

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair  
David Thomas – Vice Chair  
Amanda Carman – Sec*

*Heather Bay  
Katie Dillion  
Mitch Gregory*

*Author "AB" Harper  
David Nollner  
Cal Welch*

JULY 14, 2025 | 7:00PM | TC COURTHOUSE

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting June 9, 2025

### APPROVAL/CHANGES TO THE AGENDA

### PUBLIC HEARING

### NEW BUSINESS

#### REZONE

- Rezone R2 to R3 of .38 acres at 441 Halltown Rd (Map 019F A Parcel 001.00) by David Gregory to develop townhomes in the 7th Civil District.
- Rezone R2 to R3 of .44 acres at Halltown Rd and Claiborne St (Map 019F A Parcel 013.01) by David Gregory in the 7th Civil District.

#### PRELIMINARY PLAT

- Preliminary Plat of a Major Subdivision on Old Hwy 25 (Map 018 Parcel 22.00) of 9 lots by Hillview Farm in the 6th District

#### FINAL PLAT

- Final Plat Re-subdividing Willow Way Phase 2 on Hwy 141 N by Lewis Beasley JR ( Map 014 Parcels 017.13, 017.14, 017.15, 017.16) lots 8 -11 in the 7th Civil District
- Final Plat of a Minor Subdivision on Bass RD and Hwy 25 W by Debra Claridy (Map 029 Parcel 006.00 and 006.01) dividing 2 lots from Parcel 06.01 in the 6th Civil District
- Final Plat of a Minor Subdivision on Hwy 25 W and Carey RD by Carroll Carman (Map 029 Parcel 012.00 and 012.01) creating 4 lots from the original 3 lots in the 6th Civil District
- Sketch Plat of a Major Subdivision on Old Hwy 25 (Map 018 Parcel 22.00) of 9 lots by Hillview Farm in the 6th District

### DISCUSSION

- **Concept Plan – Brakepoint Convenience Center; addition and expansion**

### REPORT FROM CHAIRMAN

### REPORT FROM BUILDING OFFICIAL

### CLOSING REMARKS

### ADJOURN

**HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION  
MINUTES – JUNE 9, 2025**

**CALL TO ORDER: 7PM**

**ROLL CALL:** John Kerr, David Thomas, Amanda Carmen, AB Harper, David Nollner, Cal Welch, Katie Dillon, Heather Bay, and Mitch Gregory

**Others:** Rosalie Myhan, Amanda Harrington

**APPROVAL OF MINUTES**

Regular May 12th Planning Commission Meeting

**MOTION TO APPROVE MADE BY AB Harper and 2<sup>nd</sup> by Cal Welch MOTION PASSED**

NO CHANGES TO THE AGENDA

NO PUBLIC HEARING

**NEW BUSINESS**

**REZONE**

- **Rezone A1 to C1 of 1.06 acres on Hwy 25 E (Map 035 Parcel 006.00) by Gene Carman IV, for commercial development in the 1st Civil District.**

1.06 Acre Gene Carman IV, sees it primarily as a business opportunity and would like to make this A1 to C1, Open Parking for people.

Other property owners believe that by changing this from an A1 to a C1, open parking, that it would add a devaluation to their property and others around them. Also, they would like it to stay residential, a more family-oriented neighborhood.

R Myhan: The Exhibit of the Property shows its L shape, and she did make the statement there were other C1 properties out there towards Hwy 10.

**MOTION to send to Trousdale County Commission with favorable approval recommendation by David Thomas and a 2<sup>nd</sup> by Cal Welch. MOTION: PASSED**

- **Rezone A1 to R1 for 11.9 of acres from 94.01 acres on 1275 Hwy 141 N (Map 007 Parcel 014.00) by Cass Beasley in the 4<sup>th</sup> Civil District.**

Jim Carman stating Cass Beasley was potentially looking at putting in 8 homes.

**MOTION by David Thomas to send this forward with favorable approval, 2<sup>nd</sup> by Katie Dillon AMENDED by David Thomas that the legal descriptions be added before it goes to the full commission. MOTION: PASSED**

- **Rezone R1 to C2 of 10,407 sq ft on 799 E McMurry Blvd (Map 026A B Parcel 1.00) by Peggy Joyce Hix for commercial development in the 7<sup>th</sup> District.**

Linda Burge in for Peggy Joyce Hix stating that in their development they were looking at offices, salons etc., and would need about 8-10 parking spaces.

Property owners on Turner Street are worried a business there would bring in more traffic issues and worries about their children playing in the street as the road is narrow.

**MOTION for a favorable recommendation by Heather Bay, 2<sup>nd</sup> Cal Welch. MOTION Fails 6-3  
MOTION made by Amanda Carmen to send it to the County Commission with unfavorable recommendation due to concern of traffic and safety, 2<sup>nd</sup> Katie Dillon. MOTION PASSED 6-3**

- **Rezone R2 to R3 of 4.7 acres of 10.7 acres on Morrison St (Map 027 Parcel 3.12) by Dennis Goke for residential development in the 7<sup>th</sup> District.**

Jim Carmen representing this for Dennis Goke.

**MOTION made by David Thomas to send a favorable approval 2<sup>nd</sup> Amanda Carmen. MOTION PASSED**

- **Rezone A1 to R1 of 7.36 ac on Walnut Grove (Map 017 Parcel 13.02) by Robert Whited for subdivide parcel for development in the 6<sup>th</sup> District.**

**MOTION made by Cal Welch for a Favorable Recommendation 2<sup>nd</sup> AB Harper MOTION PASSED  
Amanda Carmen abstains for cause.**

### **SITE PLAN**

- **Site Plan for a 351-unit Mini Storage facility at 297 McMurry Blvd W (Map 19 Parcel 20.02) on 4.25 acres by Johnny Farley in the 7<sup>th</sup> Civil District.**

**MOTION to accept the Site Plan made by David Thomas, 2<sup>nd</sup> by Mitch Gregory MOTION PASSED**

### **SKETCH PLAT**

- Sketch Plat of a Major Subdivision on Old Hwy 25 (Map 018 Parcel 22.00) of 9 lots by Hillview Farm in the 6<sup>th</sup> District.

