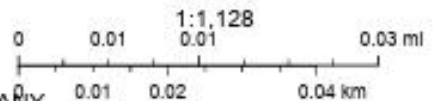


Trousdale County - Parcel: 019F A 013.01



Date: July 15, 2025

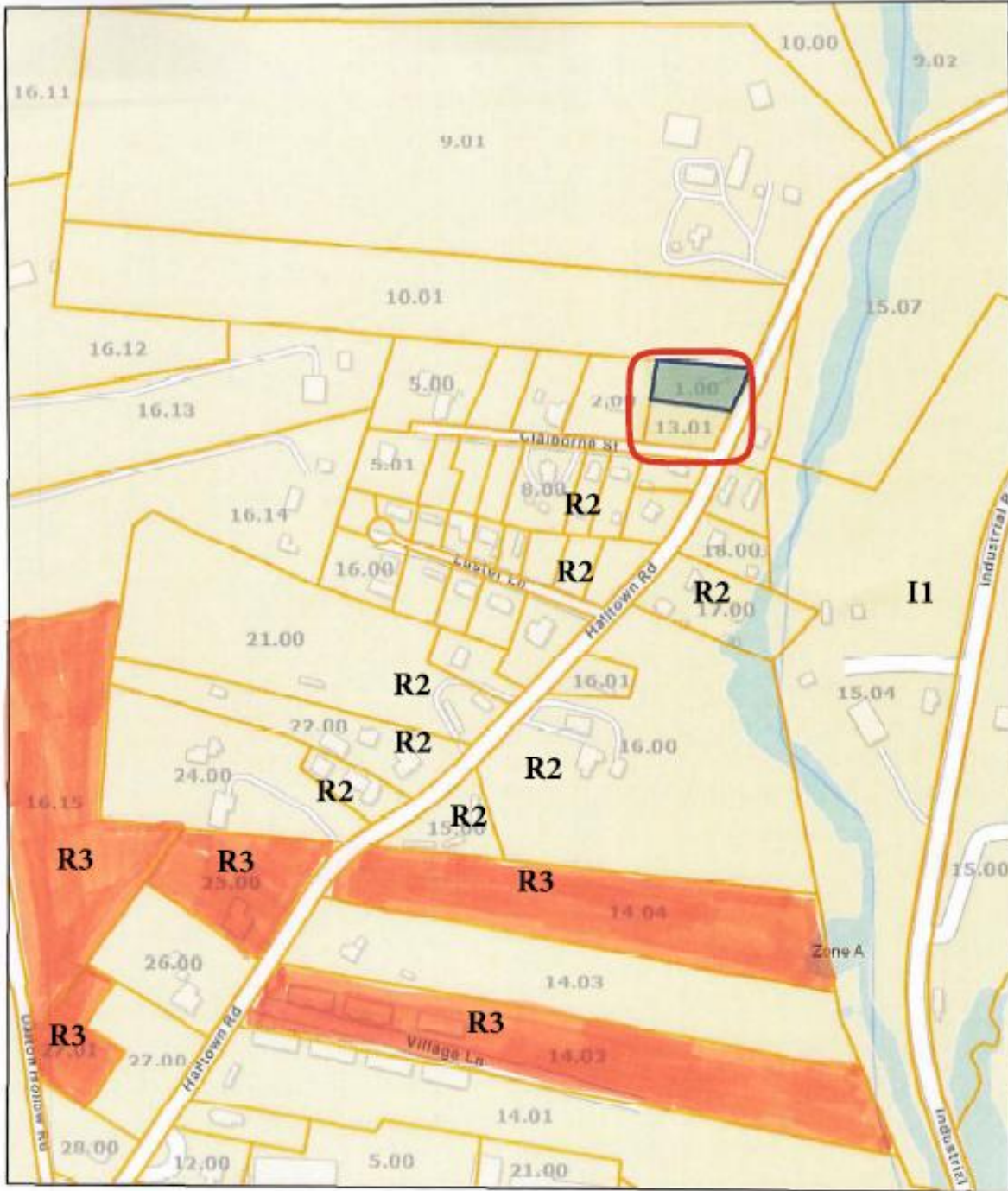
County: TROUSDALE
Owner: LAWBS HOLDINGS LLC A TENNESSEE LIMITED LIABILITY COMPANY
Address: HALLTOWN RD
Parcel ID: 019F A 013.01
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, 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.

