

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*

JUNE 9, 2025 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting May 12, 2025

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

OFFICE STAFF – Jo Ann Hampton

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.
- Rezone A1 to R1 of acres from 94.01 acres on 1275 Hwy 141 N (Map 007 Parcel 014.00) by Cass Beasley in the 4th Civil District.
- 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 7th District.
- 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 7th District.
- 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 6th District.

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 7th Civil District.

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 6th District

DISCUSSION

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN



Rezoning Permit Application

Date: 05/08/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Gene Carman
Address: 295 Brown Rd
City, State, Zip: Castalian Springs, TN 37031
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Gene Carman & Helen Nichols
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 0 Highway 25 E & Glasgow Branch Rd
City, State, Zip: Hartsville, TN 37074
Current Zoning: A1
Requested Zoning: C1
Lot Size: 1.06 ac
Road Frontage: 214
Easements: 0
Tax Map #: 035

Group: 0
Parcel: 006.00
Record/Deed Book: 187/497
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: commercial development

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

[REDACTED]

Gene Carman IV

05/08/2025

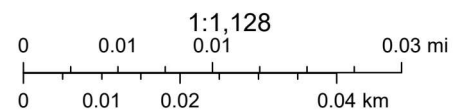
Date

Trousdale County - Parcel: 035 006.00



Date: May 27, 2025

County: TROUSDALE
Owner: NICHOLS HELEN ETAL HAROLD GENE CARMAN IV
Address: HWY 25 E
Parcel ID: 035 006.00
Deeded Acreage: 0.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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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.

HWY 25 E		Subdivision					TAX YEAR 2025		085	035		006.00	000
Property Address		BK	PG	BLOCK	LOT	TRACT	TROUSDALE		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address		Alt Subdiv					City			Map 035		Updated 05/09/2025	
NICHOLS HELEN ETAL HAROLD GENE CARMAN IV 295 BROWN ROAD CASTALIAN SPRINGS TN 37031		BK PG BLOCK LOT TRACT					SSD1			Dist 01		Printed 05/23/2025	
		Additional Description					SSD2			Card: 1 of 1			
		Dimensions					Total Land Units Deed Acres Calculated Acres		1.2 0	Page: 1 of 1			

DWELLING DATA

Improv Type
Stories
Exterior Wall
Heating Fuel

Lower Level
Heating/Air
Attic

Year Built
Full Baths
Wood FP Stacks
Info Src

Eff Yr Built
Half Baths
Openings
Occ

Rooms
Add'l Fixtures
Add'l Sty
Rental: Src

Bedrooms
Total Fixtures
PreFab
Amount

Add'l Sty
Sched

Foundation
Floor System
Party Wall
Struct. Frame
Roof Framing
Roof Cov/Deck
Cab/Millwork

Floor Finish
Interior Finish
Paint/Decor
Bath Tile
Electrical
Shape

Quality
Prorate
Depr: Physical

Condition
Factor
Other Phys
Functional
External

Class:
Cost & Design 0
% Good 100

GFLA
Area
Story
Const
Grade
SFLA
Depr Yr
Eff Age
County Factor

Base Dwelling
Add'l Areas
Total
\$/SqFt
% Complete
Dwelling Factor
Dwelling Value

AREAS: Lower Floor
First & Above
Area
% SFLA
Rate
RCN

APPRaised VALUES

LAND
IMPROVEMENTS
TOTAL APPRAISAL
GREENBELT APR
ASSESSMENT
ASSESSED @
APPROACH

25,800
0
25,800

6,450
25%
COST VALUE

Value Correlation

COST
INCOME
MARKET

25,800

PARCEL DATA

NBHD
Review Flag
Living Units
Water/Sewer
Electricity
Gas
Topo
Road Type
Delete Next Year
Greenbelt Review
Land Apr Date
Improvements
Mobile Homes
NH Trend
Other
Land Use Code
Zoning

