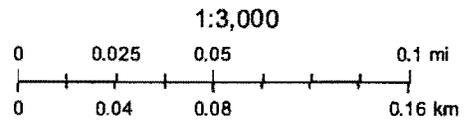


June 18, 2015





June 18, 2015



Map 099



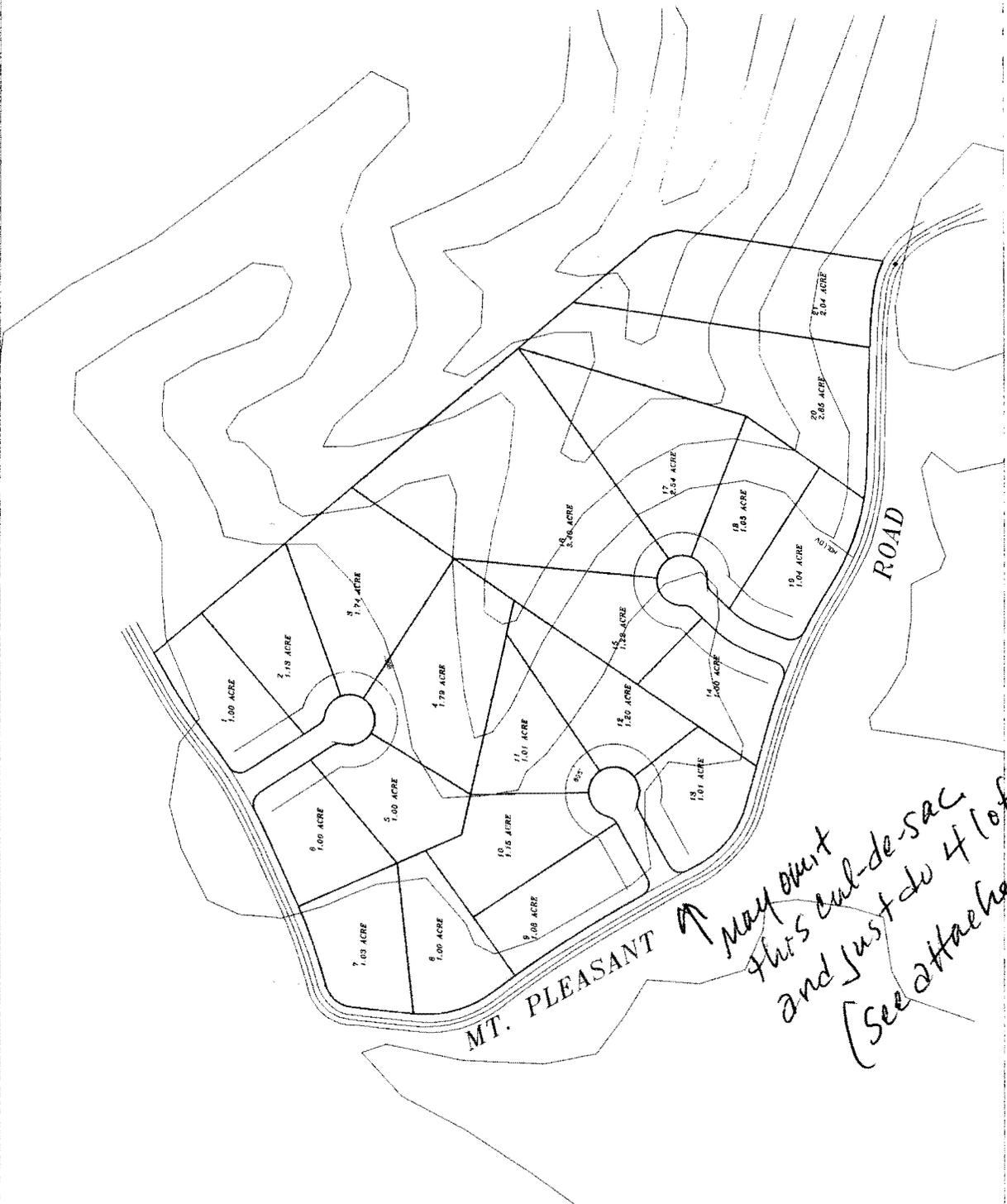
Tennessee Property Viewer





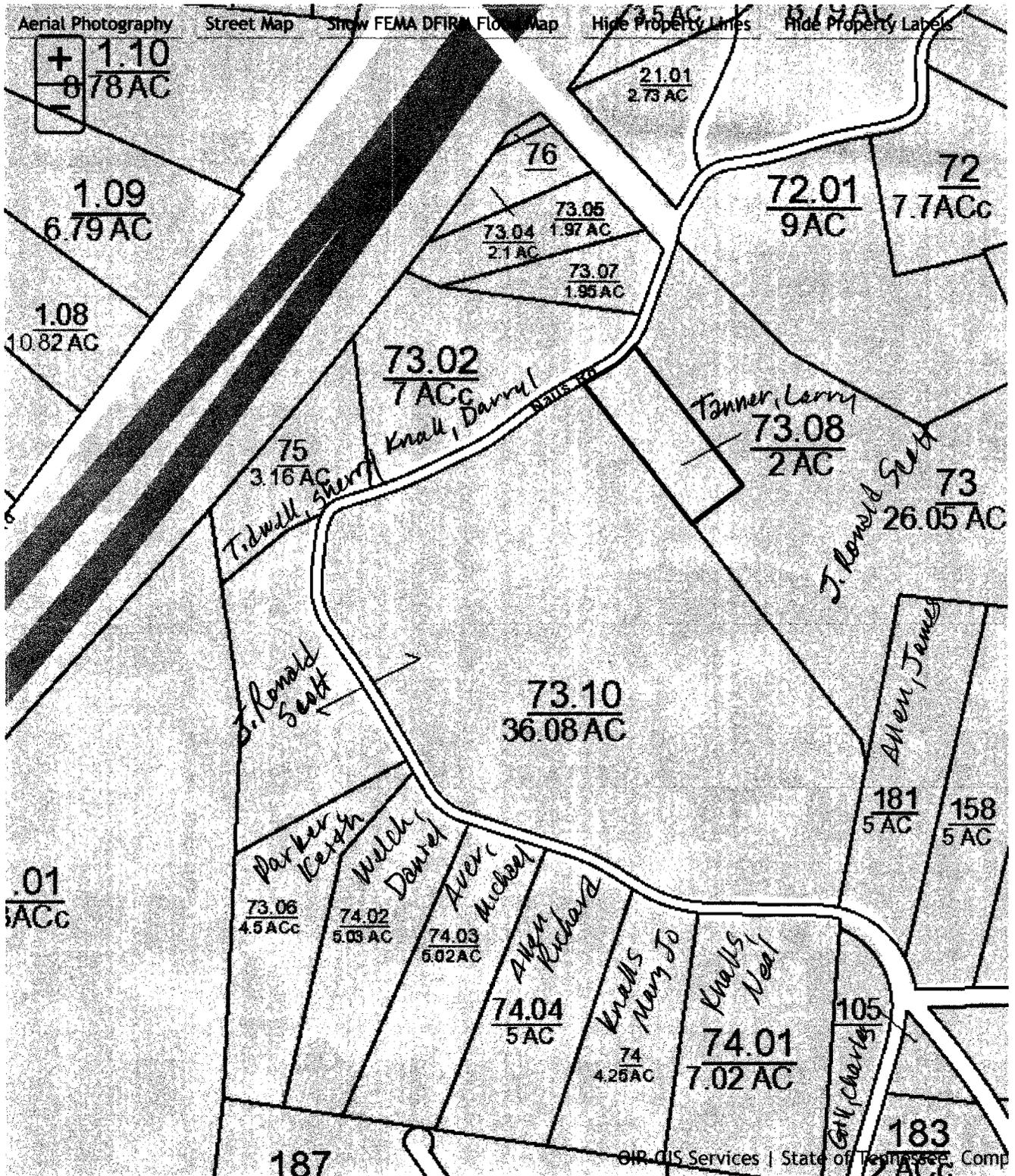
CHAPDELAIN & ASSOCIATES  
2778 WALKER ROAD  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104

no. description of revisions  
date





# Tennessee Property



4. Height Requirements

No principal building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in Article VII, Section 7.030.

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

6. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

7. Accessory Structures

- a. With the exception of signs, accessory structures shall not be erected in any required front yard.
- b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

**5.044 R-2, Medium Density Residential District**

**A. District Description**

This district is designed to provide suitable areas for low to medium density residential development. Most generally, this district will be characterized by single-family detached structures and duplexes 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. It is the express purpose of this zoning resolution to exclude from this district 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 this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

**B. Uses Permitted**

In the R-2, Medium Density Residential District, the following uses are permitted:

1. Residential Activities

Detached single-family and duplex dwellings, excluding mobile homes.

