

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #223-2021-14**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING  
RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING  
TAX MAP 033 PARCEL 017.03 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 parcel from A-1 Agricultural to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 033 Parcel 017.03;  
This being a 3.37 lot located on River 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 July 12, 2021  
Public Hearing to be held on August 23, 2021 if approved on 1<sup>st</sup> Reading*

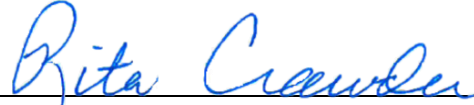
First Reading:	<u>July 26, 2021</u>	1M <u>Richard Harsh</u>	<b>Vote by General Consent</b>	<i>no opposition</i>	<i>Absent</i> <u>0</u>	<b>PASSED</b>
		2m <u>Beverly Atwood</u>				
Second Reading:	<u>August 23, 2021</u>	1M <u>Landon Gulley</u>	<b>Vote by General Consent</b>	<i>no opposition</i>	<i>Absent</i> <u>2</u>	<b>PASSED</b>
		2m <u>Richard Harsh</u>				

**IN EFFECT AND APPROVED IN REGULAR SESSION ON AUGUST 23, 2021**

**Approved:**

  
\_\_\_\_\_  
Dwight Jewell, Commission Chairman

**Attest:**

  
\_\_\_\_\_  
Rita Crowder, County Clerk

Trousdale County - Parcel: 033 017.03



Date: July 13, 2021  
County: Trousdale  
Owner: DIXON MARTHA  
Address: RIVER RD  
Parcel Number: 033 017.03  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2017

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**

*Due To state making  
New Rd*

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason Currently unbuildable  
Property Owner MARINA DIXON Phone (615) 374-2883  
Property Address RIVER RD HARTSVILLE TN 37074  
Lot Size 3.37 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 33 Group \_\_\_\_\_ Parcel 17.03 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source CITY Sewer or Septic \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant Name Marina Dixon Phone (615) 374-2883  
Mailing Address 550 RIVER RD. HARTSVILLE TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties \_\_\_\_\_  
Names of Surrounding Property Owners \_\_\_\_\_  
Affected Roads \_\_\_\_\_  
Schools Affected \_\_\_\_\_  
Public Utilities \_\_\_\_\_

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Marina Dixon  
Applicant Signature

9 June 2021  
Date Submitted

\$100 Application fee