

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #214-2021-05

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING
ORDINANCE OF TROUSDALE COUNTY, TENNESSEE, BY REZONING
A PORTION OF PARCEL 005.04, TAX MAP 019 FROM C2 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 Trousdale County, Tennessee be amended by the rezoning of a parcel from C-2 Commercial to a combined C-2 Commercial and R-2 Residential for the purposes of building a subdivision at the property identified as follows:

Trousdale County Tax Map 019, Parcel 005.04;

This being a 20.08 acre lot located on McMurry Boulevard, Hartsville, TN. The portion to be rezoned is 14.40± acres in the southern portion of the lot.

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

This Rezoning request is recommended by Planning Commission April 12, 2021

Public Hearing to be held on May 24, 2021 if approved on 1st Reading

| | | | | | |
|-----------------|-----------------------|--------------------------|--------------------------------|-----------------|---------------|
| First Reading: | <u>April 26, 2021</u> | 1M <u>Shane Burton</u> | Vote by General Consent | | |
| | | 2m <u>Beverly Atwood</u> | None Opposed | Absent <u>0</u> | PASSED |
| Second Reading: | <u>May 24, 2021</u> | 1M <u>Beverly Atwood</u> | Vote by General Consent | | PASSED |
| | | 2m <u>Lonnie Taylor</u> | None Opposed | Absent <u>2</u> | |

APPROVED AND IN EFFECT IN REGULAR SESSION ON MAY 24, 2021

Approved:

Attest:


Dwight Jewell, Commission Chairman


Rita Crowder, County Clerk

Trousdale County - Parcel: 019 005.04



Date: April 1, 2021
County: Trousdale
Owner: ANDREWS KATHY ETAL
Address: HWY 25 W
Parcel Number: 019 005.04
Deeded Acreage: 20.08
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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.

CARMAN SURVEYING

**150 Middle Fork Road
Hartsville, Tennessee 37074
Phone: 615 374 3344**

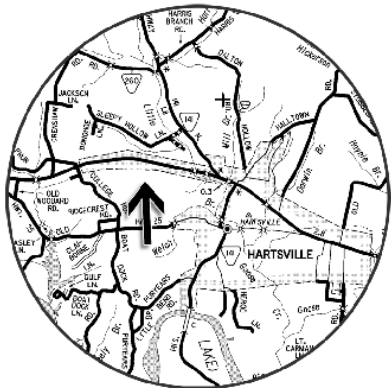
CARMAN, CARMAN, ANDREWS & ARMSTRONG
14.40 ACRES - PROPERTY BEING REZONED

BEING located in the 7th Civil District, Trousdale County, Tennessee, on the south side of Highway #25 West, and being a portion of the property of record in Record Book 51, Page 575, Register's Office, Trousdale County, Tennessee. See Tax Map 19, Parcel 5.04, Tax Assessor's Office, Trousdale County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the south right-of-way of Highway #25 West, same being a northeast corner of this tract and a northwest corner to the remainder of the Carman, Carman, Andrews & Armstrong property, also being North 78 degrees 32 minutes 05 seconds West 964.66 feet from the northwest corner of Andrew Welch (DB 17, PG 195 ROTCT) as you measure west along said right-of-way; thence leaving road and severing the Carman, Carman, Andrews & Armstrong property South 11 degrees 27 minutes 55 seconds West 135.00 feet; thence South 78 degrees 32 minutes 05 seconds East 115.00 feet; thence South 06 degrees 51 minutes 29 seconds West 174.14 feet; thence South 87 degrees 51 minutes 34 seconds East 852.00 feet; thence with the common line of this tract and Andrew Welch South 06 degrees 40 minutes 06 seconds West 303.00 feet to an iron rod; thence North 88 degrees 53 minutes 32 seconds West 181.54 feet to a 5-inch hackberry tree; thence North 87 degrees 01 minute 37 seconds West 626.64 feet to an iron rod; thence North 88 degrees 42 minutes 55 seconds West 510.82 feet to an iron rod; thence North 88 degrees 42 minutes 55 seconds West 138.86 feet to an iron rod; thence North 87 degrees 26 minutes 39 seconds West 278.99 feet to an iron rod at a 16-inch hackberry tree; thence with the common line of this tract and Seth Blankenship (RB 67, PG 585 ROTCT) North 38 degrees 48 minutes 25 seconds East 473.19 feet to an iron rod; thence North 52 degrees 08 minutes 45 seconds East 254.12 feet to an iron rod; thence North 57 degrees 12 minutes 20 seconds East 30.80 feet; thence severing the Carman, Carman, Andrews & Armstrong property South 75 degrees 31 minutes 21 seconds East 263.68 feet; thence North 11 degrees 27 minutes 55 seconds East 135.00 feet to a point in the south right-of-way of Highway #25 West; thence with said right-of-way South 78 degrees 32 minutes 05 seconds East 50.00 feet to the point of beginning containing 14.40 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated March 25, 2021.

A 100 feet wide TVA power transmission easement crosses this tract.

LOCATION SKETCH n.t.s.



BOUNDARY SURVEY FOR
**CARMAN, CARMAN,
 ANDREWS & ARMSTRONG**

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

SCALE : 1" = 100'
 DATE : MARCH 25, 2021
 SIZE : 20.07 AC.+-
 DEED : R. B. 51, PG. 575, R.O.T.C.T.
 MAP : MAP 19, PAR. 5.04, T.A.O.T.C.T.

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 TO 10,000 AS SHOWN HEREON.

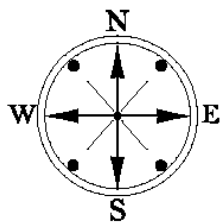


CARMAN SURVEYING

500 WOODLAND DRIVE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 874-2000

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | S 08°32'06" W | 83.89' |
| L2 | S 43°43'37" W | 10.48' |
| L3 | N 23°01'15" E | 65.00' |

SETH BLANKENSHIP
 RECORD BOOK 87, PAGE 585
 MAP 19, PARCEL 20.01



HIGHWAY #25 WEST

POWER TRANSMISSION EASEMENT

**AREA TO BE REZONED
 14.40 AC.+-**

| Curve | Radius | Tangent | Length | Delta | Chord | Chord Bear. |
|-------|----------|---------|---------|----------|---------|---------------|
| 1 | 5679.58' | 68.01' | 135.01' | 1°22'20" | 135.01' | S 79°13'15" E |

ANDREW WELCH
 DEED BOOK 17, PAGE 185
 MAP 18, PARCEL 22.00