There is a house on lot #1 so there are only 8 lots.

**MOTION to approve Sketch Plat Heather Bay, 2<sup>nd</sup> David Thomas. MOTION PASSED  
John Kerr abstains for cause.**

### **ADJOURN**



# 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: 441 Halltown Rd  
City, State, Zip: Hartsville, TN 37074  
Current Zoning: R2  
Requested Zoning: R3  
Lot Size: .38  
Road Frontage: 100  
Easements: 0  
Tax Map #: 019f

Group: A  
Parcel: 001.00  
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]

David Gregory

06/13/2025

Date



# 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

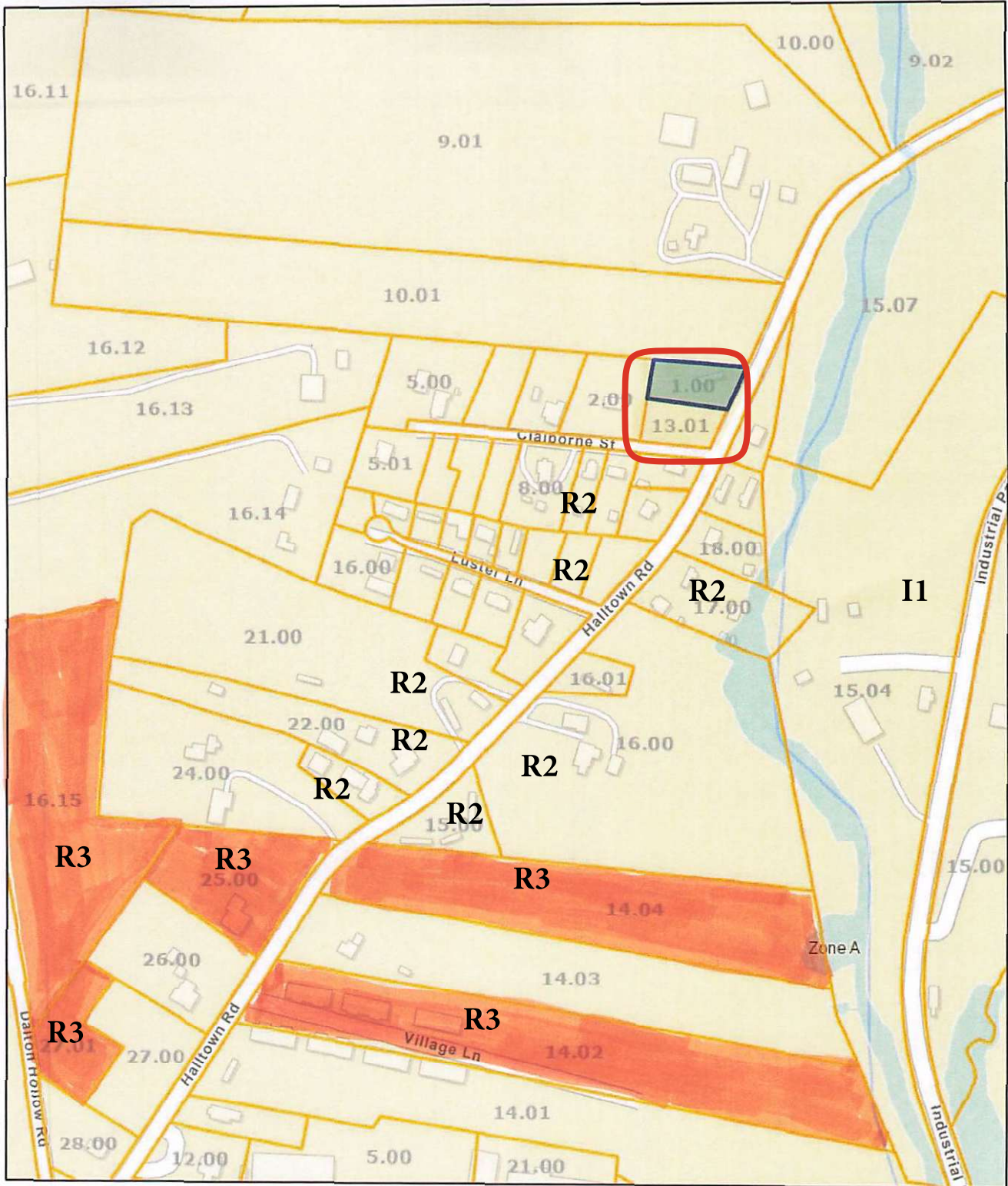
Reason: Hopefully to build townhomes

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

[REDACTED]  
\_\_\_\_\_  
David Gregory

06/13/2025  
\_\_\_\_\_  
Date

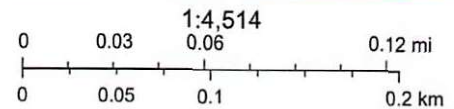
# Trousdale County - Parcel: 019F A 001.00 & 013.01



