

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*

SEPTEMBER 8, 2025 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting July 14, 2025 & August 11

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

ELECTION OF OFFICERS

September 2025 – August 2026

NEW BUSINESS

REZONE

- Rezone A1 to C1 of 5.72 acres at Hwy 10 (Map 020 Parcel 024.02) by Craig Moreland for development in the 3rd Civil District.
- Rezone A1 to R1 of 5.5 acres by Earl and Linda Miller at 150 Greenwood Hollow LN (Map 012 Parcel 020.00) to divide for a family home in the 3rd Civil District.
- Rezone M1/R2 to R2 of 7 acres by Jeremy and Jordan Barnes on Cemetery LN/Herod LN (Map 027 Parcel 014.01) and Annex the portion of parcel into the Urban District for development in the 7th District.

SKETCH PLAT

- Sketch Plat of a Major Subdivision on Morrison St by Dennis Goke (Map 027 Parcel 003.12) of 6 lots in the 7th District

DISCUSSION

- **Review HTC Ordinance**

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN



Rezoning Permit Application

Date: 08/19/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Craig Moreland / Tennessee
Name: Trucking
Address: 225 Bridle Path Ln.
City, State, Zip: Hartsville, TN, 37074
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Craig Moreland
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: Hwy 10
City, State, Zip: Hartsville, TN, 37074
Current Zoning: A1
Requested Zoning: C1
Lot Size: 5.72
Road Frontage: 0
Easements: 0
Tax Map #: 020

Group: 0
Parcel: 024.02
Record/Deed Book: 0
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: Development

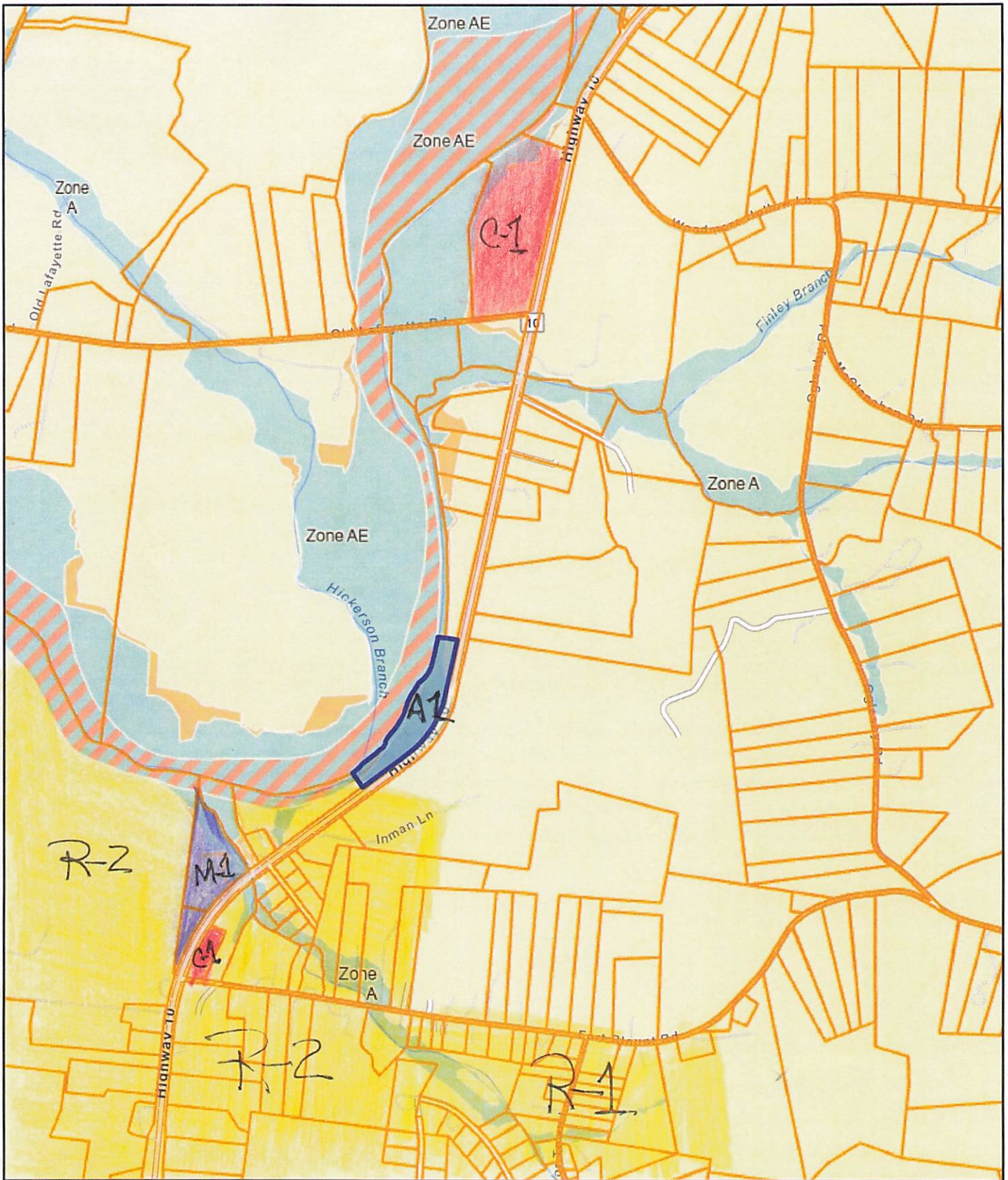
I do hereby certify that the information contained herein is true and correct.

