

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #221-2021-12

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING
ORDINANCE OF TROUSDALE COUNTY, TENNESSEE, BY REZONING
A PORTION OF TAX MAP 017 PARCEL 015.02 FROM A1 TO R1**

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 a portion of a parcel from A-1 Agricultural to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 017, Parcel 015.02;
This being a 1.26 acre portion of a lot located at 150 Walnut Grove Road, Hartsville, TN.

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 June 14, 2021
Public Hearing to be held on July 26, 2021 if approved on 1st Reading*


First Reading:	<u>June 28, 2021</u>	1M <u>Rachel Jones</u>	Vote by General Consent	w/ opposition	Absent	<u>1</u>	PASSED
		2m <u>T. Bubba Gregory</u>					
Second Reading:	<u>July 26, 2021</u>	1M <u>Rachel Jones</u>	Vote by General Consent	no opposition	Absent	<u>0</u>	PASSED
		2m <u>T. Bubba Gregory</u>					

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

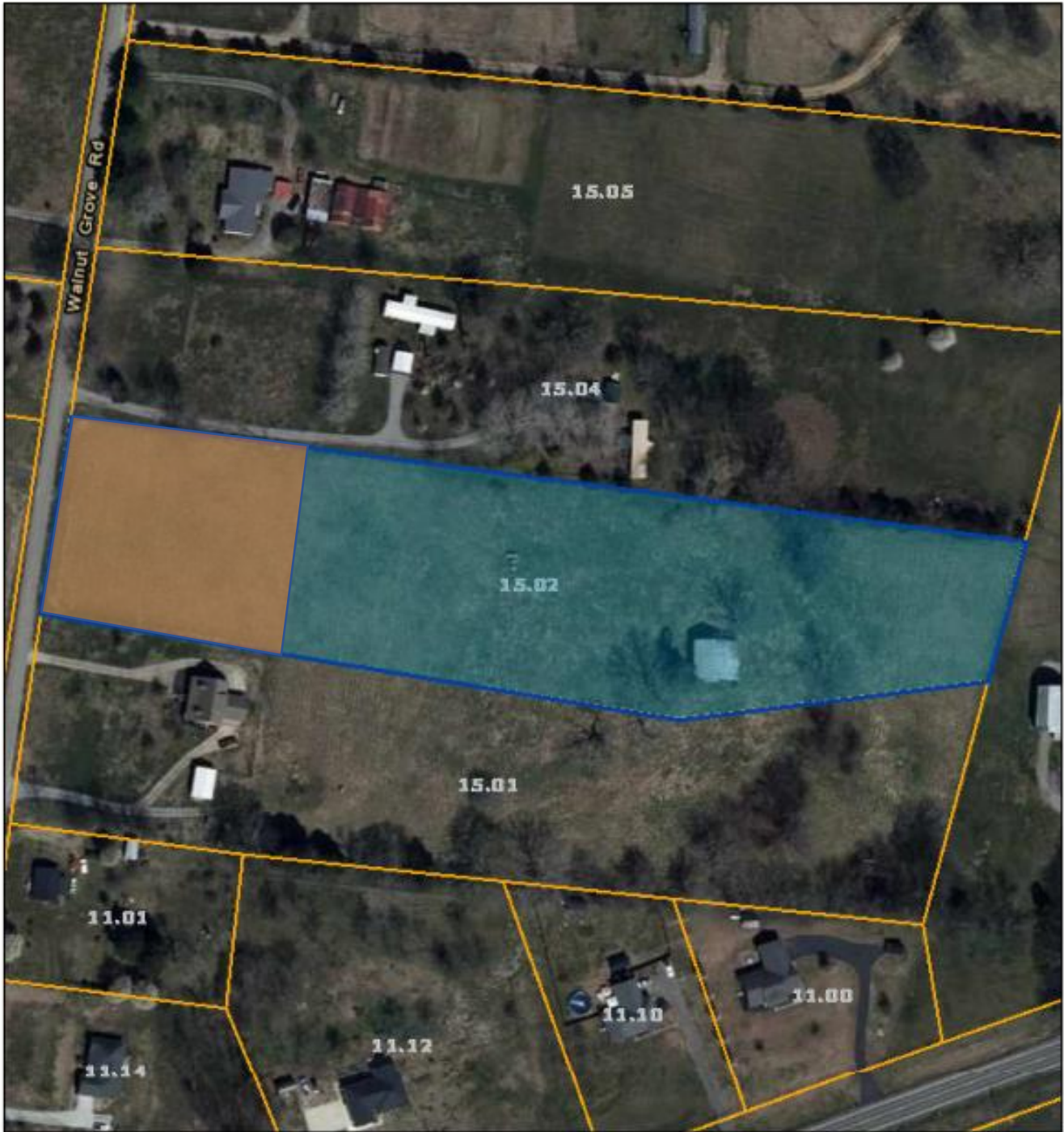
Approved:

Attest:


Dwight Jewell, Commission Chairman


Rita Crowder, County Clerk

Trousdale County – Tax Map 017, Parcel 015.02



Date: July 13, 2021
County: Trousdale
Owner: WOODARD TRINA
Address: WALNUT GROVE RD
Parcel Number: 017 015.02
Deeded Acreage: 5
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.

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Gift 1 acre to son
Property Owner Tony and Trina Woodard Phone [REDACTED]
Property Address 150 Walnut Grove Rd Hartsville TN
Lot Size Road Frontage ft. Easements ft.
Tax Map Number 17 Group Parcel 15.02 Record/Deed Book
Subdivision Name Phase Lot #
Water Source CSW Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Trina Woodard Phone [REDACTED]
Mailing Address 150 Walnut Grove Rd Hartsville TN
Email: [REDACTED] **Text**

IMPACT INFORMATION

Zoning of Surrounding Properties Residential
Names of Surrounding Property Owners Inez Sircy, carol Lamb, Rex Oldham
Affected Roads Walnut Grove Rd
Schools Affected Trousdale County Schools
Public Utilities Castalian Springs

ACTION TAKEN

Reviewed by Planning Commission Action
Reviewed by BZA Action
Zoning Ordinance at County Commission
1st Reading Action
Public Hearing Action
2nd Reading Action

Passed Failed, state reason
Trina Woodard May 03, 2021
Applicant Signature Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

- Mary Ann Baker ✓ Rhonda Keisling David Thomas ✓ Thomas Harper
- Dennis Foster ✓ David Nollner Mark Swaffer ✓ Carol Pruitt

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on Monday, June 14, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>A 1</u>	Requested Zoning	<u>R 1</u>
Tax Map Number	<u>17</u>	Group	<u>Parcel 15.02</u>
Reason	<u>Gift (1) one acre to son</u>		
Property Owner	<u>Tony and Trina Woodard</u>		
Property Address	<u>150 Walnut Grove Road : Hartsville, TN. 37074</u>		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to RECOMMENDED NOT RECOMMENDED based on the following information:

Property owners would like to give 1 of the 5 acres to their son to build a house on.

This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.

Mary Ann Baker

Chairman of Secretary