Date: July 7, 2025

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

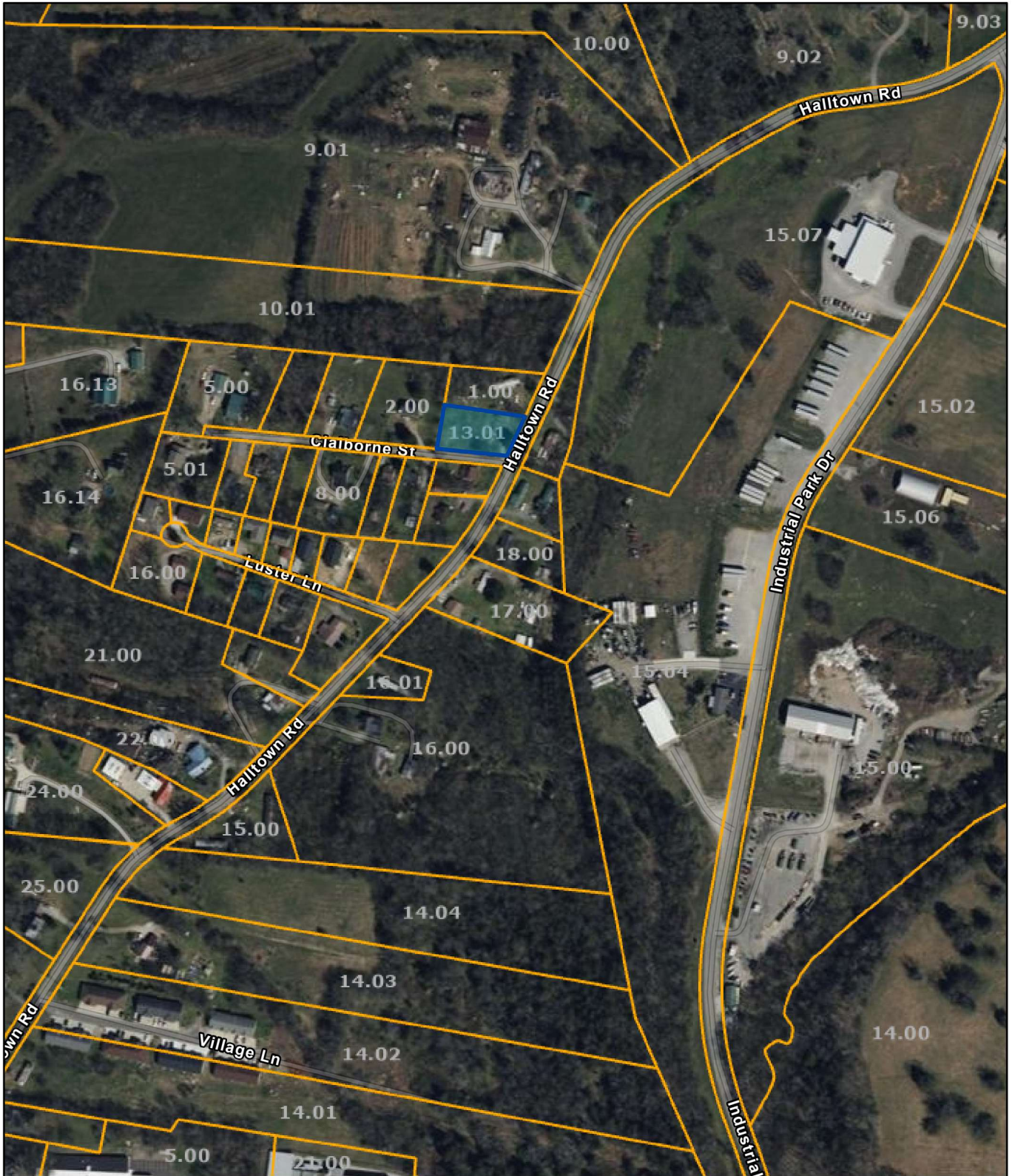
Rezone R2 to R3



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

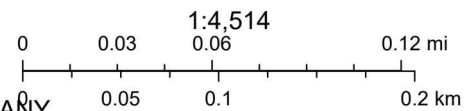
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

# Trousdale County - Parcel: 019F A 013.01



Date: June 20, 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.

**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

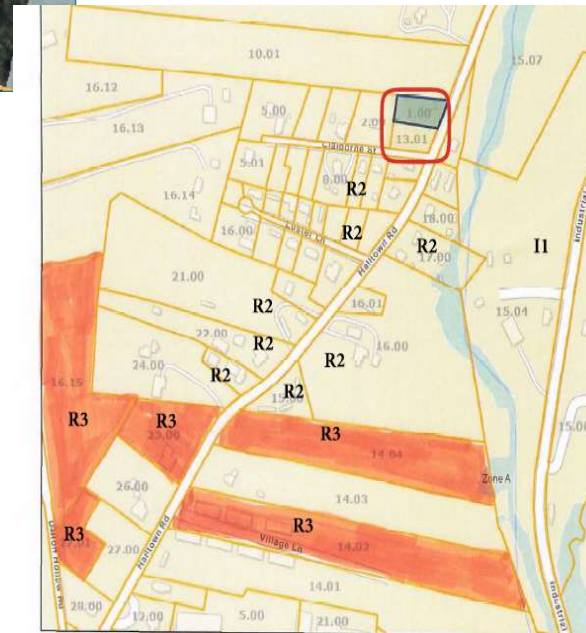
The applicant is requesting to rezone the property located at 441 Halltown Road (Parcel 001.00) and Unaddressed Halltown Road (parcel 13.01) from **R-2 (Medium-Density Residential)** to **R-3 (High-Density Residential)** to allow for increased residential density, including the potential

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 \*\***



# Planning/BZA Permit Application

Date: 05/21/2025

Permit #: 25155

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Hillview Farm  
Address: Old Hwy 25  
City, State, Zip: Hartsville, TN 37074  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 018  
Group: n/a  
Parcel: 022.00  
Record/Deed: Deed Book 24, Page 69

Subdivision:  
Phase:  
Lot #:  
Request Type: Major Subdivision  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Septic  
Zoning District: A1

Project Description:

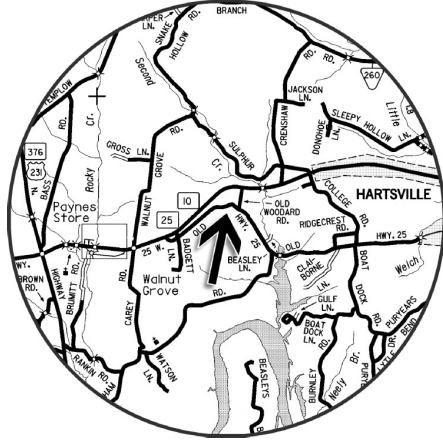
I do hereby certify that the information contained herein is true and correct.

[REDACTED]

05/21/2025

Date

LOCATION SKETCH n.t.s.



