

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #335-2025-22**

**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 027, PARCEL 014.01  
FROM M1/R2 TO R2**

**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 of a parcel totaling 7.00 acres from M-1 Manufacturing / R-2 Residential Medium Density to R-2 Residential Medium Density identified as follows:

Trousdale County Tax Map 027, Parcel 014.01;

This rezoning being a parcel totaling 7.00 acres located on Cemetery Lane & Herod Lane, 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 a favorable recommendation by Planning Commission September 8, 2025  
Public Hearing to be held on October 27, 2025 if passed on 1<sup>st</sup> reading*

Motion: **Approve ORD 335-2025-22 Rezone M1/R2 to R2**

|               | 1M                        | <u>Landon Gulley</u> |                        | Voice Vote                          |               |          |               |
|---------------|---------------------------|----------------------|------------------------|-------------------------------------|---------------|----------|---------------|
| First Reading | <u>September 22, 2025</u> | 2m                   | <u>T Bubba Gregory</u> | <i>Approved w/ opposition</i>       | <i>Absent</i> | <u>2</u> | <b>PASSED</b> |
|               |                           |                      |                        | <i>J Gregory Abstained w/ cause</i> |               |          |               |

Motion: **Approve ORD 335-2025-22 Rezone M1/R2 to R2**

|                | 1M                      | <u>Chris Gregory</u> |                       | Electronic Vote                            |               |          |               |
|----------------|-------------------------|----------------------|-----------------------|--|---------------|----------|---------------|
| Second Reading | <u>October 27, 2025</u> | 2m                   | <u>Beverly Atwood</u> | Yes <u>17</u> No <u>1</u> Abstain <u>1</u> | <i>Absent</i> | <u>1</u> | <b>PASSED</b> |
|                |                         |                      |                       | <i>J Gregory Abstained w/ cause</i>        |               |          |               |

