



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
JULY 27, 2021  
**WORK STUDY 4:00 PM**  
REGULAR MEETING 5:00 PM

**SUMNER COUNTY ADMINISTRATION BUILDING  
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 JUNE 2021 MEETING MINUTES**

**APPROVAL OF JULY 2021 AGENDA**

**PUBLIC COMMENT**

- 1. EMERALD VALLEY LAKE ESTATES – SKETCH PLAT (Major) – Jordan Fleming/Fleming Homes - Represented by Beau Agee– 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Sketch Plat approval for 9-lot residential subdivision located at Emerald Valley Drive, Castalian Springs, TN, 37031. Subject property is Tax Map 133, Parcel 018.01, contains 14.5 acres, and is zoned Rural Residential (RR).**
- 2. CLEARVIEW ESTATES, PHASE 1 - FINAL (Major) – Ascend Holdings - Represented by GreenLID Design – 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting Final Plat approval for a 8-lot residential subdivision located at Weiss Road and Clearview Road, Cottontown, TN, 37048. Subject property is Tax Map 037, Parcel 030.00, contains 87.19 acres, and is zoned Rural Residential (RR).**

3. **LOT 16 OF HICKORY HARBOR (Plat Amendment)– REQUEST FOR VARIANCE/EXCEPTION FROM COUNTY SUBDIVISION REGULATIONS – Represented by Steve Bridges– 6th Commission Voting District (Deanne DeWitt and Luke Tinsley)** – Applicant is requesting a variance from the County Subdivision Regulations, which would allow a note to be removed from the Plat of Record, for property located at **1094 Hickory Harbor Drive, Gallatin, TN, 37066**. Subject property is Tax Map 157F, Group A, Parcel 006.00 contains 2.2 acres, and is zoned Rural Residential (RR).
4. **LOT 76 OF SUNSET BAY RESORT (Plat Amendment) – REQUEST FOR VARIANCE/EXCEPTION FROM COUNTY SUBDIVISION REGULATIONS – Represented by Steve Bridges – 6th Commission Voting District (Deanne DeWitt and Luke Tinsley)** – Applicant is requesting a variance from the County Subdivision Regulations, which would allow the removal of a Public Utility Easement from a Plat of Record, for property located at **123 Rustic Lane, Gallatin TN, 37066**. Subject property is Tax Map 157J, Group A, Parcel 018.00, contains .5 acres, and is zoned Rural Residential (RR).
5. **SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2021-01:** A Resolution related to various clarifications and corrections to text found at Chapters 9, 10, 11, 13 & 15 & Appendix A of the County Zoning Resolution.
6. **SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2021-02:** A Resolution related to amendments to requirements contained in the County Zoning Resolution at Chapter 14, Section 1411 related to Cluster Residential Developments and Section 1414 related to Public Notice Requirements.
7. **SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2021-03:** A Resolution related to amendments to requirements contained at Chapter 4, Section 404 of the County Zoning Resolution related to variable lot sizes in the Rural Residential District.
8. **SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2021-04:** A Resolution amending and clarifying requirements contained at Chapter 8 of the County Zoning Resolution for Open Space Set Asides and Homeowner’s Associations.