NOTES:

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 4716000000, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: HILLVIEW FARM  
3220 HIGHWAY #25 W  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

HILLVIEW FARM

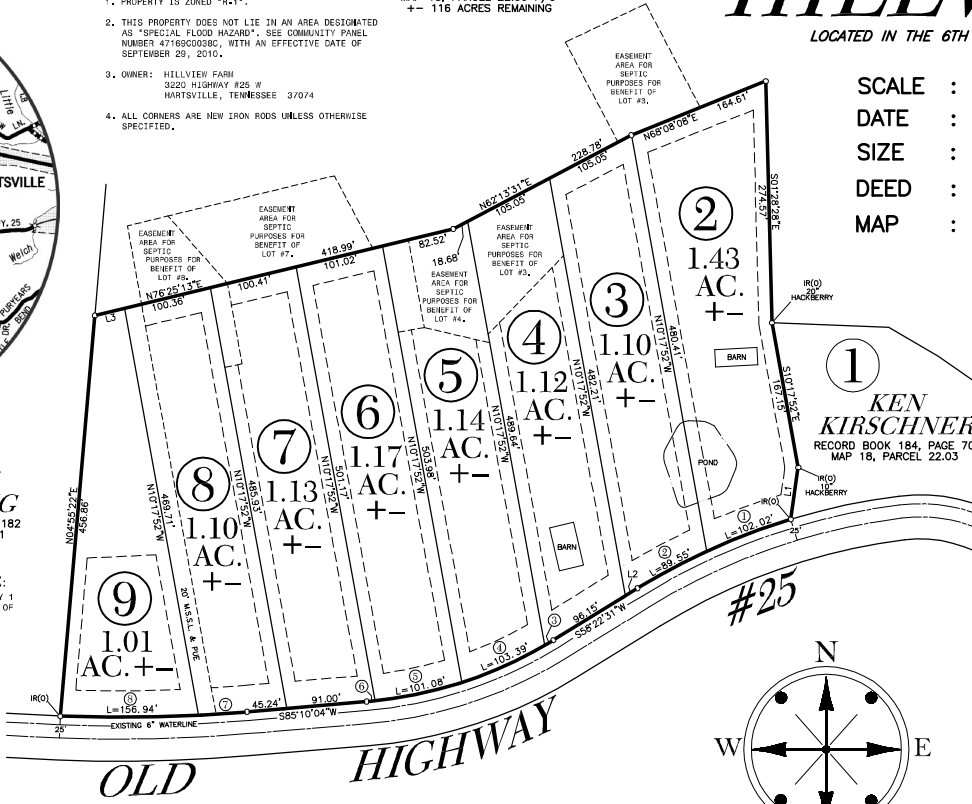
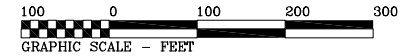
DEED BOOK 24, PAGE 69  
MAP 18, PARCEL 22.00 P/O  
+- 116 ACRES REMAINING

PRELIMINARY SUBDIVISION PLAT OF SECTION II OF THE

# HILLVIEW FARM

LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : MAY 21, 2025  
SIZE : 9.20 AC.+-  
DEED : D. B. 24, PG. 69, R.O.T.C.T.  
MAP : MAP 18, PAR. 22.00 P/O, T.A.O.T.C.T.



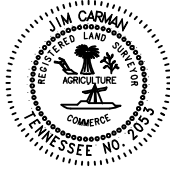
DEPARTMENT OF ENVIRONMENT AND CONSERVATION,  
DIVISION OF WATER RESOURCES NOTES

- LOT #2 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #3 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #4 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #5 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #6 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #7 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #8 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #9 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATERLINES, UNDERGROUND UTILITIES AND DRIVeways SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.
- IF SHOWN, SHADING ON LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVeways, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

Course	Bearing	Distance
L1	S 08°16'31" W	59.43'
L2	S 58°22'31" W	16.14'
L3	N 72°29'13" E	34.69'

**JOHNNY RAY YOUNG**  
RECORD BOOK 25, PAGE 182  
MAP 18, PARCEL 21.01

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**

HARTSVILLE, TENNESSEE  
PHONE: (615) 374-1244

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 24, Page 69, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: \_\_\_\_\_  
GORDON LIPSCOMB FREEMAN, JR.  
Date: \_\_\_\_\_  
LOUIE RHEA FREEMAN  
Date: \_\_\_\_\_  
PAT PERKINS FREEMAN  
Date: \_\_\_\_\_  
DWIGHT A. JEWELL  
Date: \_\_\_\_\_  
JOHN KERR

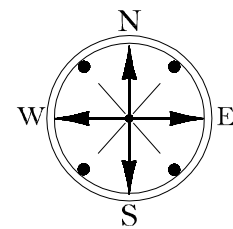
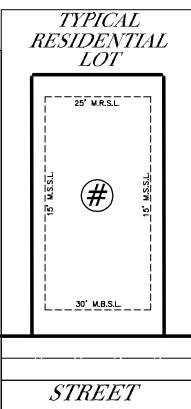
**CERTIFICATE OF SURVEY ACCURACY**  
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 0800-9-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.  
Date: \_\_\_\_\_  
JIM CARMAN  
Registered Land Surveyor #2053

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I hereby certify that the water systems outlined or indicated on this final subdivision plat entitled HILLVIEW FARM have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.  
Date: \_\_\_\_\_  
Name, Title, and Title Agency or Authorized Approving Agency

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**  
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.  
Date: \_\_\_\_\_  
Appropriate Government Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.  
Date: \_\_\_\_\_  
Secretary Planning Commission

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	745.00'	51.09'	102.02'	750°45'	101.94'	S 69°11'06" W
2	745.00'	44.83'	89.55'	653°13'	89.49'	S 61°49'07" W
3	482.30'	5.68'	11.37'	121°02'	11.37'	S 59°03'02" W
4	482.30'	51.89'	103.30'	121°03'	103.19'	S 65°52'01" W
5	482.30'	50.73'	101.08'	120°28'	100.89'	S 78°00'44" W
6	482.30'	4.85'	9.69'	109°06'	9.69'	S 84°33'31" W
7	1743.10'	27.76'	55.51'	149°28'	55.51'	S 86°04'49" W
8	1743.10'	78.52'	156.94'	5°09'30"	156.88'	S 89°34'18" W



Planning Commission Staff Report  
Amanda Harrington, Planning Advisor  
July 2025



**Item:** Preliminary Plat, Hillview Farm  
**Parcel:** Tax Map 18, Par. 22 (portion of)  
**Zoned:** R-1

**Discussion:** The purpose of this final plat is to create nine independent lots of record.

The preliminary plat was reviewed using the Preliminary Plat Checklist in the Trousdale Subdivision Regulations, Article V, Section 5-102.2, Features. No corrections came from that review.

