

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #322-2025-09**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 007, PARCEL 014.00  
FROM A1 TO R1**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning an 13.11 acre portion of 94.01 acres from A-1 Agricultural to R-1 Residential Low Density identified as follows:

Trousdale County Tax Map 007, Parcel 014.00;

This rezoning being a total of 13.11 acres located on Hwy 141 North, Hartsville, TN | Trousdale County; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has an favorable recommendation by Planning Commission June 9, 2025  
Public Hearing to be held on July 28, 2025 if passed on 1<sup>st</sup> reading*

Motion: **Approve ORD 322-2025-09 Rezoning A1 to R1 Hwy 141 North**

	1M <u>Jeff Gregory</u>	Electronic Vote									
First Reading	<u>June 23, 2025</u>	2m <u>Jerry Ford</u>	Yes	<u>17</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>3</u>	<b>PASSED</b>

Motion: **Approve ORD 322-2025-09 Rezoning A1 to R1 Hwy 141 North**

	1M <u>Beverly Atwood</u>	Electronic Vote									
Second Reading	<u>July 28, 2025</u>	2m <u>T. Bubba Gregory</u>	Yes	<u>18</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>2</u>	<b>PASSED</b>

**IN EFFECT AND APPROVED ON JULY 28, 2025 IN REGULAR SESSION**

Approved:

  
\_\_\_\_\_  
Commission Chairman

Attest:

  
\_\_\_\_\_  
County Clerk

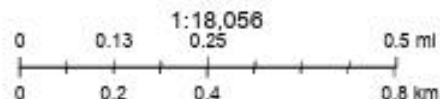


### Trousdale County - Parcel: 007 014.00



Date: June 24, 2025

County: TROUSDALE  
Owner: BEASLEY CASS  
Address: HWY 141 N 1275  
Parcel ID: 007 014.00  
Deeded Acreage: 94.01  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.



# Rezoning Permit Application

Date: 05/23/2025

## Applicant / Owner

Applicant Type: Property Owner  
Applicant Name: Cass Beasley  
Address: 1275 Hwy 141 N  
City, State, Zip: Hartsville TN 37074  
Phone: [REDACTED]  
Email: [REDACTED]

Owner Name: Cass Beasley  
Owner Phone: [REDACTED]  
Owner Email: [REDACTED]

## Property

Site Address: 1275 Hwy 141 N  
City, State, Zip: Hartsville TN 37074  
Current Zoning: A1  
Requested Zoning: R1  
Lot Size: 94.01 ac  
Road Frontage: 0  
Easements: 0  
Tax Map #: 007

Group: 0  
Parcel: 14.00  
Record/Deed Book: RB136/364  
Subdivision Name:  
Phase:  
Lot #:  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer/Septic: Septic

Reason: Development

I do hereby certify that the information contained herein is true and correct.

[REDACTED Signature]

Cass Beasley

05/23/2025

Date



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

David Nollner

David Thomas

Arthur Harper

Kaitlin Dillon

Cal Welch

Mitch Gregory

Amanda Carman

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on June 9, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	<u>A-1</u>	Requested Zoning	<u>R-1</u>
Tax Map Number	<u>007</u>	Group	<u>Parcel</u>
Reason	<u>future development</u>		
Property Owner	<u>Cass Beasley</u>		
Property Address	<u>1275 Hwy 141 N Hartsville TN 37074</u>		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

Favorable recommendation was given based on the growth and development of R1 properties along Hwy 141.

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Chairman