

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #224-2021-15**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING  
RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING  
TAX MAP 012 PARCEL 014.00 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 012 Parcel 014.00;  
This being a 2.5 acre lot located on Hwy 10, 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>Jerry Ford</u>	<b>Vote by General Consent</b>	<i>no opposition</i>	<i>Absent</i> <u>0</u>	<b>PASSED</b>
		2m <u>T. Bubba Gregory</u>				
Second Reading:	<u>August 23, 2021</u>	1M <u>Mary Ann Baker</u>	<b>Vote by General Consent</b>	<i>no opposition</i>	<i>Absent</i> <u>2</u>	<b>PASSED</b>
		2m <u>Beverly Atwood</u>				

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

**Approved:**

**Attest:**

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

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

# Trousdale County - Parcel: 012 014.00



Date: July 13, 2021  
County: Trousdale  
Owner: FORKUM WILLIAM E ETUX  
Address: OLD HWY 10 530  
Parcel Number: 012 014.00  
Deeded Acreage: 2.5  
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

MP# 3093  
6-22-21  
(P2)

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 A Requested Zoning R-1 Reason ADJUST SETBACKS & SUBDIVIDE  
Property Owner Jim Carnan Phone [REDACTED]  
Property Address Hwy 10 Hartsville TN 37074  
Lot Size 2.5 Ac Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft.  
Tax Map Number 12 Group \_\_\_\_\_ Parcel 14.00 Record/Deed Book 140-99  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source Public Sewer or Septic SEPTIC

**APPLICANT INFORMATION**

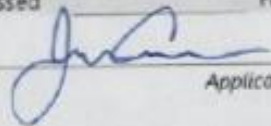
Applicant Name Jim Carnan Phone [REDACTED]  
Mailing Address 390 GREENWOOD HOLLOW LANE, HARTSVILLE TN 37074  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A  
Names of Surrounding Property Owners Kevin Brewer  
Affected Roads OLD Hwy 10 - Hwy 10  
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 \_\_\_\_\_



Applicant Signature

6-22-21

Date Submitted

\$100 Application fee