[REDACTED]

Craig Moreland

08/19/2025

Date



Date: September 4, 2025

A1 ⇒ C-1

County: TROUSDALE

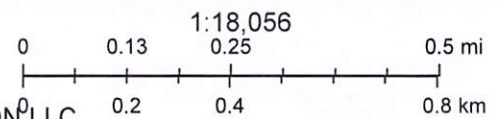
Owner: TENNESSEE TRUCKING LLC CLAYTON THORNE CONSTRUCTION LLC

Address: HWY 10

Parcel ID: 020 024.02

Deeded Acreage: 5.72

Calculated Acreage: 0



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



Rezoning Permit Application

Date: 09/04/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Earl Miller
Address: 150 Greenwood Hollow LN
City, State, Zip: Hartsville, TN, 37074
Phone: [REDACTED]
Email: [REDACTED]

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

Property

Site Address: 150 Greenwood Hollow LN
City, State, Zip: Hartsville, TN, 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 5ac
Road Frontage: 680
Easements: 0
Tax Map #: 012

Group: 0
Parcel: 020.00
Record/Deed Book: 52/408
Subdivision Name: 0
Phase: 0
Lot #: 0
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: Want to Divide to add 1 Residence

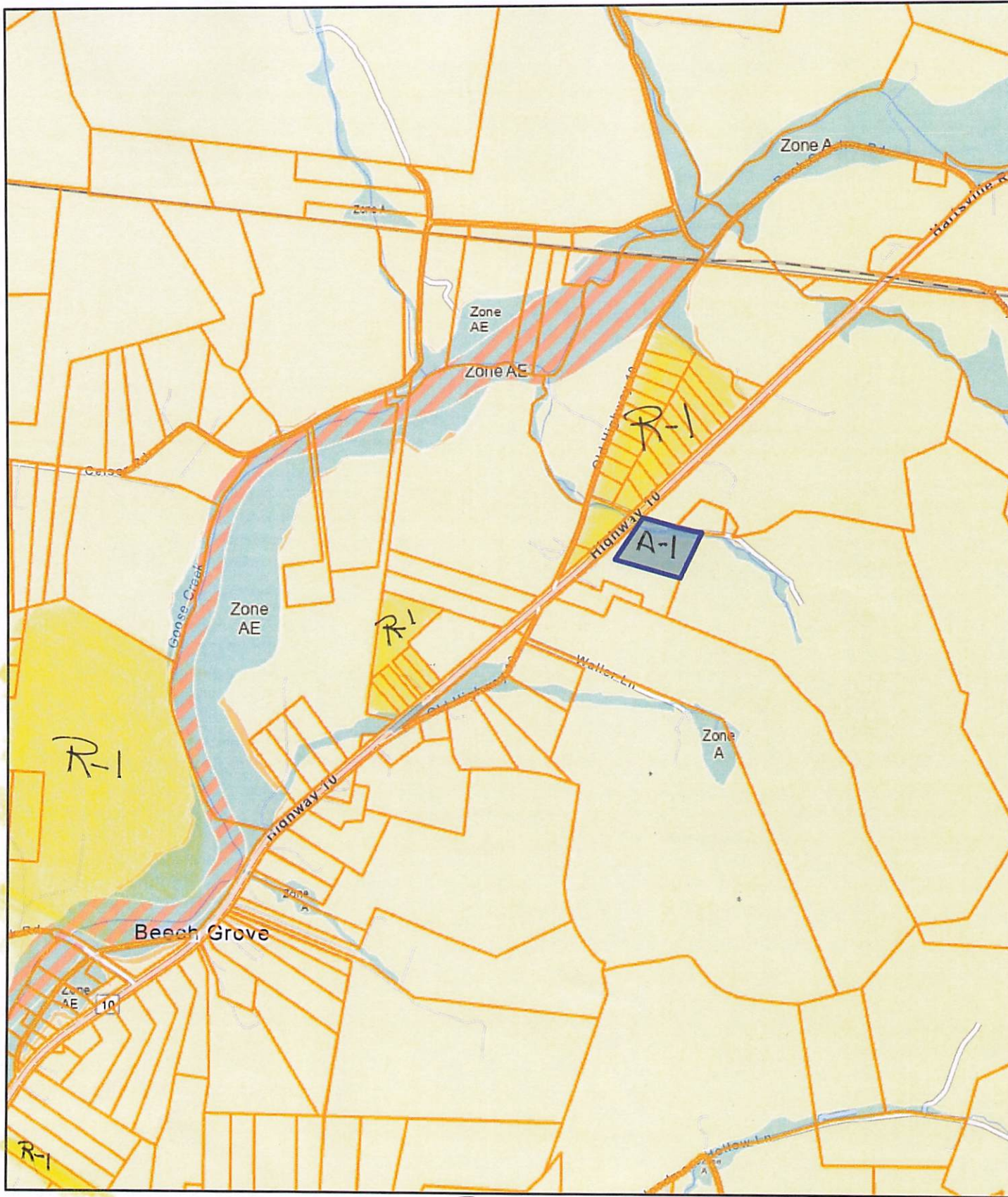
I do hereby certify that the information contained herein is true and correct.

[REDACTED]

Earl Miller

09/04/2025

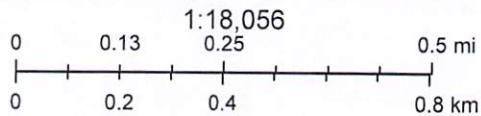
Date



Date: September 4, 2025

A-1 ⇒ R-1

County: TROUSDALE
 Owner: MILLER EARL ETUX WIFE LINDA MILLER
 Address: GREENWOOD HOLLOW LN 150
 Parcel ID: 012 020.00
 Deeded Acreage: 0
 Calculated Acreage: 5.5



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MR# 609

8-28-25

(Handwritten signature/initials)