**Recommendation:** Approval.

\*\* END COMMENTS \*\*





# Planning/BZA Permit Application

Date: 06/25/2025

Permit #: 25215

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: 50 LINDA LANE  
City, State, Zip: HARTSVILLE  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Lewis Beasley  
Address: 2270-2300 Hwy 141 N  
City, State, Zip: Hartsville, TN, 37074  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 014  
Group: na  
Parcel: 017.13, 017.14, 017.15,  
017.16  
Record/Deed: 157/422

Subdivision: Willow Way  
Phase: 2  
Lot #: 8-11  
Request Type: Minor Subdivision  
Water Source: Hartsville / Trousdale Water  
Dept.  
Sewer / Septic: Septic  
Zoning District:

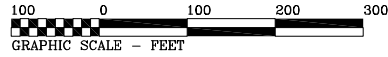
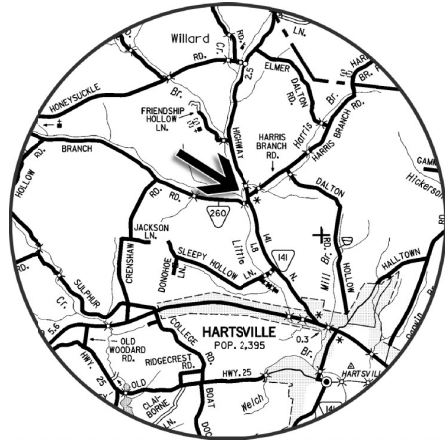
Project Description:

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

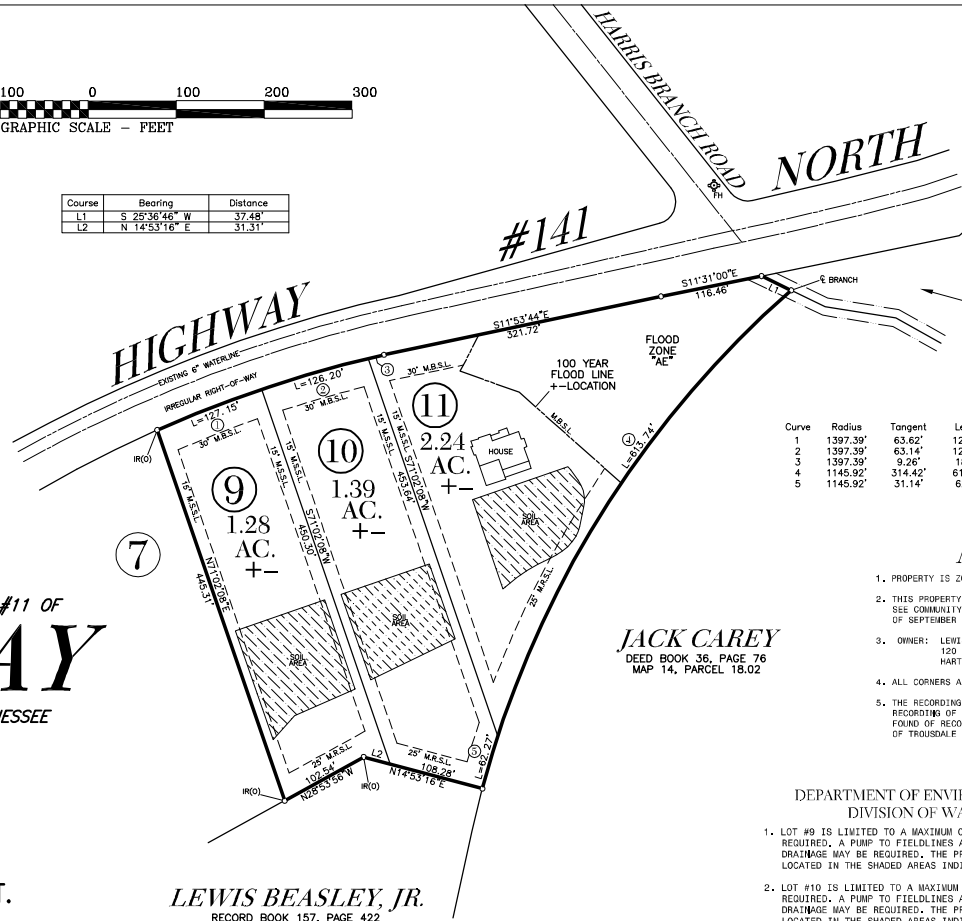
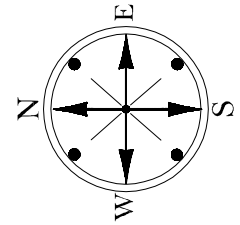
\_\_\_\_\_  
[REDACTED]  
Jim Carman

\_\_\_\_\_  
06/25/2025  
Date

LOCATION SKETCH n.t.s.



Course	Bearing	Distance
L1	S 25°38'46" W	37.48'
L2	N 14°53'16" E	31.31'



**LEWIS C. BEASLEY, JR.**  
DEED BOOK 56, PAGE 456  
MAP 14, PARCEL 23.00

**JACK CAREY**  
DEED BOOK 36, PAGE 76  
MAP 14, PARCEL 18.02

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1397.39'	63.62'	127.15'	5°12'49"	127.11'	S 21°19'36" E
2	1397.39'	63.14'	126.20'	5°10'28"	126.15'	S 16°07'58" E
3	1397.39'	9.26'	18.52'	0°45'34"	18.52'	S 13°09'57" E
4	1145.92'	314.42'	613.74'	30°41'12"	606.43'	N 56°39'19" W
5	1145.92'	31.14'	62.27'	3°06'49"	62.27'	N 73°33'19" W

**NOTES:**

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES AE & X. SEE COMMUNITY PANEL NUMBER 47186C0041C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS C. BEASLEY, JR., 120 MEADURY BLVD WEST, HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDINGS OF LOTS #8, #9, #10 & #11 OF THE WILLOW WAY PROPERTY FOUND OF RECORD IN PLAT CABINET 3, PAGE 113 REGISTER'S OFFICE OF TROUSDALE COUNTY, TENNESSEE.

