

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*

AUGUST 11, 2025 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting July 14, 2025

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- Rezone R1 to R3 of 17,714 sq ft acres at 603 East Main St (Map 027D A Parcel 010.00) by Jeremy Barnes to development in the 7th Civil District.

FINAL PLAT

- Final 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

- **Upcoming Items for next month**
 - **Election of Officers**

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN



Rezoning Permit Application

Date: 07/24/2025

Applicant / Owner

Applicant Type: [REDACTED]
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

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

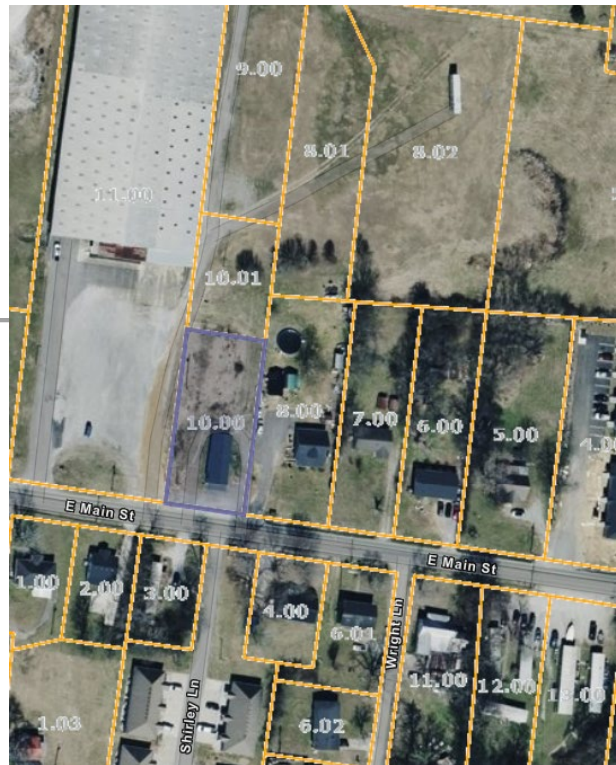
III. ANALYSIS

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.

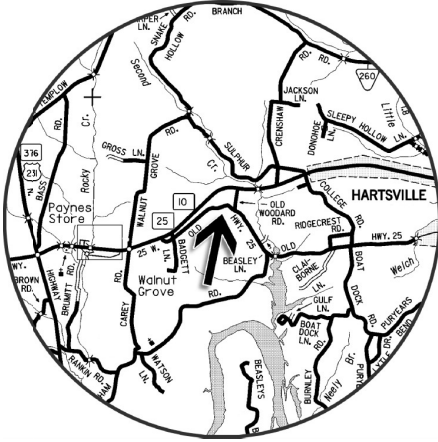


IV. FINDINGS

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.
-

LOCATION SKETCH n.t.s.



Course	Bearing	Distance
L1	S 08°16'31" W	59.43'
L2	S 58°22'31" W	16.12'
L3	N 78°25'13" E	34.68'

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
 50 LINDSAY LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344

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, J.R.

Date: _____

LOUIE RHEA FREEMAN

Date: _____

PAT PERKINS FREEMAN

Date: _____

DWIGHT A. JENELL

Date: _____

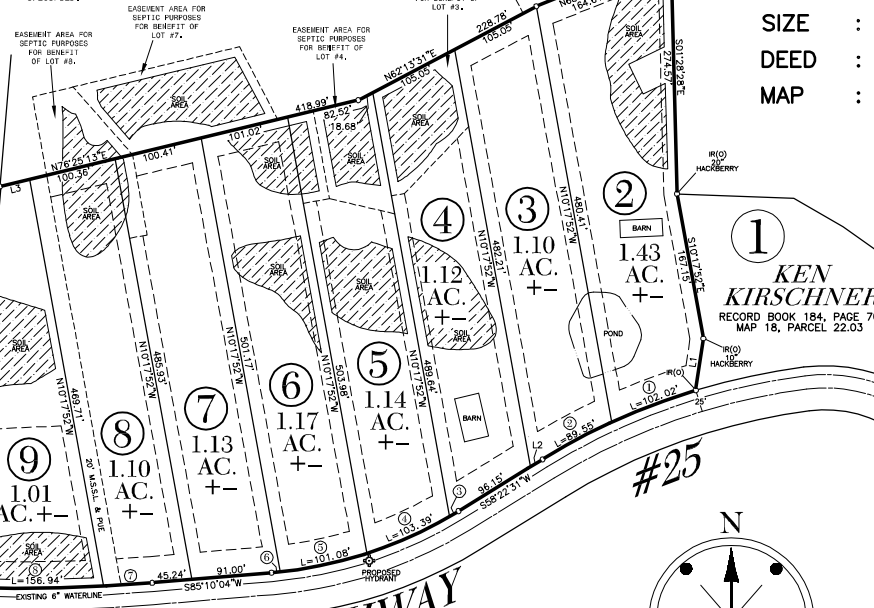
JOHN KERR

NOTES:

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 4716R00003C, 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.

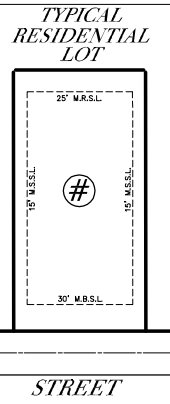
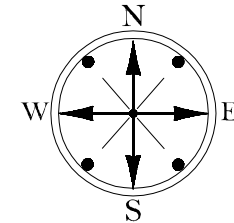
HILLVIEW FARM

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



OLD HIGHWAY #25

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°16'57"	103.19'	S 65°52'01" W
5	482.30'	50.73'	101.08'	12°00'28"	100.89'	S 78°00'44" W
6	482.30'	4.85'	9.69'	1°09'06"	9.69'	S 84°35'31" W
7	1743.10'	27.76'	55.51'	1°49'28"	55.51'	S 86°04'49" W
8	1743.10'	78.52'	156.94'	5°09'30"	156.88'	S 89°34'18" W



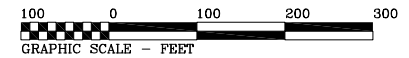
STREET

FINAL 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.

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

APPROVAL IS HEREBY GRANTED FOR LOTS #2 - #9 DEFINED AS THE HILLVIEW FARM PROPERTY, LOCATED IN TROUSDALE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS.

DATE _____ ENVIRONMENTAL SPECIALIST, TN DIVISION OF WATER RESOURCES

Planning Commission Staff Report
Amanda Harrington, Planning Advisor
August 11, 2025



Item: Final 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 for Hillview Farms was approved in July 2025.

This final plat was reviewed utilizing Section 5-104.2, Features, checklist in the Subdivision Regulations. No corrections came from that review.

Recommendation: Approval.

** END COMMENTS **