Rezoning Permit Application

Date: 08/28/2025

Applicant / Owner

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

Owner Name: JEREMY BARNES
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

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

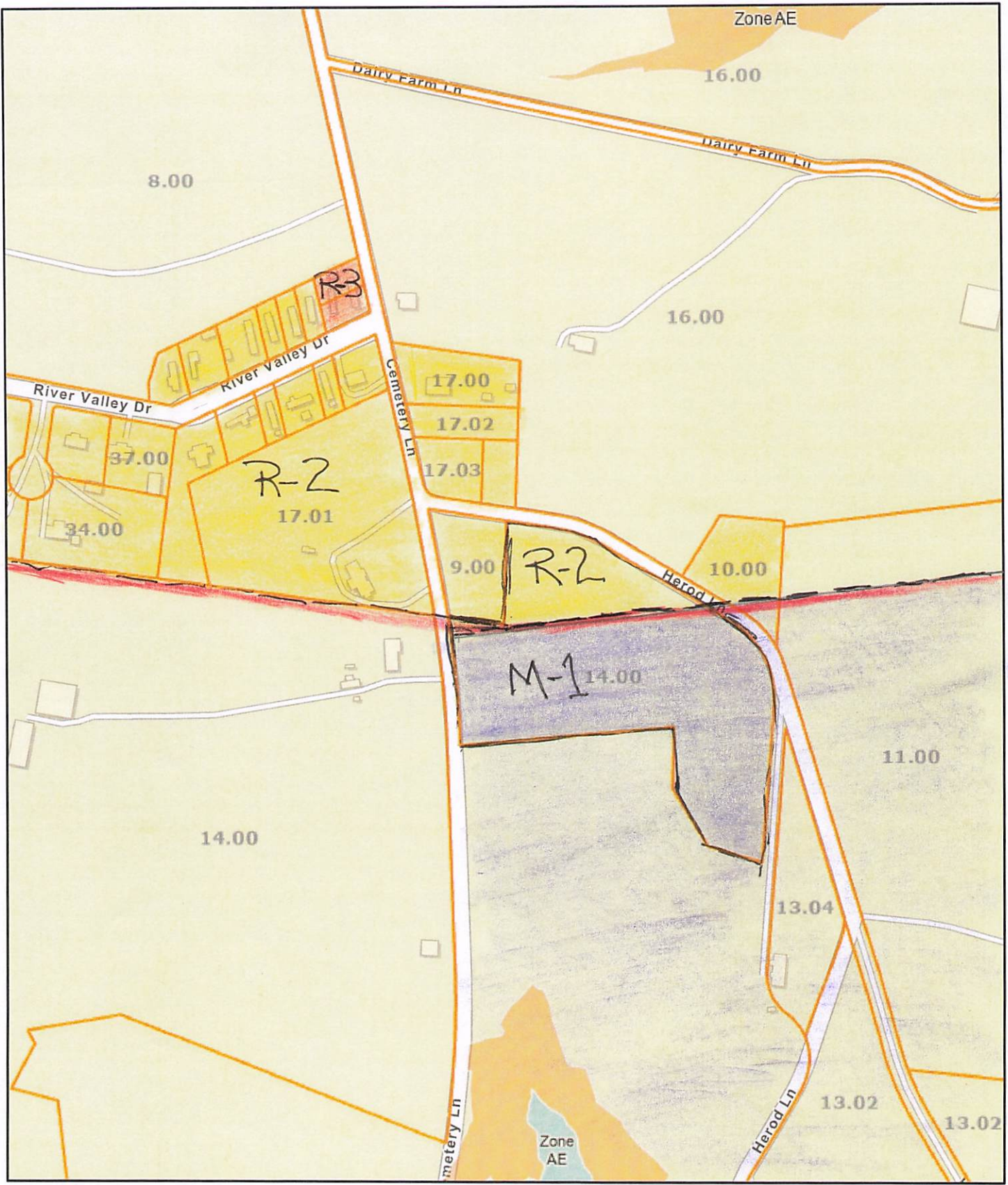
Group: 0
Parcel: 014.01
Record/Deed Book: BOOK 192/ PAGE 749
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