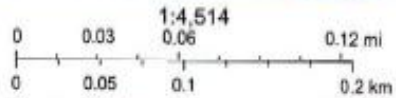
Trousdale County - Parcel: 019F A 001.00 & 013.01



Date: July 7, 2025

County: TROUGDALE
Owner: GREGORY DAVID
Address: HALLTOWN RD 441
Parcel ID: 019F A 001.00
Deeded Acreage: 0
Calculated Acreage: 0

Rezoning R2 to R3



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Bing, Google, Esri, DeLorme, GeoEye, IGN, Aerotech, IGN, NASA, 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.

Planning Commission Staff Comments
Amanda Harrington, Planning Advisor
July 2025

Item: Rezoning Request

Applicant: David Gregory

Parcel: 019F, Group A, Parcel 001.00 & 13.01 (441 Halltown Rd and unaddressed Halltown Rd, respectively Hartsville)

Current Zoning: R-2

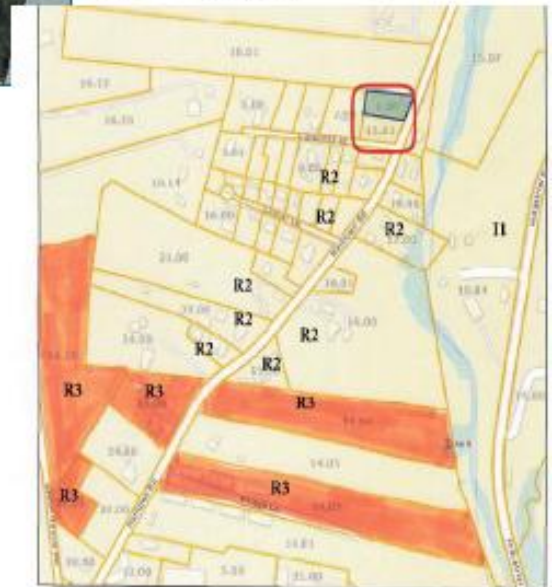
Requested Zoning: R-3

The applicant is requesting to rezone the property located at 441 Halltown Road (Parcel 001.00) and Unaddressed Halltown Road (parcel 13.01) from **R-2 (Medium-Density Residential)** to **R-3 (High-Density Residential)** to allow for increased residential density, including the potential development of multifamily housing or small-lot townhomes.



The property is

surrounded by R-2 zone properties, with Industrial Uses across Halltown Road. There are several R-3 zone properties to the south of the subject properties. Rezoning the subject properties could represent an effort to revitalize the existing housing stock in an older section of Hartsville.



**** END COMMENTS ****



Rezoning Permit Application

Date: 06/13/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: David Gregory
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: carmanha@realtracs.com

Owner Name: David Gregory
Owner Phone: [REDACTED]
Owner Email: carmanha@realtracs.com

Property

Site Address: Claiborne St & Halltown Rd
City, State, Zip: Hartsville, TN 37074
Current Zoning: R2
Requested Zoning: R3
Lot Size: .44
Road Frontage: 235
Easements: 0
Tax Map #: 019f

Group: A
Parcel: 013.01
Record/Deed Book: 188/316
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: Hopefully to build townhomes

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

[REDACTED SIGNATURE]

06/13/2025
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 July 14, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

| | | | |
|------------------|---|------------------|--------------|
| Current Zoning | <u>R-2</u> | Requested Zoning | <u>R-3</u> |
| Tax Map Number | <u>019F</u> | Group | <u>A</u> |
| | | Parcel | <u>13.01</u> |
| Reason | <u>Development of property</u> | | |
| Property Owner | <u>David Gregory</u> | | |
| Property Address | <u>Claiborne St and Halltown Rd 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:

The corner lot of Claiborne St and Halltown Rd does have sewer access and there are numerous R-3 Lots towards the lower end of Halltown Rd. The R-3 zoning could lend a revitalizing influence in the area. With the above referenced notes the Planning Commission gave a Favorable recommendation.

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

John Kerr

Chairman