

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #227-2021-18

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING
RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING
TAX MAP 019M PARCELS 017.00, 017.24, AND 017.25 FROM R1 TO C2**

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 R-1 Residential to C-2 Commercial at the property identified as follows:

Trousdale County Tax Map 019M Parcels 017.00, 017.24, and 017.25;
This being 3 lots totaling 4.23 acres located on McMurry Blvd, 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 October 12, 2021
Public Hearing to be held on November 22, 2021 if approved on 1st Reading*

First Reading:	<u>October 25, 2021</u>	1M <u>Beverly Atwood</u>	Electronic Voting						
		2m <u>Lonnie Taylor</u>	Yes	<u>17</u>	No	<u>2</u>	Absent	<u>1</u>	<u>PASSED</u>
Second Reading:	<u>November 22, 2021</u>	1M <u>Gary Claridy</u>	Electronic Voting						
		2m <u>Beverly Atwood</u>	Yes	<u>11</u>	No	<u>5</u>	Absent	<u>2</u>	<u>PASSED</u>
						Abstain	<u>2</u>		

IN EFFECT AND APPROVED IN REGULAR SESSION ON NOVEMBER 22, 2021

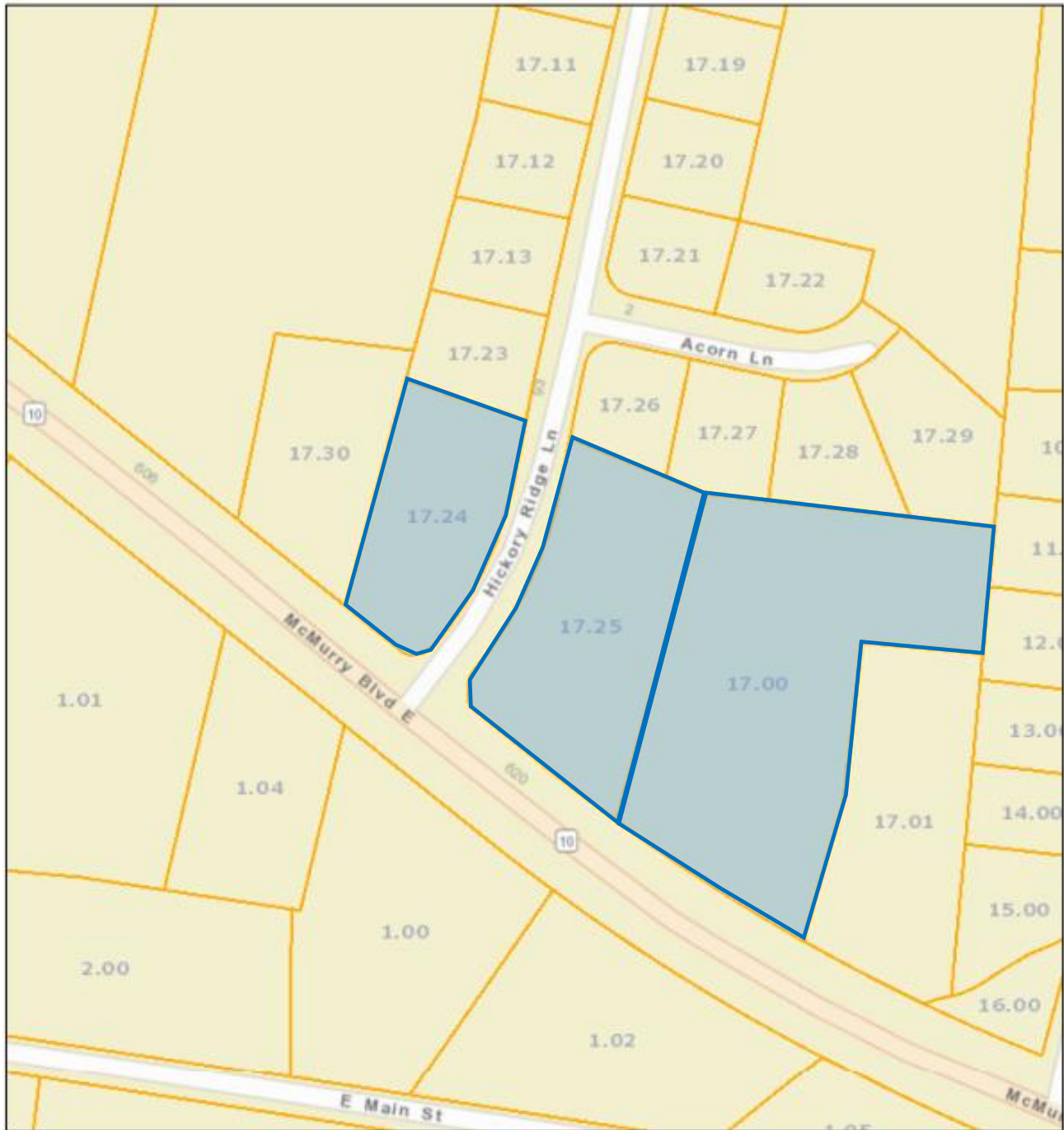
Approved:


Dwight Jewell, Commission Chairman

Attest:


Rita Crowder, County Clerk

TROUSDALE COUNTY – PARCEL 019M | 017.00, 017.24, 017.25



Date: October 12, 2021
County: Trousdale
Owner: JONES RONALD D
Address: PARK AVE 719
Parcel Number: 027D C 007.00
Deeded Acreage: 1.7
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury Department of Property

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

8/13/21
MR# 405

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-1 Requested Zoning C-1 Reason development
Property Owner Hartsville Cabinet Phone [REDACTED]
Property Address McMurry Blvd Hartsville TN 37074
Lot Size _____ Road Frontage _____ ft. Easements _____ ft
Tax Map Number 027D Group C 17.00 Parcel _____ Record/Deed Book _____
Subdivision Name 019M C 17.24 + 17.25 Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Hartsville Cabinet Phone [REDACTED]
Mailing Address P.O. Box 237 Hartsville TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties C-1, R-3, R-1
Names of Surrounding Property Owners MATTHEW + BETSY CARMAN, JENNIFER MELTON,
DAVID GREGORY, THE HOME MISSIONERS OF AMERICA CORPORATION, BEECH Hill Baptist Church
Affected Roads McMURRY BLVD E, HICKORY RIDGE LN
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRICOUNTY ELECTRIC

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 _____

Applicant Signature

8-12-21

Date Submitted

\$100 Application fee



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

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker
Sarah Murray

✓ Rhonda Keisling
✓ David Nollner

✓ David Thomas
Mark Swaffer

✓ Thomas Harper
Carol Pruitt

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on October 11, 2021, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>R-1</u>	Requested Zoning	<u>C-2</u>
Tax Map Number	<u>019M, 019M & 027D</u>	Group	<u>C, C & D</u>
Reason	<u>Change lots back to original commercial zoning for potential development</u>		
Property Owner	<u>Hartsville Cabinet / Jason Ford</u>		
Property Address	<u>McMurry Blvd.</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 owner stated no current plans for the property but felt it was unsuitable for houses to be built that close to the Hwy. Therefore requested it be taken back to original zoning of commercial which was done by the state several years ago.

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

Mary Ann Baker, Secretary 

Chairman or Secretary