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

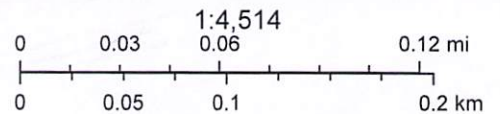


Date: September 4, 2025

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

M-1/R-2 ⇒ R-2

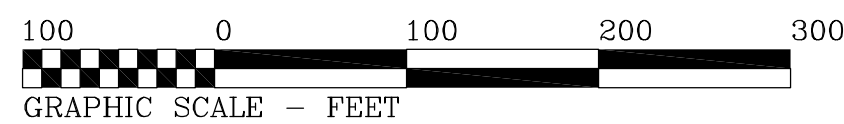
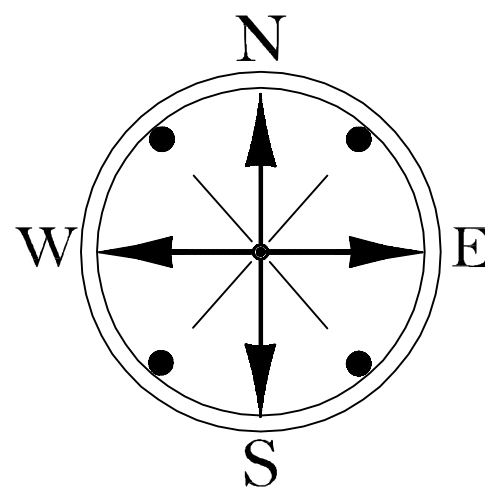
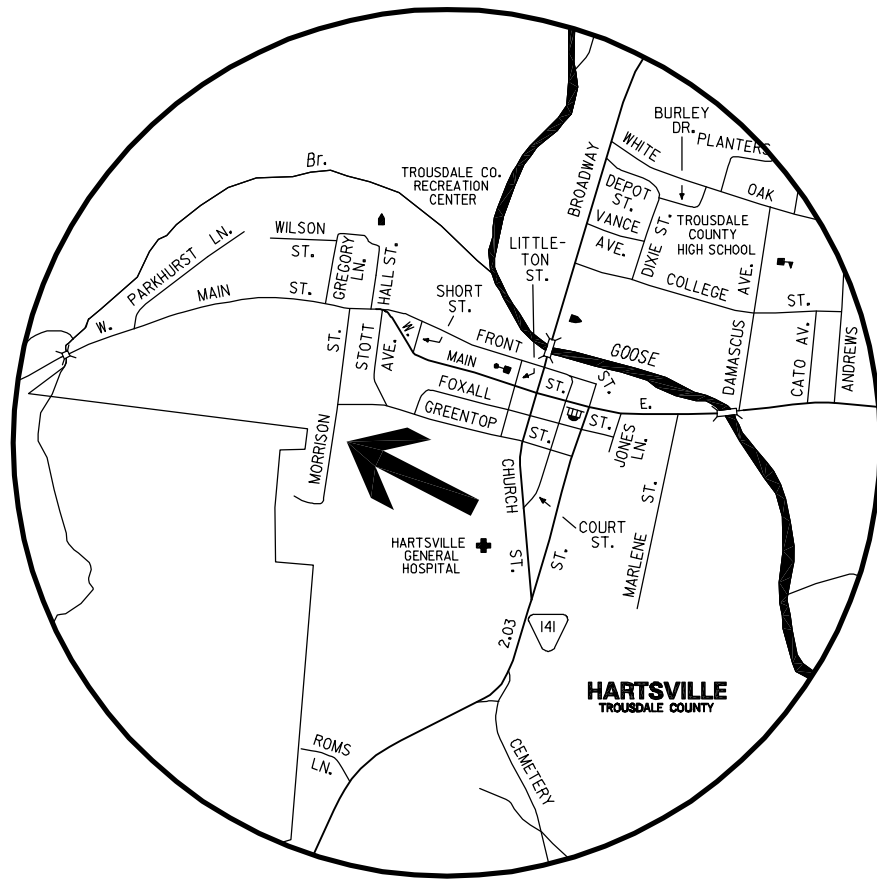
7 ACRES 14.01