FINAL RESUBDIVISION PLAT OF SECTION 2, LOTS #8, #9, #10 & #11 OF  
**WILLOW WAY**

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : JUNE 24, 2025  
SIZE : 4.91 AC.+-  
DEED : R. B. 157, PG. 422, R.O.T.C.T.  
MAP : MAP 14, PARS. 17.13, 17.14, 17.15 & 17.16 T.A.O.T.C.T.

**LEWIS BEASLEY, JR.**  
RECORD BOOK 157, PAGE 422  
MAP 14, PARCEL 2.00 P/O

DEPARTMENT OF ENVIRONMENT AND CONSERVATION,  
DIVISION OF WATER RESOURCES NOTES

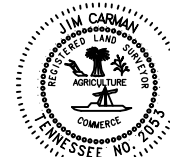
- LOT #9 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #10 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #11 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.
- IF SHOWN, SHADING ON LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

CERTIFICATION OF APPROVAL OF ON-SITE SUBSURFACE  
SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

APPROVAL IS HEREBY GRANTED FOR LOTS #9, #10 & #11 DEFINED AS THE WILLOW WAY SUBDIVISION, LOCATED IN TROUSDALE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**

50 LINDS LANE  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3544

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 157, Page 422, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a category 1 Land Survey as defined in Chapter 682-3-.09, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Willow Way - Section 2 have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.	I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Nashville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.	I hereby certify that the subdivision plat shown hereon has been found to comply with the Nashville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
Date: _____	Date: _____	Date: _____	Date: _____	Date: _____
LEWIS C. BEASLEY, JR.	JIM CARMAN Registered Land Surveyor #2053	Name, Title, and Title Approving Agency	Appropriate Government Representative	Secretary Planning Commission

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST, TN DIVISION OF WATER RESOURCES

Planning Commission Staff Report  
Amanda Harrington, Planning Advisor  
July 2025



**Item:** Final Plat, Willow Way

**Parcel:** Tax Map 14, Pars. 17.13, 17.14, 17.15, & 17.16

**Zoned:** R-1

**Discussion:** The purpose of this final plat is to create four independent lots of record. Parcel 11 has an existing home on the lot and is located in an area of Special Flood Hazard (AE).

The final plat was reviewed using the Final Plat Checklist in the Trousdale Subdivision Regulations, Article V, Section 5-104.2, Features. No corrections came from that review.

**Recommendation:** Approval.

**\*\* END COMMENTS \*\***





# Planning/BZA Permit Application

Date: 06/25/2025

Permit #: 25217

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Debra Claridy  
Address: HWY 25W & Bass Road  
City, State, Zip: Hartsville, TN, 37074  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Online Submission  
Location:  
Tax Map #: 029  
Group: na  
Parcel: 006.00 & 006.01  
Record/Deed: 79/365 & 79/367

Subdivision: Debra Claridy  
Phase:  
Lot #: 1-2  
Request Type: Minor Subdivision  
Water Source: Castalian Springs / Bethpage  
Water Dept.  
Sewer / Septic: Septic  
Zoning District:

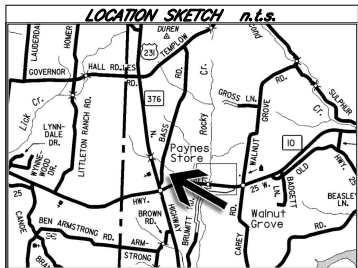
Project Description: Minor Subdivision

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

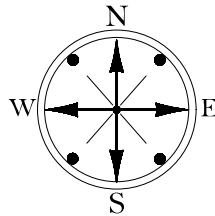
[REDACTED]

06/25/2025

Date



Course	Bearing	Distance
L1	N 68°13'59" W	5.30'
L2	S 05°20'49" E	56.04'
L3	S 71°59'36" W	2.00'
L4	N 10°14'58" E	104.13'
L5	N 79°25'04" E	115.47'
L6	S 08°33'33" E	117.67'
L7	S 88°18'59" W	112.13'



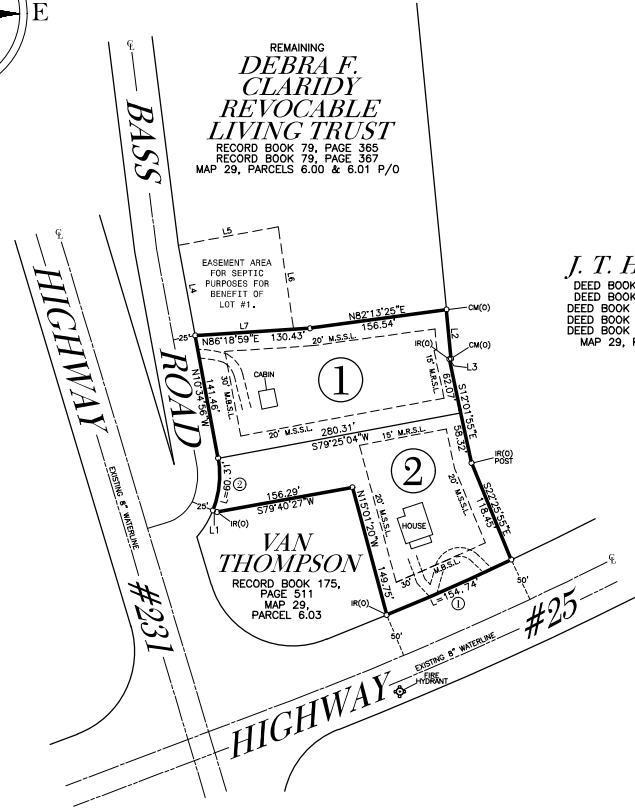
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	3769.72'	59.79'	119.57'	1°49'02"	119.56'	S 66°28'34" W
2	106.90'	30.98'	60.31'	32°19'25"	59.51'	N 05°34'46" E

