

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #229-2021-20**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING  
RESOLUTION OF HARTSVILLE, TENNESSEE, BY REZONING  
TAX MAP 012 PARCEL 015.01 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 012 Parcel 015.01;  
This being one lot of 11.17 acres located on 3605 Highway 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 October 12, 2021  
Public Hearing to be held on November 22, 2021 if approved on 1<sup>st</sup> Reading*

First Reading:	<u>October 25, 2021</u>	1M <u>T. Bubba Gregory</u>	Electronic Voting						
		2m <u>Rick Davis</u>	Yes	<u>19</u>	No	<u>0</u>	Absent	<u>1</u>	<b>PASSED</b>
Second Reading:	<u>November 22, 2021</u>	1M <u>Shane Burton</u>	Electronic Voting						
		2m <u>Richard Harsh</u>	Yes	<u>18</u>	No	<u>0</u>	Absent	<u>2</u>	<b>PASSED</b>

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

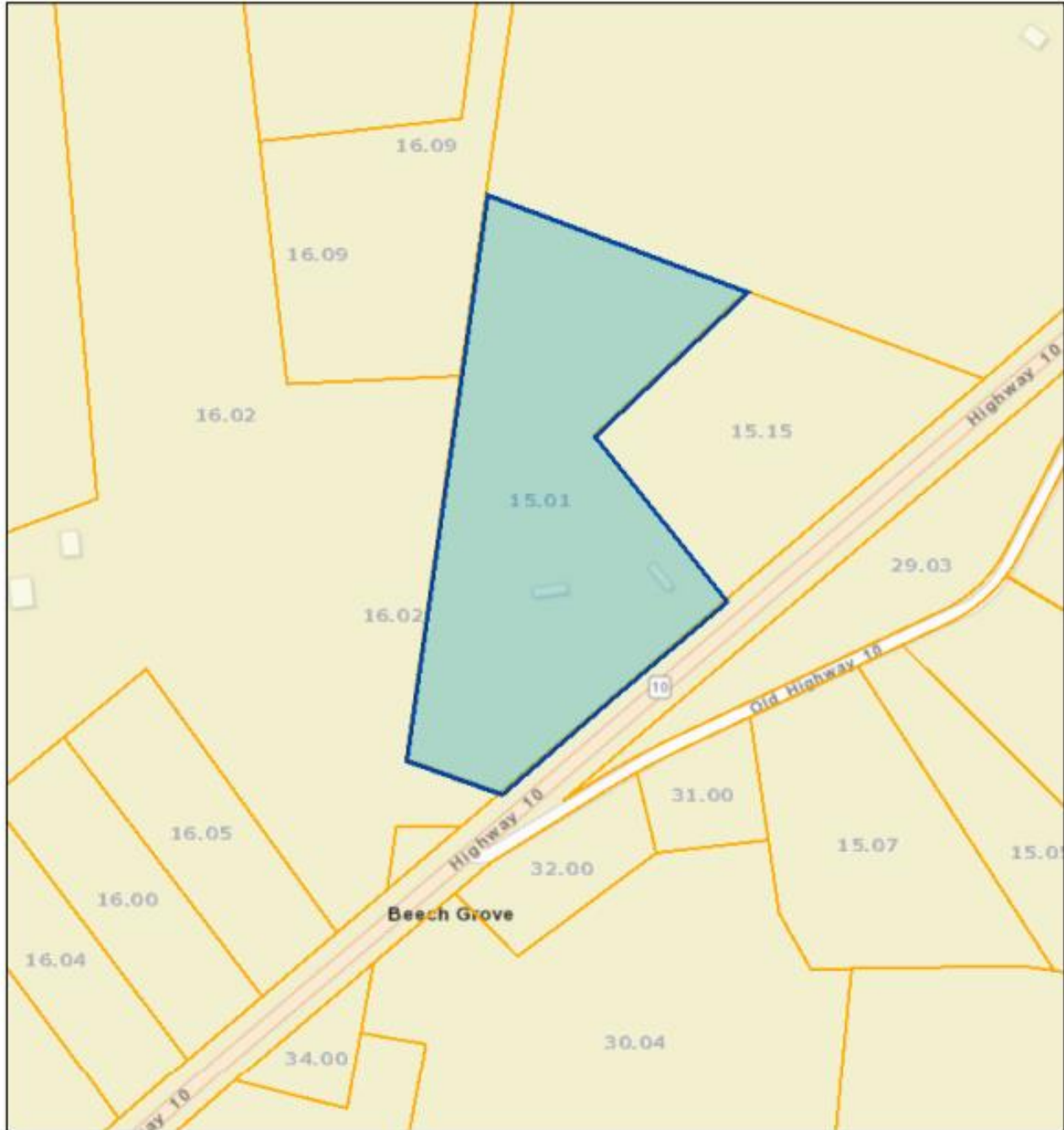
**Approved:**

  
Dwight Jewell, Commission Chairman

**Attest:**

  
Rita Crowder, County Clerk

Trousdale County - Parcel: 012 015.01



Date: October 12, 2021  
County: Trousdale  
Owner: SHEPHERD JASON  
Address: HWY 10 3605  
Parcel Number: 012 015.01  
Deeded Acreage: 12.55  
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

Lead  
D. Moore  
DM

10/4/21  
MR# 859

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason Property Development  
Property Owner Lewis Cass Beasley III Phone [REDACTED]  
Property Address 3605 Hwy 10 Hartsville TN 37074  
Lot Size 11.1 Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 12 Group \_\_\_\_\_ Parcel 15.01 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

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

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners Brian Earps, Billy Towns, Pearl Osaile  
Affected Roads Hwy 10,  
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  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed [Signature] Failed, state reason \_\_\_\_\_

Applicant Signature

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 A-1 Requested Zoning R-1  
Tax Map Number 12 Group \_\_\_\_\_ Parcel 15.01  
Reason Property Development  
Property Owner Lewis Cass Beasley, III  
Property Address 3605 Hwy 10

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 would like to subdivide the property into 6 lots for housing 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