**IN EFFECT AND APPROVED ON OCTOBER 27, 2025 IN REGULAR SESSION**

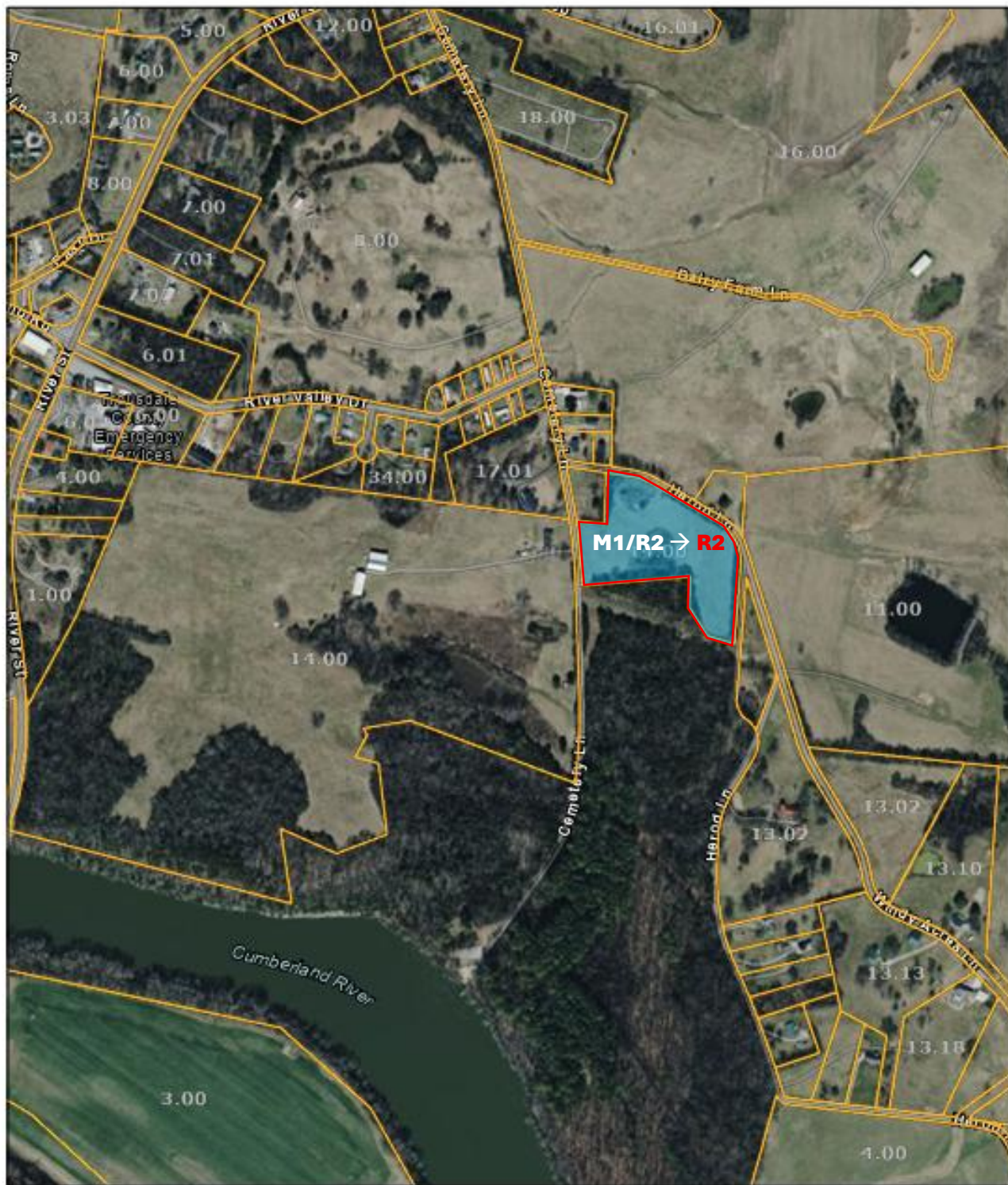
**Approved:**

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

**Attest:**

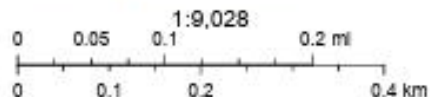
  
\_\_\_\_\_  
County Clerk

### Trousdale County - Parcel: 027 014.00



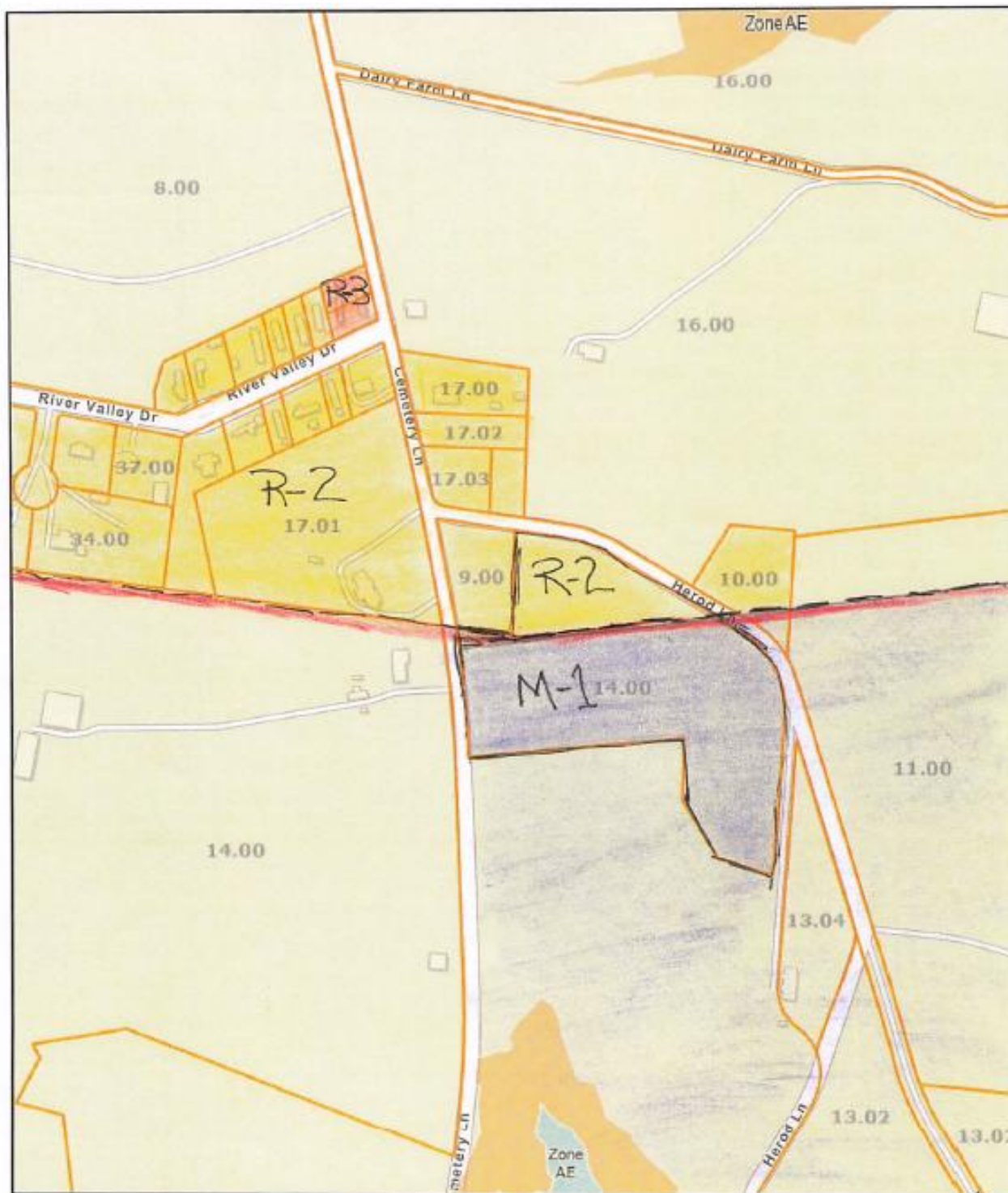
Date: September 9, 2025

County: TROUSDALE  
Owner: TAYLOR LOUISE AND GLORIA TAYLOR GREGORY  
Address: CEMETERY LN 194  
Parcel ID: 027 014.00  
Deeded Acreage: 0  
Calculated Acreage: 76  
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.

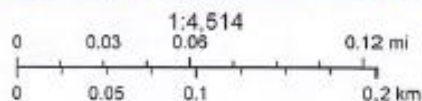


Date: September 4, 2025

M-1/R-2 ⇒ R-2

County: TROUSDALE  
 Owner: TAYLOR LOUISE AND GLORIA TAYLOR GREGORY  
 Address: CEMETERY LN 194  
 Parcel ID: 027 014.00  
 Deeded Acreage: 0  
 Calculated Acreage: 7.6

7 ACRES 14.01



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



MR# 609

8-28-25

*(Handwritten signature/initials)*

# Rezoning Permit Application

Date: 08/28/2025

## Applicant / Owner

Applicant Type:  
Applicant Name: JEREMY BARNES  
Address:  
City, State, Zip:  
Phone:  
Email:

Owner Name: JEREMY BARNES  
Owner Phone:  
Owner Email:

## Property

Site Address: Cemetery Ln  
City, State, Zip: Hartsville, TN, 37074  
Current Zoning: M1 / R2  
Requested Zoning: R2  
Lot Size: 0  
Road Frontage: 0  
Easements: 0  
Tax Map #: 027

Group: 0  
Parcel: 014.01  
Record/Deed Book: BOOK 192/ PAGE 749  
Subdivision Name:  
Phase:  
Lot #:  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer/Septic: Sewer

Reason: R2/M1 Parcel rezone to R2 Parcel & Annex the county portion of Parcel to urban district. For development

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

*(Redacted signature)*

08/28/2025

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 September 8, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning M1/R2 Requested Zoning R2  
Tax Map Number 027 Group \_\_\_\_\_ Parcel 014.01 (NEW)  
Reason Consistent zone for parcel and development  
Property Owner Jeremy and Jordan Barnes | Spencer and Chelsea Anderson  
Property Address Cemetery Road / Herod Lane HV TN

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:

***Planning Commission gave a FAVORABLE recommendation due to the surrounding R2 properties adjoining and near the parcel. The Annexation received a FAVORABLE recommendation based on the Water and Sewer infrastructure availability at the parcel and the location of existing fire hydrants for Fire Protection.***

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

John Kerr

Chairman