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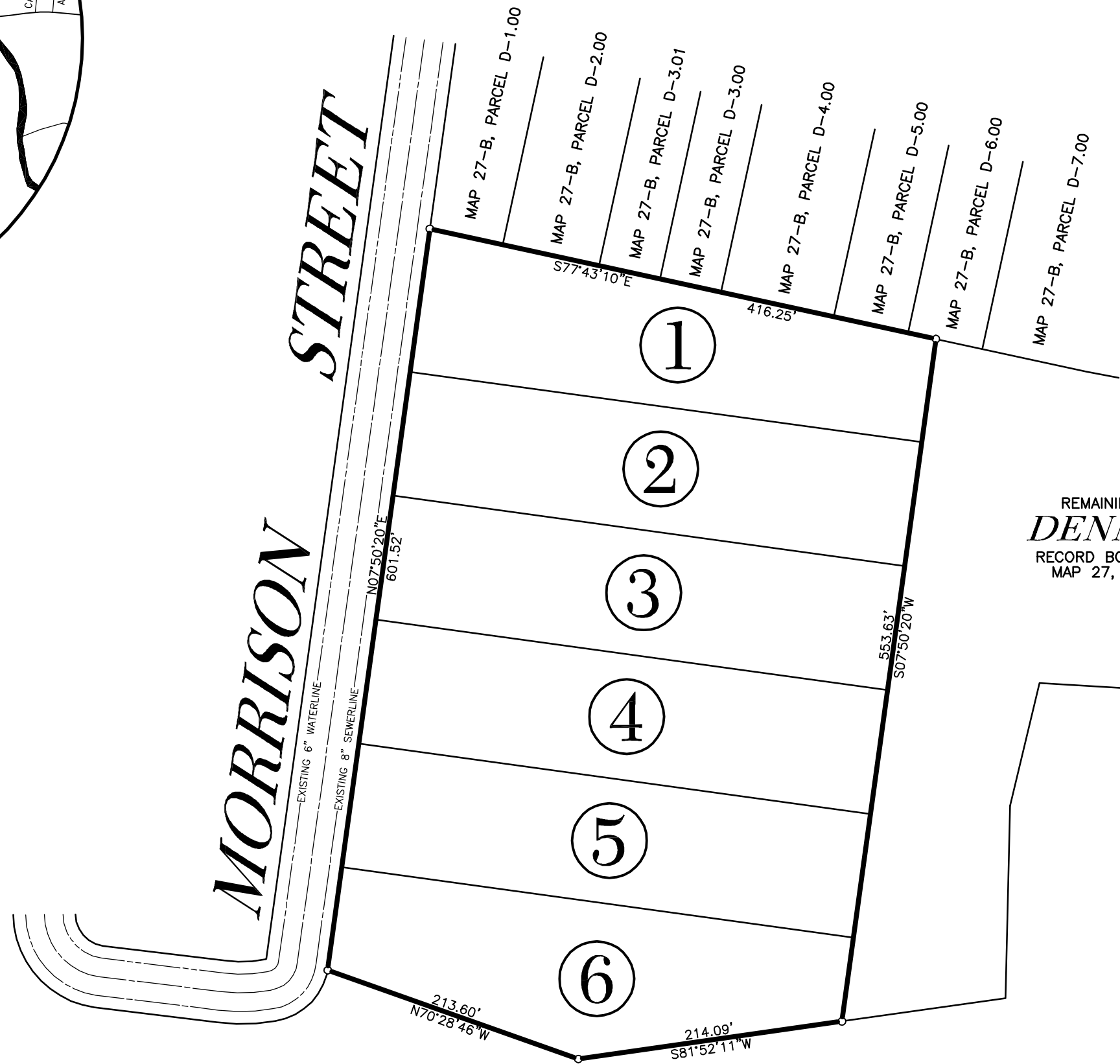
LOCATION SKETCH n.t.s.



SKETCH PLAT FOR
DENNIS GOKE

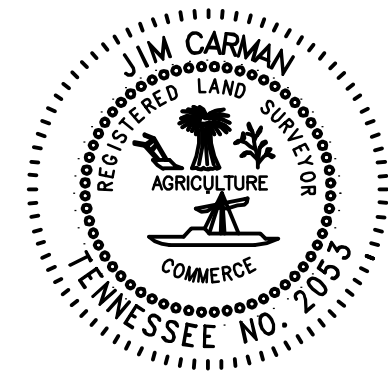
LOCATED IN THE 7TH CIVL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : AUGUST 21, 2025
 SIZE : 5.75 AC.+--
 DEED : R. B. 182, PG. 608, R.O.T.C.T.
 MAP : MAP 27, PAR. 3.12 P/O, T.A.O.T.C.T.



REMAINING PROPERTY OF
DENNIS GOKE
 RECORD BOOK 182, PAGE 6.08
 MAP 27, PARCEL 3.12 P/O

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.