Y01

03 Public / Individual
01 Public
00 None
1 Rolling
2 State Highway
N
10/22/2009 By 54
0
0
0 STABLE
11
A1

GREENBELT

Year
App#

Recorded
Book/Pg

OUTBUILDINGS and YARD ITEMS															Total OBY Value	ENTRANCES			
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact		Value	Date	Code	ID
																BUILDING PERMITS			
																Date	Type	Status	Last Visit

MARKET LAND														AGRICULTURAL / GREENBELT LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	47	03		0	0	1.2	21,466.67							100	21,466.67	25,760									
Totals:							1.2										25,760		Totals:							

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner		ADDED .7AC FROM PARCEL 35-7.00 PER OWNERS REQUEST NO SOIL AREA- LOW VALUE									
03/24/2025	RB187	497	55,000	55,000	V	WD	P	NICHOLS HELEN ETAL											
03/17/1993	45	213	2,500	2,500	V	WD	A	HARRIS M C											
06/18/1992	41	245	1,300	1,300	V	WD	M	STUBBLEFIELD H H											



Rezoning Permit Application

Date: 05/23/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Cass Beasley
Address: 1275 Hwy 141 N
City, State, Zip: Hartsville TN 37074
Phone: [REDACTED]
Email: [REDACTED]

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

Property

Site Address: 1275 Hwy 141 N
City, State, Zip: Hartsville TN 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 94.01 ac
Road Frontage: 0
Easements: 0
Tax Map #: 007

Group: 0
Parcel: 14.00
Record/Deed Book: RB136/364
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.

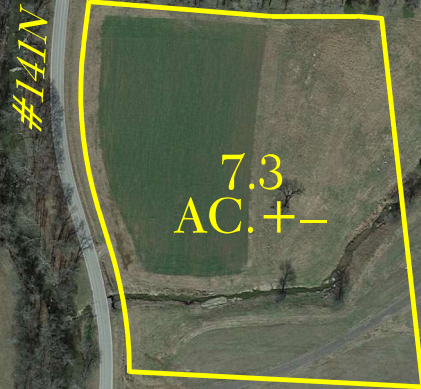
[REDACTED]

Cass Beasley

05/23/2025

Date

EXHIBIT FOR
CASS BEASLEY



#141N

HIGHWAY

STATE

#141N

8.51
AC.+-

HIGHWAY

STATE

4.6
AC.+-

EXHIBIT FOR
CASS BEASLEY





Rezoning Permit Application

Date: 05/14/2025

Applicant / Owner

Applicant Type:
Applicant Name: Lynda Burge
Address: 3485 Horn Springs Road
City, State, Zip: Lebanon, TN 37087
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Peggy Joyce Hix
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 799 McMurry Blvd
City, State, Zip: Hartsville, TN 37074
Current Zoning: R1
Requested Zoning: C2
Lot Size: 100x105
Road Frontage: 100
Easements: 0
Tax Map #: 026A

Group: B
Parcel: 001.00
Record/Deed Book: RB173/282
Subdivision Name: Turner & Jones
Phase:
Lot #: 1
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Sewer

Reason: residential home to be converted to commercial zoning for future office, hair salon, etc