**NOTES:**

1. PROPERTY IS ZONED 'C-1'.
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47109C0019C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
3. OWNER: DEBRA F. CLARIDY REVOCABLE LIVING TRUST  
100 BASS ROAD  
BETHPAGE, TENNESSEE 37022
4. ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

FINAL SUBDIVISION PLAT FOR  
**DEBRA F. CLARIDY**  
**REVOCABLE LIVING TRUST**  
 LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

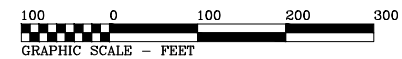
SCALE : 1" = 100'  
 DATE : JUNE 12, 2025  
 SIZE : 72,567 SQ. FT.+-  
 DEED : R. B. 79, PGS. 365 & 367, R.O.T.C.T.  
 MAP : MAP 29, PARCELS 6.00 & 6.01 P/O, T.A.O.T.C.T.



**J. T. HARRIS**  
 DEED BOOK 2, PAGE 25  
 DEED BOOK 8, PAGE 49  
 DEED BOOK 14, PAGE 102  
 DEED BOOK 17, PAGE 468  
 DEED BOOK 41, PAGE 292  
 MAP 29, PARCEL 6.02

**SIZE TABLE**

LOT #	AREA
1	35,834 SQ. FT.+-
2	36,733 SQ. FT.+-



**DEPARTMENT OF ENVIRONMENT AND CONSERVATION,  
 DIVISION OF WATER RESOURCES NOTES**

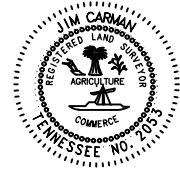
1. LOT #1 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSTING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
2. LOT #2 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
3. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.
4. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
5. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATERLINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.
6. IF SHOWN, SHADING ON LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

**CERTIFICATION OF APPROVAL OF ON-SITE SUBSURFACE  
 SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

APPROVAL IS HEREBY GRANTED FOR LOT #1 DEFINED AS THE DEBRA F. CLARIDY REVOCABLE LIVING TRUST PROPERTY, LOCATED IN TROUSDALE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**  
 30 LINDEN LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3344

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 79, Pages 365 &amp; 367, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>DEBRA F. CLARIDY, TRUSTEE</p>	<p>I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 0802-3-.06, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN        Registered Land Surveyor #2053</p>	<p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled DEBRA F. CLARIDY REVOCABLE LIVING TRUST have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST, TN DIVISION OF WATER RESOURCES

Planning Commission Staff Report  
Amanda Harrington, Planning Advisor  
July 2025



**Item:** Final Plat, Debra Claridy  
**Parcel:** Tax Map 29, Pars. 6.00 & 6.01  
**Zoned:** C-1

**Discussion:** The purpose of this final plat is to create two independent lots of record.

The final plat was reviewed using the Final Plat Checklist in the Trousdale Subdivision Regulations, Article V, Section 5-104.2, Features.

**Comments:**

1. Has TDEC signed off on the off-site SSDS area for Lot #1?

**Recommendation:** Approval.

\*\* END COMMENTS \*\*





# Planning/BZA Permit Application

Date: 06/25/2025

Permit #: 25216

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Carroll Carman  
Address: 1285 & 1295 Carey Road  
City, State, Zip: Hartsville, TN, 37074  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Online Submission  
Location:  
Tax Map #: 029  
Group: na  
Parcel: 012.00 & 012.01  
Record/Deed: 189/576

Subdivision: Carroll Carman  
Phase:  
Lot #: 1-4  
Request Type: Minor Subdivision  
Water Source: Castalian Springs / Bethpage  
Water Dept.  
Sewer / Septic: Septic  
Zoning District:

Project Description: Minor Subdivision

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

[REDACTED]

Jim Carman

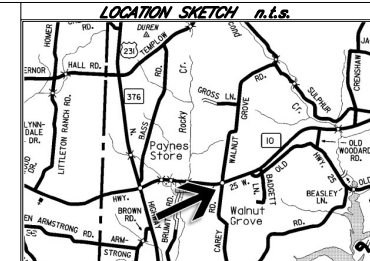
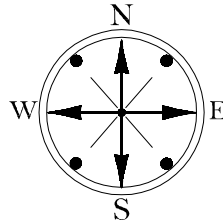
06/25/2025

Date

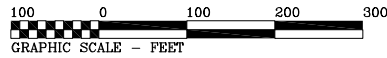
# FINAL SUBDIVISION PLAT FOR CARROLL CARMAN

LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
 DATE : JUNE 23, 2025  
 SIZE : 4.48 AC.+-  
 DEED : R. B. 189, PG. 576, R.O.T.C.T.  
 MAP : MAP 29, PARS. 12.00 & 12.01, T.A.O.T.C.T.

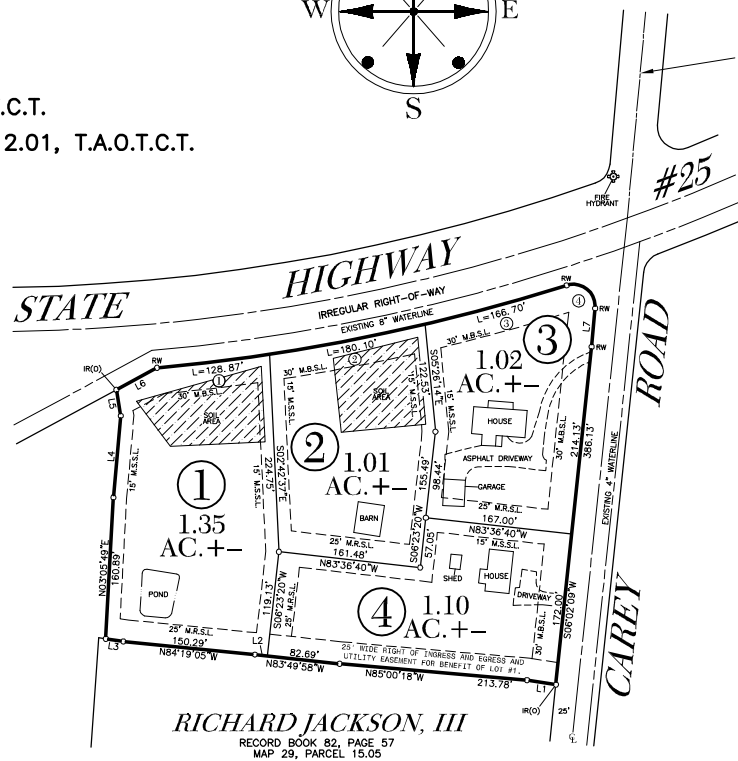


Course	Bearing	Distance
L1	N 81°17'12" W	33.17'
L2	N 83°48'58" W	14.19'
L3	N 87°19'13" W	20.11'
L4	N 05°04'25" E	93.21'
L5	N 09°32'51" W	29.97'
L6	N 16°44'29" E	57.58'
L7	S 05°13'02" W	43.81'