E-1 zoning  
R-1

7. Landscape

The front yard, excluding necessary driveways, s

**5.042 E-1, Estates Residential District**

**A. District Description**

This district is designed to provide suitable open space for very low density residential development. It shall consist primarily of single family detached dwellings and their accessory uses. This residential district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet afford residential developments a minimum of urban character. This district is a transition zone between the agricultural district and the more urban zone R-1.

**B. Uses Permitted**

**1. Agricultural Services**

Include various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto.

**Crop Drying, Storage, and Processing**  
**Crop Planting, Cultivating, and Protection Services**  
**Horticultural Services**  
**Livery Stables**  
**Riding Stables**  
**Soil Preparation Services**

**2. Crop and Animal Raising**

Includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding commercial feed lots and facilities for the processing, packaging, or treatment of agricultural products.

**Farms**  
**Raising of Plants, Animals, and Fish**  
**Truck Gardens**

**3. Plant and Forest Nurseries**

Include the cultivation for sale of horticultural specialties, such as flowers, shrubs, and trees, intended for ornamental, landscaping, or tree planting purposes.

**Forestry Nursery**  
**Plant Nursery**

4. Residential Activities

Detached single family dwellings, excluding mobile homes.

5. Essential Services

Includes the maintenance and operations of the following installations:

**Electrical and Gas Substations**  
**Electric, Gas, Water, and Sewer Distribution and**  
**Collection Lines**  
**Pumping Facilities for Water and Sewer Systems**  
**Rights-of-Way for Transportation Modes**  
**Telephone Switching Facilities**

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Private barns, stables, sheds, and other farm buildings.
3. Outdoor recreational facilities exclusively for the use of the residents.
4. Signs in compliance with the regulations set forth in Article IV, Section 4.080.
5. Home occupations as defined by and subject to the provisions of Article IV, Section 4.040.
6. Other accessory structures and uses customarily incidental to the permitted uses.
7. An Accessory Dwelling.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the E-1, Estates District, after review and approval by the Board of Zoning Appeals in accordance with Article VIII, Section 8.070.

1. Administrative Services

The activities typically performed by public, utility, and nonprofit private administrative offices. These activities would include:

**City, County, State, and Federal Offices**  
**Civil Defense Facilities**  
**Fire Department Facilities**  
**Police Department Facilities**  
**Post Offices**

2. Community Assembly

The activities typically performed by or at institutions and installations for various social, athletic, and recreational purposes. These activities do not include facilities primarily utilized for profit. They would include:

**Civic, Social, Fraternal, and Philanthropic Associations**  
**Private (nonprofit) Clubs, Lodges, Meeting Halls, and Recreation Centers**  
**Temporary Nonprofit Festivals**

3. Community Education

The activities typically performed by the following institutions:

**Kindergartens, Primary and Secondary Schools**  
**Public and Private Nursery Schools**

4. Cultural and Recreational Services

The activities of a cultural or recreational nature which are either owned by, or operated for the use and enjoyment of, the general public. This does not embrace such facilities which are privately owned and operated for profit. These activities would include:

**Art Galleries**  
**Libraries**  
**Museums**  
**Parks, Playgrounds, and Playfields**  
**Planetariums and Aquariums**  
**Recreational Centers and Gymnasiums**  
**Swimming Pools and Beaches**  
**Zoological and Botanical Gardens**

5. Intermediate Impact Facilities

The activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations:

**Cemeteries, Columbariums, and Mausoleums**  
**Colleges, Junior Colleges, and Universities, but**  
**Excluding Profit Making Business Schools**  
**Commercial Boat Docks**  
**Country Clubs**  
**Golf Courses**  
**Radio and TV Transmission Facilities**  
**Water Storage Facilities, Water and**  
**Sewage Treatment Plants**

6. Personal and Group Care Facilities

The activities and facilities to provide for the care of preteenage children, disabled and handicapped persons needing special care or supervision, and other individuals requiring supervised care, but excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include:

**Day Care Centers**

**Group Homes for Physically or Mentally Handicapped Persons, which house not more than ten (10) people including supervisors**

7. Religious Facilities

The activities or facilities utilized by various religious organizations for worship or community services functions, but excluding any facility the primary functions of which is to produce products or printed matter for sale or general distribution. These activities include:

**Chapels  
Churches  
Convents or Monasteries  
Sanctuaries  
Synagogues  
Temples**

8. Animal Care and Veterinarian Services

Include the provision of animal care, treatment, and boarding services.

