

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #231-2022-01

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,
BY REZONING TAX MAP 021 PARCEL 024.01 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 Hartsville/Trousdale County, Tennessee be amended by the rezoning of a parcel from A-1 Agriculture to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 021 Parcel 024.01;
This being one lot of 3.12 acres located at 470 Scruggs Lane, 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 December 13, 2021
Public Hearing held on February 28, 2022*

First Reading:	<u>January 24, 2022</u>	1M <u>Jerry Ford</u>	Electronic Voting						
		2m <u>T. Bubba Gregory</u>	Yes	<u>19</u>	No	<u>0</u>	Absent	<u>1</u>	<u>PASSED</u>
Second Reading:	<u>February 28, 2022</u>	1M <u>Bill Fergusson</u>	Electronic Voting						
		2m <u>Shane Burton</u>	Yes	<u>19</u>	No	<u>0</u>	Absent	<u>1</u>	<u>PASSED</u>

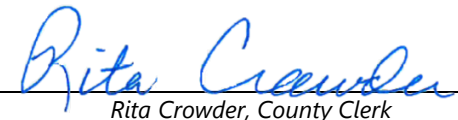
IN EFFECT AND APPROVED IN REGULAR SESSION ON FEBRUARY 28, 2022

Approved:

Attest:



Dwight Jewell, Commission Chairman



Rita Crowder, County Clerk

Trousdale County - Parcel: 021 024.01



Date: December 6, 2021
County: Trousdale
Owner: BYRD TIMOTHY SHANE
Address: SCRUGGS LN 470
Parcel Number: 021 024.01
Deeded Acreage: 3.12
Calculated Acreage: 0
Date of Imagery: 2017

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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.

AuthorSign ID: SAFE2016-ES48-EC11-0020-0080F210F920

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 A1 Requested Zoning R1 Reason creating (2) lot subdivision
Property Owner Jeff Edde (Edde Properties) Pho _____
Property Address 470 Scruggs Lane Hartsville TN 37074
Lot Size 3.12 acres Road Frontage 670 ft. Easements _____ ft
Tax Map Number 021 Group _____ Parcel 024.01 Record/Deed Book 17036841/48
Subdivision Name N/A Phase _____ Lot # _____
Water Source City Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Jeff Edde Phone _____
Mailin _____ TN 37088
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1
Names of Surrounding Property Owners CARLA JEAN REALEY, LLOYD CANNON,
NATHAN ROUSH, ANNA WALKOVER, RANDAL COOPER, September CROOK
Affected Roads SCRUGGS LN,
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
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

Jeff G Edde

Applicant Signature

11/22/21

Date Submitted

\$100 Application fee