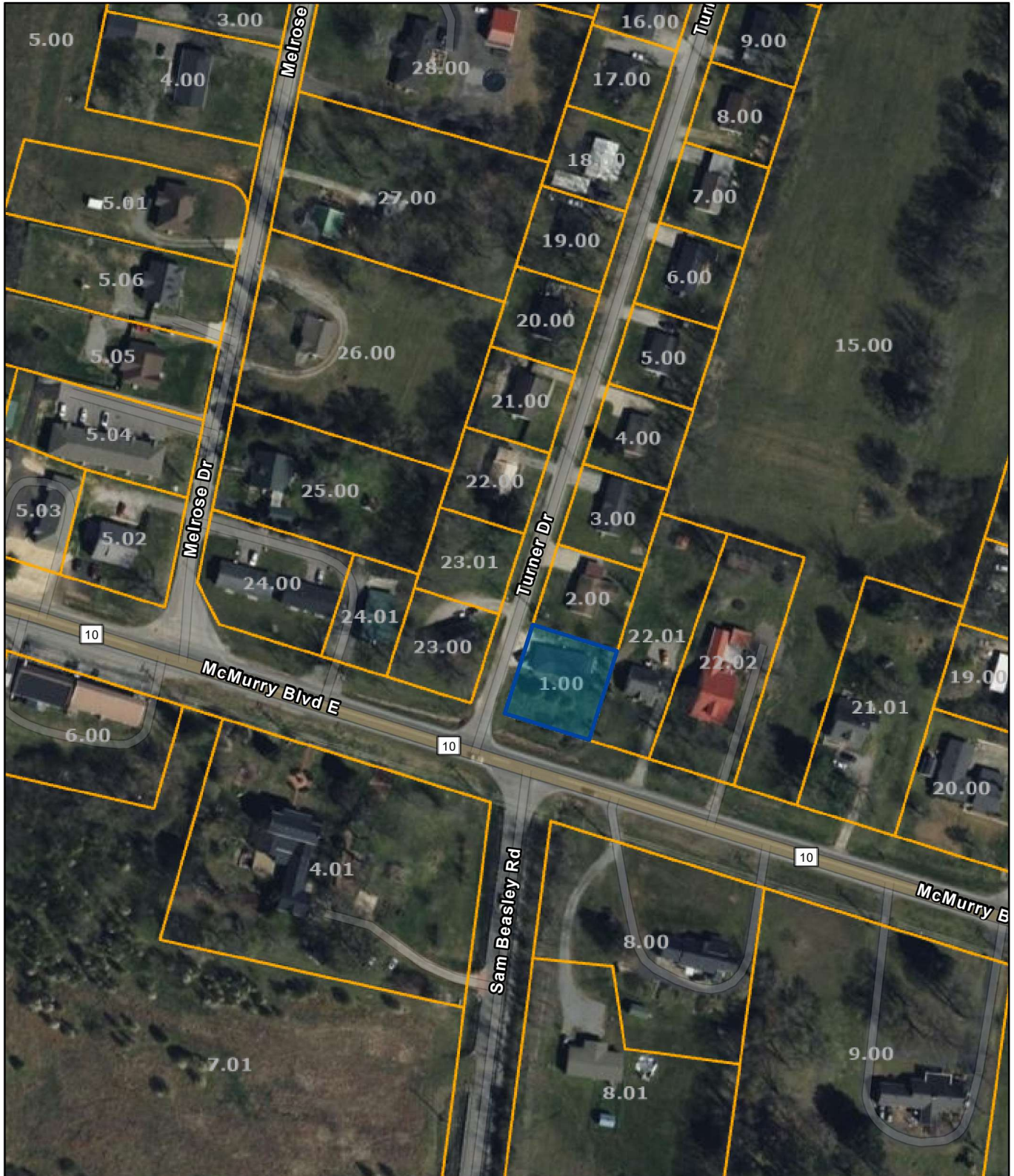
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[REDACTED]

05/14/2025

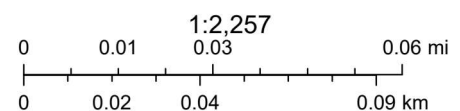
Date

Trousdale County - Parcel: 026A B 001.00



Date: May 22, 2025

County: TROUSDALE
Owner: HIX PEGGY JOYCE
Address: MCMURRY BLVD E 799
Parcel ID: 026A B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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Rezoning Permit Application

Date: 05/24/2025

Applicant / Owner

Applicant Type:
Applicant Name: Dennis Goke
Address: 2635 Old Lafayette RD
City, State, Zip: Hartsville TN 37074
Phone:
Email:

Owner Name: Dennis Goke
Owner Phone:
Owner Email:

Property

Site Address: Morrison ST
City, State, Zip: Hartsville TN 37074
Current Zoning: R1
Requested Zoning: R3
Lot Size: 10.78 ac
Road Frontage: 597 ft Morrison St
Easements:
Tax Map #: 027

Group:
Parcel: 03.12
Record/Deed Book: RB182/608
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Sewer

Reason: Rezone 4.7 acres along Morrison St for development

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

05/24/2025

Date

EXHIBIT FOR
CASS BEASLEY

#141N
7.3
AC.+-

STATE
HIGHWAY
4.6
AC.+-



Rezoning Permit Application

Date: 05/24/2025

Applicant / Owner

Applicant Type:
Applicant Name: J. Bruce Rainey
Address: P O Box 429
City, State, Zip: Portland TN 37148
Phone: [REDACTED]
Email: [REDACTED]

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

Property

Site Address: Walnut Grove RD
City, State, Zip: Hartsville TN 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 7.36 ac
Road Frontage: 245 ft
Easements: 0
Tax Map #: 017

Group: 0
Parcel: 013.02
Record/Deed Book: RB157/210
Subdivision Name: Ben Oldham Farm
Phase:
Lot #: 3
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Septic

Reason: subdivide parcel for development

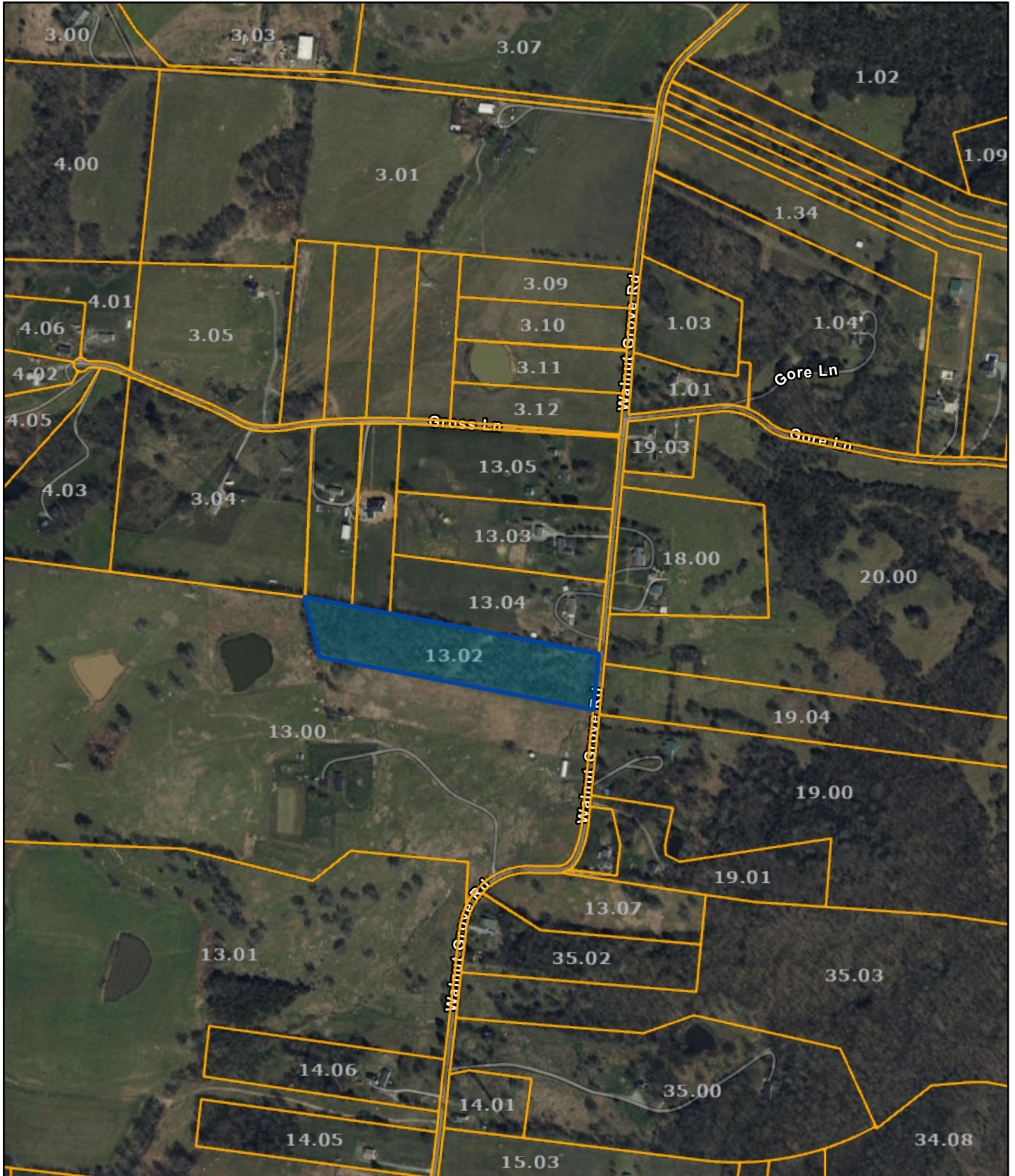
I do hereby certify that the information contained herein is true and correct.

