

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #228-2021-19

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING
RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING
TAX MAP 007 PARCELS 005.00, 006.00, 006.03 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 Agriculture to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 007 Parcels 005.00, 006.00, and 006.03;

This being 3 lots totaling 51.22 acres located on Highway 141 North, 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: October 25, 2021 1M Richard Harsh Electronic Voting
2m Gary Claridy Yes 19 No 0 Absent 1 **PASSED**

Second Reading: November 22, 2021 1M Gary Claridy Electronic Voting
2m Amber Russell Yes 18 No 0 Absent 2 **PASSED**

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

Approved:



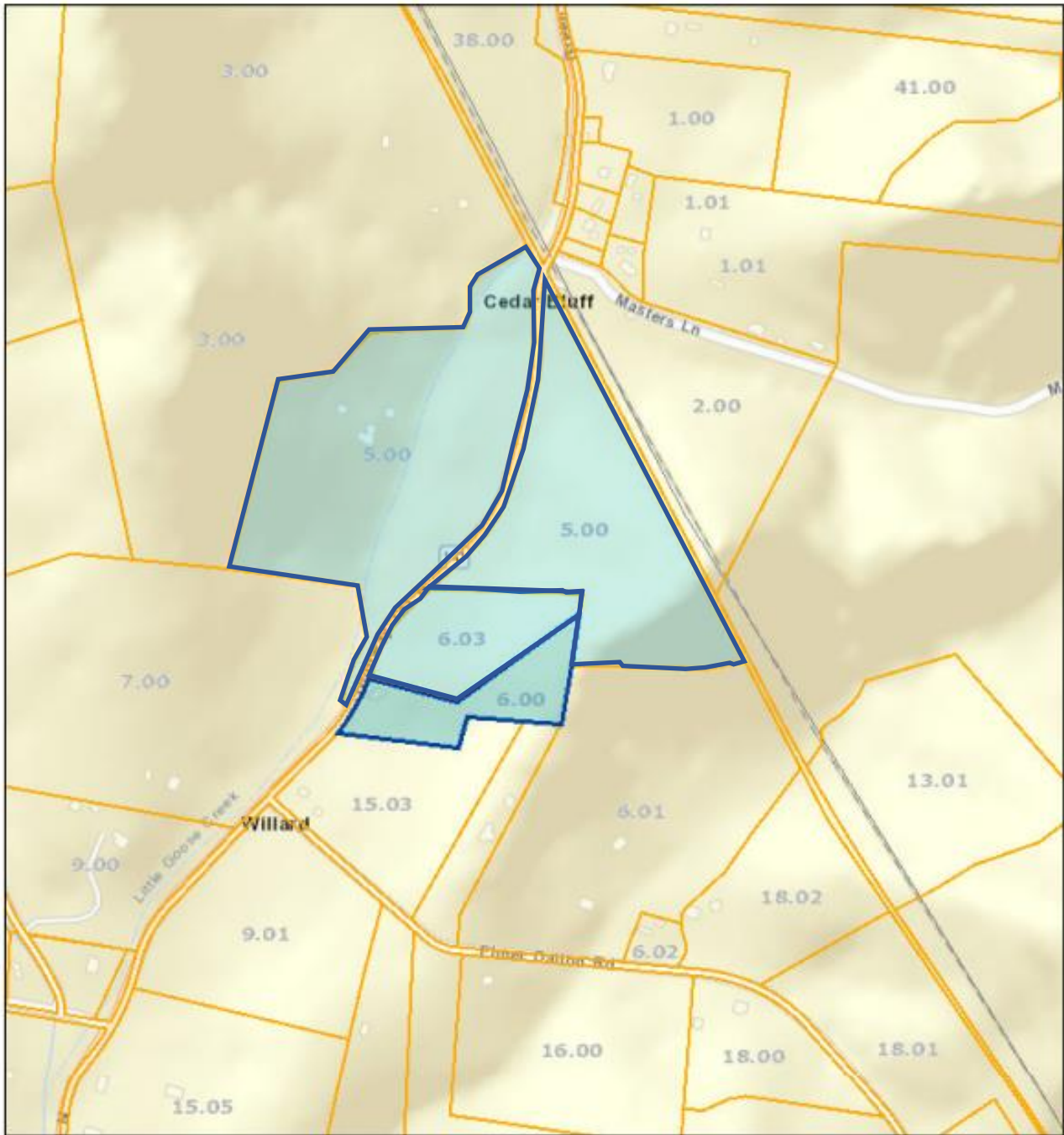
Dwight Jewell, Commission Chairman

Attest:



Rita Crowder, County Clerk

TROUSDALE COUNTY – PARCEL 007 | 005.00, 006.00, 006.03



Date: October 12, 2021
County: Trousdale
Owner: CARMAN DARRELL
Address: HWY 141 N 375
Parcel Number: 007 006.00
Deeded Acreage: 5.01
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

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 R-1 Reason Property Development
Property Owner Darrell and Ann Carman etux Phone [REDACTED]
Property Address 210 Hwy 141 N Hartsville TN 37074
Lot Size 51.22 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 007 Group _____ Parcel 5.00,6.00,1 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Matthew Carman Phone [REDACTED]
Mailing Address 875 Hwy 141 Hartsville TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties A-1
Names of Surrounding Property Owners James Love/Betty Lou Taylor, Michael and Kristy Seamon
Affected Roads Hwy 141, Elmer Dalton RD
Schools Affected _____
Public Utilities Tri-County Electric, Hartsville Water

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 [Signature] Failed, state reason _____

[Signature]
Applicant Signature

9-22-21
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>A-1</u>	Requested Zoning	<u>R-1</u>
Tax Map Number	<u>007</u>	Group	<u>Parcel 5.00, 6.00 & 6.03</u>
Reason	<u>Property Development</u>		
Property Owner	<u>Darrell & Ann Carman etux (Matthew Carman)</u>		
Property Address	<u>210 Hwy 141 N</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:

The family of the deceased property owners would like subdivide property into smaller lots for potential development.

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