**Veterinarian Clinics and Kennels**

E. Uses Prohibited

In the E-1, Estates District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the E-1, Estates District, shall comply with the following requirements.

1. Minimum Lot Size (Amended by Resolution 18 Dated, January 17, 2000)

Minimum Area per Single Family Dwelling

<b>with public water supply</b>	<b>3 acres</b>
<b>without public water supply</b>	<b>5 acres</b>



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.

B. Uses Permitted

In the R-1, Low Density Residential District, the following uses are permitted.

1. Residential Activities

Detached single-family dwellings, excluding mobile homes.

2. Essential Services

Includes the maintenance and operations of the following installations:

**Electrical and Gas Substations  
Electric, Gas, Water, and Sewer Distribution and  
Collection Lines  
Pumping Facilities for Water and Sewer Systems  
Rights-of-Way for Transportation Modes  
Telephone Switching Facilities**

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Outdoor recreational facilities exclusively for the use of the residents.
3. Signs in compliance with the regulations set forth in Article V, Section 4.080.
4. Home occupations as defined by and subject to the provisions of Article IV, Section 4.040.
5. Other accessory structures and uses customarily incidental to the permitted uses.
6. An Accessory Dwelling.

D. Uses Permitted as Special Exceptions

In the R-1, Low Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article VIII, Section 8.070.

1. Community Assembly

The activities typically performed by or at institutions and installations for various social, athletic, and recreational purposes. These activities do not include facilities primarily utilized for profit. They would include:

**Civic, Social, Fraternal, and Philanthropic Associations  
Private (nonprofit) Clubs, Lodges, Meeting Halls, and  
Recreation Centers**

## **Temporary Nonprofit Festivals**

### **2. Community Education**

The activities typically performed by the following institutions:

**Kindergarten, Primary and Secondary Schools  
Public and Private Nursery Schools**

### **3. Cultural and Recreational Services**

The activities of a cultural or recreational nature which are either owned by, or operated for the use and enjoyment of, the general public. This does not embrace such facilities which are privately owned and operated for profit. These activities would include:

**Art Galleries  
Libraries  
Museums  
Parks, Playgrounds, and Playfields  
Planetariums and Aquariums  
Recreational Centers and Gymnasiums  
Swimming Pools and Beaches  
Zoological and Botanical Gardens**

### **4. Intermediate Impact Facilities**

The activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations:

**Cemeteries, Columbariums, and Mausoleums  
Colleges, Junior Colleges, and Universities, but  
Excluding Profit-Making Business Schools  
Commercial Boat Docks, Marinas, and Yacht Clubs  
Country Clubs  
Golf Courses  
Radio and TV Transmission Facilities  
Water Storage Facilities, Water and Sewage  
Treatment Plants**

### **6. Personal and Group Care Facilities**

The activities and facilities to provide for the care of preteenage children, disabled and handicapped persons needing special care or supervision, and other individuals requiring supervised care, but excluding facilities for delinquent, criminally dangerous, or psychotic people. These activities would include:

**Day Care Centers  
Group Home for Physically or Mentally Handicapped  
Persons, which houses no more than ten (10) people**

**including supervisors**

7. Religious Facilities

The activities or facilities utilized by various religious organizations for worship or community services functions, but excluding any facility the primary functions of which is to produce products or printed matter for sale or general distribution. These activities include:

- Chapels**
- Churches**
- Convents or Monasteries**
- Sanctuaries**
- Synagogues**
- Temples**

E. Uses Prohibited

In the R-1, Low Density Residential District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the R-1, Low Density Residential District, shall comply with the following requirements.

1. Minimum Lot Size

Minimum Area per Dwelling Unit

<b>with Public Water</b>	<b>1 acre</b>
<b>without Public Water</b>	<b>5 acres</b>

<b>Lot Width at Building Setback</b>	<b>125 ft.</b>
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2. Minimum Yard Requirements

<b>Front Yard Setback</b>	<b>50 ft.</b>
<b>Side</b>	<b>20ft.</b>
<b>Rear</b>	<b>20ft.</b>

3. Maximum Lot Coverage

On any lot, the area occupied by all structures, including accessory structures, shall not exceed twenty (20) percent of the total area.