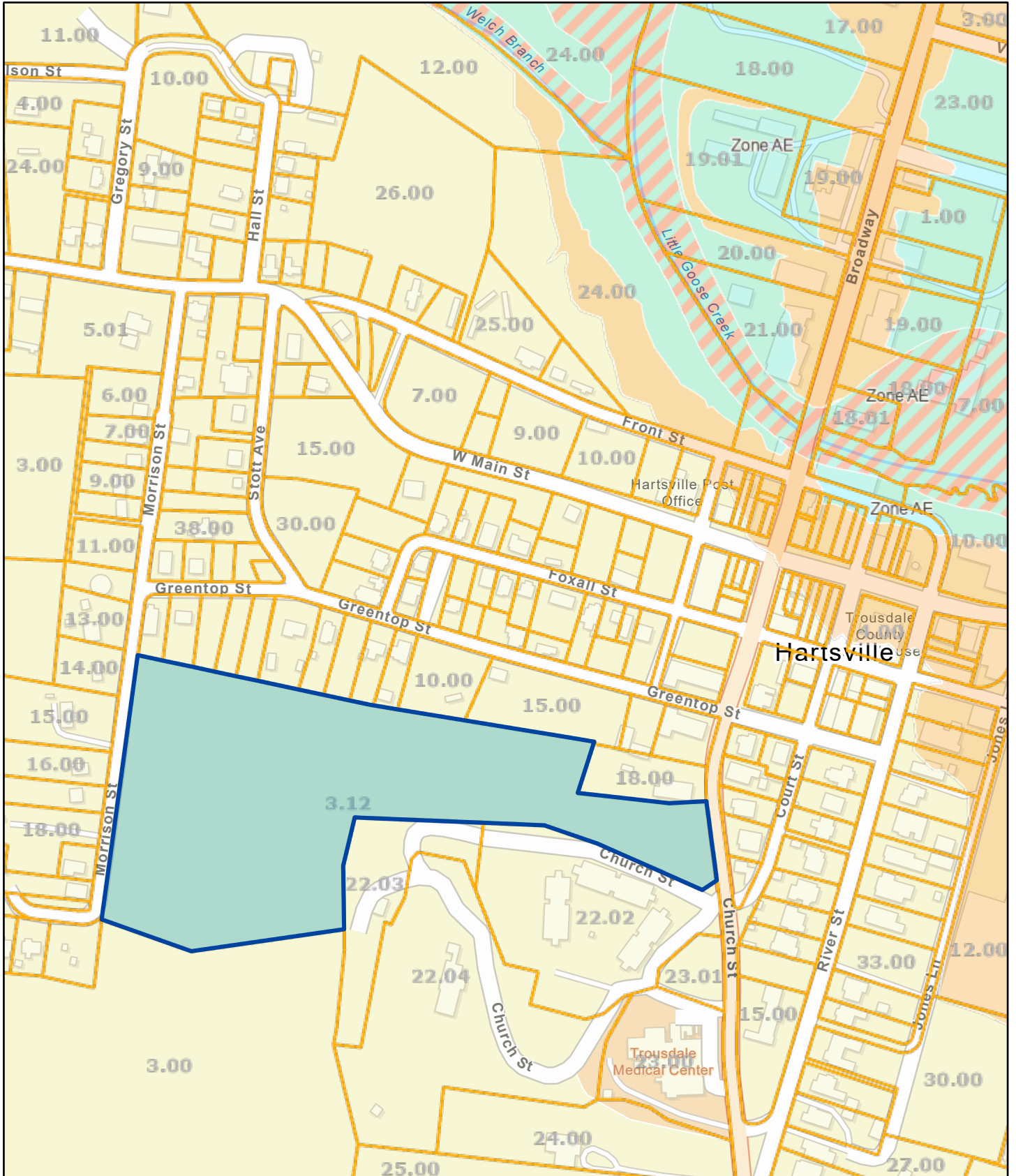
CARMAN SURVEYING
 50 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344

JOHN C. MAXWELL
 RECORD BOOK 82, PAGE 124
 MAP 27, PARCEL 3.00

NOTES:

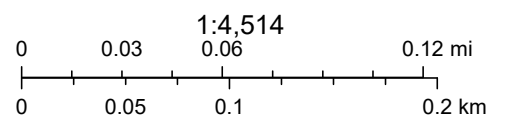
1. PROPERTY IS ZONED R-1/HARTSVILLE.
2. ALL LOTS TO BE MINIMUM OF 100' WIDE AND CONTAIN AT LEAST 12,000 SQUARE FEET.

Trousdale County - Parcel: 027 003.12



Date: September 7, 2025

County: TROUSDALE
Owner: GOKE DENNIS
Address: CHURCH ST
Parcel ID: 027 003.12
Deeded Acreage: 0
Calculated Acreage: 0



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