

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**ORDINANCE #230-2021-21**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE ZONING  
RESOLUTION AND ORDINANCE OF HARTSVILLE/TROUSDALE COUNTY, TENNESSEE, BY  
REZONING**

**TAX MAP 019 PARCEL 016.15 FROM R1 TO C1 AND  
TAX MAP 019F GROUP A PARCEL 027.01 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 parcels as follows:

- From R-1 Residential to C-1 Commercial  
Trousdale County Tax Map 019 Parcel 016.15  
This being one lot of 5.36 acres located on Dalton Hollow Road, Hartsville, TN.
- From R-1 Residential to C-2 Commercial  
Trousdale County Tax Map 019F Group A Parcel 027.01  
This being one lot of 0.85 acre located on Dalton Hollow Road, 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 **not** recommended by Planning Commission November 8, 2021  
Public Hearing to be held on January 24, 2022 if approved on 1<sup>st</sup> Reading*

**Motion to DISAPPROVE Ordinance 230-2021-21 Rezoning**

	1M <u>Gary Walsh</u>	Electronic Voting							
First Reading: <u>November 22, 2021</u>	2m <u>Mary Ann Baker</u>	Yes	<u>11</u>	No	<u>4</u>	Absent	<u>2</u>	<b>ORDINANCE</b>	
		Abstain	<u>1</u>					<b>DISAPPROVED</b>	

**Ordinance 230-2021-21 was not approved by the County Commission  
and did not pass first reading.**



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,R-1 Requested Zoning C1,C2 Reason Property Value  
Property Owner George Holder/Mary Anne Mudd Phone [REDACTED]  
Property Address Dalton Hollow RD TN 37074  
Lot Size total 6 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 16.15 Record/Deed Book \_\_\_\_\_  
**Subdivision Name** 19F Group A Parcel 27.01 Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name same as above Phone [REDACTED]  
Mailing Address 1545 Halltown RD Hartsville TN 37074  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1, R-2  
Names of Surrounding Property Owners Zach Taylor, Anthony Whitaker, Katherine Chinn, James Wright, Tommy Harper, Donna Furlough, Kathy Andrews, Matthew Carman  
Affected Roads Dalton Hollow Rd, Halltown Rd  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

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

Gayle Haddy  
Applicant Signature

Nov. 8, 2021  
Date Submitted

**\$100 Application fee**