**RICHARD JACKSON**  
 RECORD BOOK 77, PAGE 283  
 MAP 29, PARCEL 16.01

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	2203.40'	64.45'	128.87'	321°04"	128.85'	N 83°07'11" E
2	2203.40'	90.10'	180.10'	4°40'59"	180.05'	N 79°06'09" E
3	2203.40'	83.39'	166.70'	4°20'05"	166.66'	N 74°35'37" E
4	25.00'	37.62'	49.21'	112°47'28"	41.64'	S 51°10'42" E



**RICHARD JACKSON, III**  
 RECORD BOOK 82, PAGE 57  
 MAP 29, PARCEL 15.05

**WALNUT GROVE ROAD**

### NOTES:

- PROPERTY IS ZONED R-1.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169000386, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: CARROLL CARMAN  
40 LINDA LANE  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW TRIP RODS UNLESS OTHERWISE SPECIFIED.
- THE RECORDING OF THIS PLAT Voids, Vacates, AND SUPERSEDES THE RECORDING OF LOTS #1 & #2 OF THE SULLIVAN PROPERTY FOUND OF RECORD IN PLAT CABINET 3, PAGE 155, REGISTER'S OFFICE OF TROUSDALE COUNTY, TENNESSEE.

### DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES NOTES

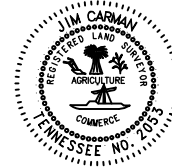
- LOT #1 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS, A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDS/LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #2 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS, A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDS/LINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #3 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
- LOT #4 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
- LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED, ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.
- IF SHOWN, SHADING ON LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

### CERTIFICATION OF APPROVAL OF ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

APPROVAL IS HEREBY GRANTED FOR LOTS #1 & #2 DEFINED AS THE CARROLL CARMAN PROPERTY, LOCATED IN TROUSDALE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**

50 LINDA LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3044

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 189, Page 576, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that others or irrevocable dedication for all public ways, utilities, and other facilities have been filed.</p> <p>Date: _____</p> <p>CARROLL CARMAN</p>	<p>I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Category 1 Land Survey as defined in Chapter 0820-3-.05, Tennessee Code annotated and that the ratio of precision is greater than or equal to 1:10,000.</p> <p>Date: _____</p> <p>JIM CARMAN                  Registered Land Surveyor #2053</p>	<p>I hereby certify that the water systems outlined or indicated on the final subdivision plat have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>

DATE: \_\_\_\_\_ ENVIRONMENTAL SPECIALIST, TN DIVISION OF WATER RESOURCES

Planning Commission Staff Report  
Amanda Harrington, Planning Advisor  
July 2025



**Item:** Final Plat, Carroll Carman

**Parcel:** Tax Map 29, Pars. 12.00 & 12.01

**Zoned:** R-1

**Discussion:** The purpose of this final plat is to create four independent lots of record. The applicant plans to establish one single-family residence on each lot. The final plat was reviewed using the Final Plat Checklist in the Trousdale Subdivision Regulations, Article V, Section 5-104.2, Features. No corrections were identified during this review.

**Recommendation:** Approval.

\*\* END COMMENTS \*\*





# Planning/BZA Permit Application

Date: 06/26/2025

Permit #: 25220

## Applicant / Owner

Applicant Name: Ron Patel  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: Brakepointcs@gmail.com  
Type: Property Owner

Owner Name: Krisha 810  
Address: 515 hwy 25 west  
City, State, Zip: Castalian springs tn 37031  
Phone: [REDACTED]  
Email: Brakepointcs@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 029 004.01  
Group: 029  
Parcel: 004.01  
Record/Deed: N/a

Subdivision: Brake point  
Phase: 1  
Lot #: 1  
Request Type: Site Plan  
Water Source: Castalian Springs / Bethpage  
Water Dept.  
Sewer / Septic: Septic  
Zoning District: C1

Project Description: Concept Plan

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

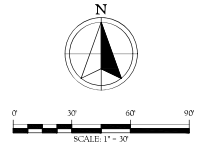
[REDACTED]  
\_\_\_\_\_  
Ron

06/26/2025  
\_\_\_\_\_  
Date



ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

DATE: 06-13-2025  
SCALE: 1" = 30'  
DRAWN BY: D. WHITLEY  
CHECKED BY: D. WHITLEY



## CASTALIAN SPRINGS, TN

### CONCEPT 2

DEVELOPMENT SUMMARY		MINIMUM SETBACKS	
CURRENT ZONING:	C1 GENERAL COMMERCIAL	FRONT YARD:	40'
PROPOSED ZONING:	SAME	SIDE YARD:	20'
CURRENT USE:	CONVENIENCE RETAIL	REAR YARD:	30'
PROPOSED USE:	SAME	<b>PARKING</b>	
LOT SIZE:	-	REQUIRED SPACES:	5.5 SPACE/1000 SF @ 9,000sf = 50 SPACES
		PROVIDED SPACES:	51 SPACES
<b>ZONING REQUIREMENTS</b>			
MINIMUM LOT SIZE:	-		
MINIMUM LOT WIDTH:	-		
MINIMUM LOT FRONTAGE:	-		
MAXIMUM LOT COVERAGE:	-		
MAXIMUM BLDG. HEIGHT:	-		