[REDACTED]
J. Bruce Rainey

05/24/2025

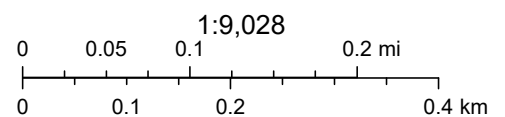
Date

Trousdale County - Parcel: 017 013.02



Date: May 24, 2025

County: TROUSDALE
Owner: WHITED ROBERT
Address: WALNUT GROVE RD
Parcel ID: 017 013.02
Deeded Acreage: 7.36
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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Planning/BZA Permit Application

Date: 05/21/2025

Permit #: 25153

Applicant / Owner

Applicant Name: Johnny Farley
Address: 630 Walnut Grove Road
City, State, Zip: Hartsville
Phone: [REDACTED]
Email: [REDACTED]
Type: [REDACTED]

Owner Name: Johnny Farley
Address: 297 West McMurry Boulevard
City, State, Zip: Hartsville
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type: Zoning - Planning / BZA
Status: Approved
Location:
Tax Map #: 19
Group:
Parcel: 20.02
Record/Deed: RB188/310

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

Project Description:

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

[REDACTED]

Johnny Farley

05/21/2025

Date



Planning/BZA Permit Application

Date: 05/21/2025

Permit #: 25155

Applicant / Owner

Applicant Name: Carman Surveying
Address: 50 Linda Lane
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]
Type: [REDACTED]

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

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.

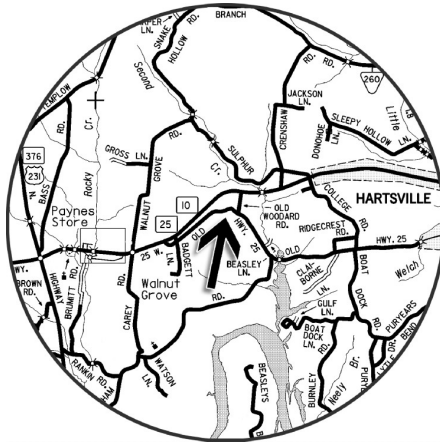
[REDACTED]

Jim Carman

05/21/2025

Date

LOCATION SKETCH n.t.s.



