

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**ORDINANCE #225-2021-16**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING A PORTION OF TAX MAP 041 PARCEL 002.04 FROM A1 TO C1**

**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 C-1 Commercial at the property identified as follows:

Trousdale County Tax Map 041 Parcel 002.04;

This being a 1.54 acre portion of a lot located on Hwy 231 South, 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*

*Motion to DISAPPROVE Ordinance 225-2021-16:*

	1M <u>Richard Harsh</u>	<b>Roll Call Vote</b>	<b>NOT APPROVED</b>
First Reading: <u>July 26, 2021</u>	2m <u>Gary Walsh</u>	Yes <u>20</u> No <u>0</u> Absent <u>0</u>	<b>FAILED</b>

**ORDINANCE 225-2021-16 FAILED ON FIRST READING JULY 26, 2021**

Trousdale County - Parcel: 041 002.04



Date: July 13, 2021  
County: Trousdale  
Owner: ROSALEZ ZEFERINO B  
Address: ROBERTSON LN  
Parcel Number: 041 002.04  
Deeded Acreage: 4.76  
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

MR#3109  
6-24-21  
(P)

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-1 Requested Zoning C-1/A-1 Reason Development/Business  
Property Owner Zeferino Rosalez Phone [REDACTED]  
Property Address 120 Robertson Lane Castalian Springs TN 37031  
Lot Size 4.76 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 41 Group \_\_\_\_\_ Parcel 2.04 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name same Phone [REDACTED]  
Mailing Address \_\_\_\_\_ TN \_\_\_\_\_  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1  
Names of Surrounding Property Owners Donald Cannon, Richard Lalance, Derek Ledford  
Affected Roads Hwy 231 S, Robertson Lane  
Schools Affected none  
Public Utilities Tri-County Electric, Castalian Springs Water

**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 \_\_\_\_\_

*[Signature]*  
Applicant Signatory

6-24-2021  
Date Submitted

\$100 Application fee