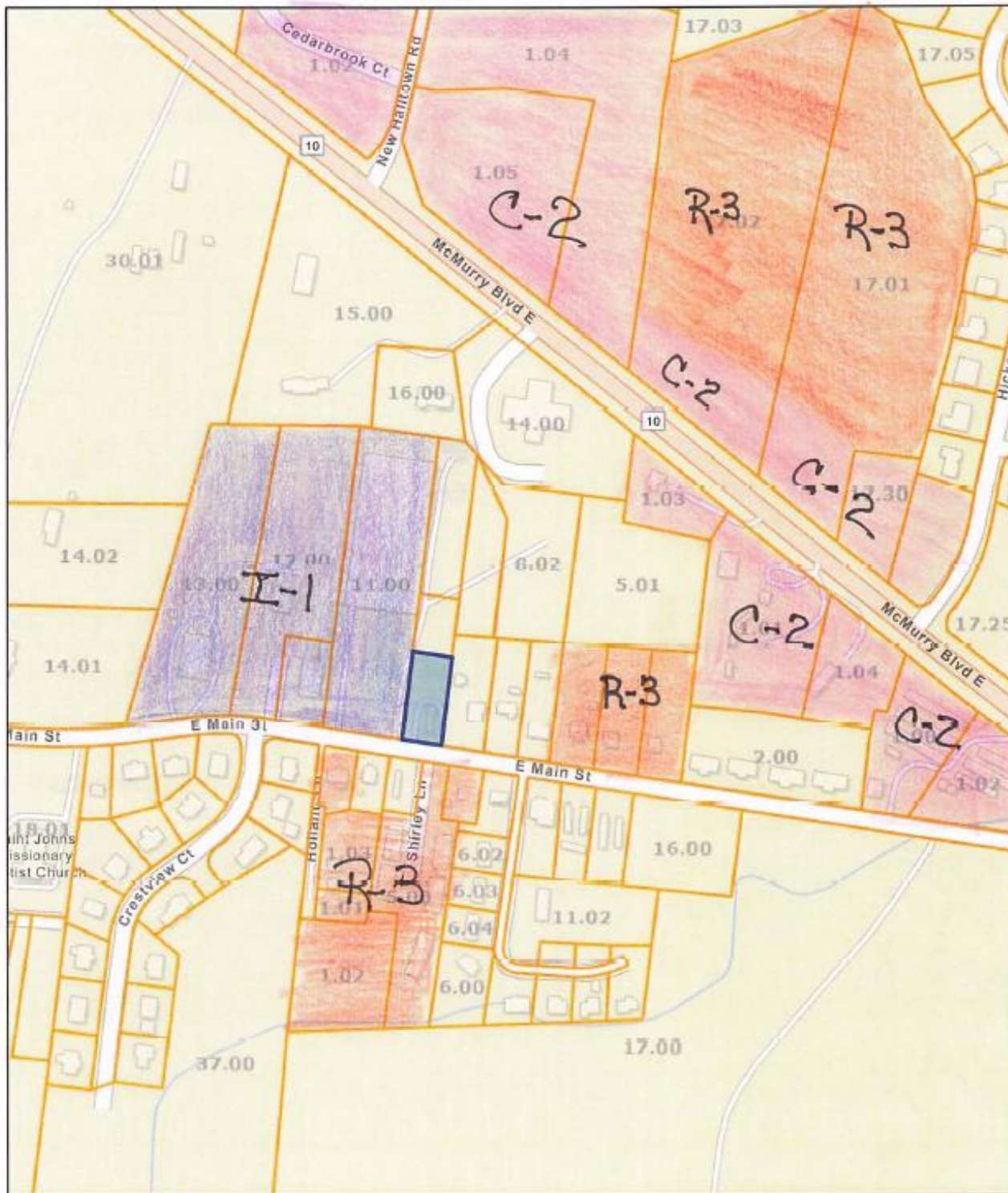


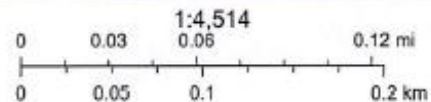
Trousdale County - Parcel: 027D A 010.00



Date: August 9, 2025

County: TROUSDALE
 Owner: REDLINE CONSTRUCTION LLC
 Address: E MAIN ST 603
 Parcel ID: 027D A 010.00
 Decded Acreage: 0
 Calculated Acreage: 0

REZONE
R-1 → R-3



State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG), 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

PLANNING STAFF REPORT

Rezoning Request: R-1 to R-3

Project Title: Rezoning – 603 E. Main Street

Project Location: Map 027D, Group A, Parcel 10.00

Prepared By: Amanda Harrington, Planning Advisor

I. RECOMMENDATION

Staff recommends approval of the rezoning request from R-1 (Single-Family Residential District) to R-3 (High Density Residential District).

II. SURROUNDING ZONING

North: R-1

South: R-3

East: R-1

West: I-1



III. ANALYSIS

A. Zoning and Land Use Compatibility

The R-1 zoning district is meant for low-density single-family homes. The proposed rezoning to R-3 would permit a variety of higher-density housing and essential services on the lot, according to the Hartsville Zoning Ordinance. Given the parcel's size and its location along a commercial road, shifting to higher-density residential zoning may be a logical land use transition, especially since nearby parcels are zoned and used similarly.

B. General Plan / Future Land Use Consistency. Staff considers the request consistent with transitional land use planning.

C. Infrastructure and Access. The property has direct access from E Main Street. Water and sewer utilities are available at the street frontage. Any future development will require site plan approval and verification of access and utility capacity.

IV. FINDINGS

Staff finds that:

1. The rezoning supports potential residential development that is compatible with E Main Street.
 2. The site is physically suitable for the proposed zoning and future use.
 3. The rezoning will not have a negative impact on the health, safety, or general welfare of the public.
-



Rezoning Permit Application

Date: 07/24/2025

Applicant / Owner

Applicant Type:
Applicant Name: JEREMY BARNES
Address: [REDACTED]
City, State, Zip: BETHPAGE, TN 37022
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: REDLINE CONSTRUCTION
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: E, MAIN ST
City, State, Zip: HARTSVILLE, TN 37074
Current Zoning: R1
Requested Zoning: R3
Lot Size: 17,714 sq ft
Road Frontage: 0
Easements: 0
Tax Map #: 027D

Group: A
Parcel: 010,00
Record/Deed Book: RB182/513
Subdivision Name: MARK HARPER PLAT
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: DEVELOPMENT

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

[REDACTED]

JEREMY BARNES

07/24/2025

Date



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

Kaitlin Dillion

Arthur Harper

David Thomas

Amanda Carman

Mitch Gregory

David Nollner

Cal Welch

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on August 11, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning R-1 Requested Zoning R-3
Tax Map Number 027D Group A Parcel 010.00
Reason DEVELOPMENT TOWNHOMES
Property Owner REDLINE CONSTRUCTION LLC
Property Address 603 EAST MAIN ST | HARTSVILLE TN 37074

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 favorable recommendation was granted due to the R-3 zoning across the street and the R-3 lots further down East Main Street.

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

John Kerr
Chairman