SKETCH PLAT OF SECTION II OF THE HILLVIEW FARM

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

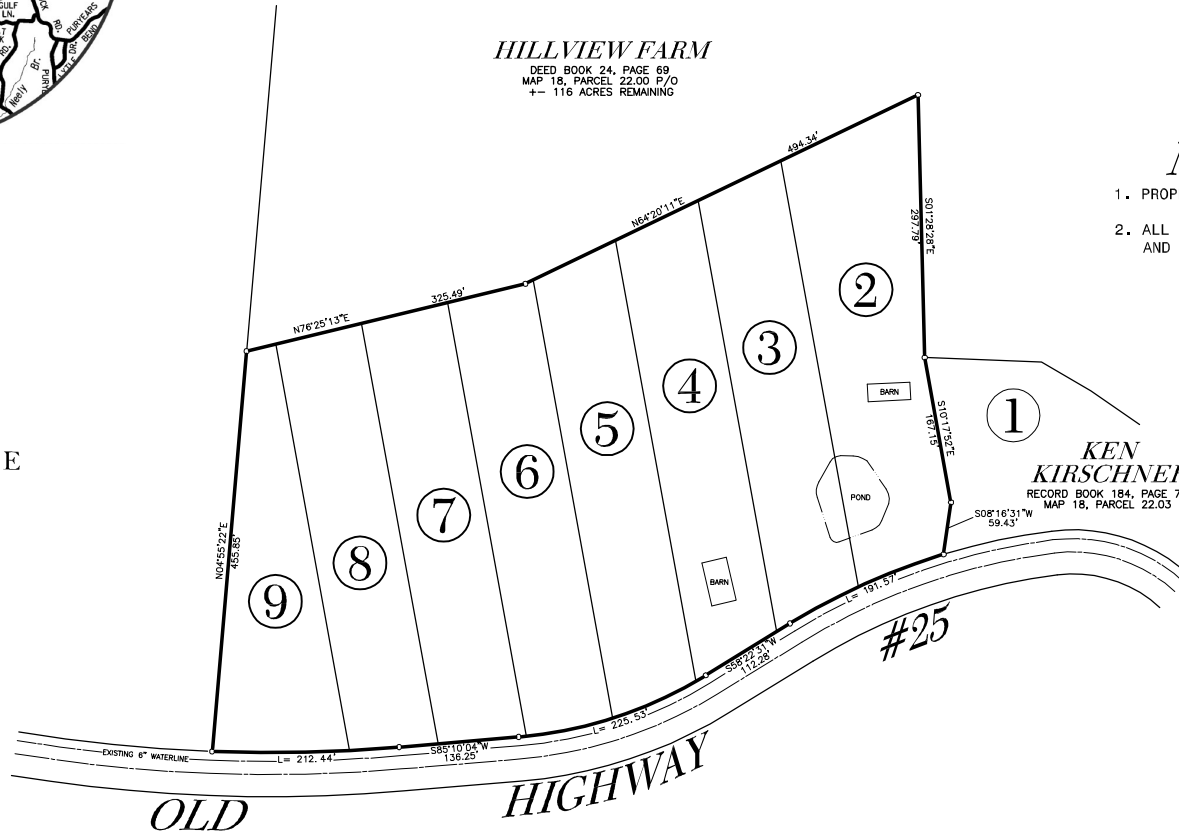
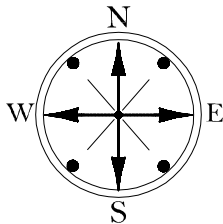
SCALE : 1" = 150'
DATE : MAY 21, 2025
SIZE : 9.36 AC.+
DEED : D. B. 24, PG. 69, R.O.T.C.T.
MAP : MAP 18, PAR. 22.00 P/O, T.A.O.T.C.T.

HILLVIEW FARM

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

NOTES:

1. PROPERTY IS ZONED R-1.
2. ALL LOTS TO BE MINIMUM OF 100' WIDE AND CONTAIN AT LEAST 1 ACRE.



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 LAKE
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3244

