

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #233-2022-03**

**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 038 PARCEL 020.04 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 038 Parcel 020.04;  
This being one lot of 3.86 acres located at 190 Pike 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 to be held on February 28, 2022 if approved on 1<sup>st</sup> Reading*

First Reading:	<u>January 24, 2022</u>	1M <u>Richard Harsh</u>	Electronic Voting						
		2m <u>Gary Claridy</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>Gary Claridy</u>	Electronic Voting						
		2m <u>T. Bubba Gregory</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:**

  
\_\_\_\_\_  
Dwight Jewell, Commission Chairman

**Attest:**

  
\_\_\_\_\_  
Rita Crowder, County Clerk

# Trousdale County - Parcel: 038 020.04



Date: December 6, 2021  
County: Trousdale  
Owner: BYARS ANDREW J  
Address: PIKE LN 190  
Parcel Number: 038 020.04  
Deeded Acreage: 3.35  
Calculated Acreage: 3.4  
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

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 R-1 Reason Property DEVELOPMENT  
Property Owner Brian Bowker Ph: \_\_\_\_\_  
Property Address 190 Pike Lane Lebanon TN 37087  
Lot Size 3.86 ACRES Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 038 Group \_\_\_\_\_ Parcel 20.04 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source CITY Sewer or Septic Septic

**APPLICANT INFORMATION**

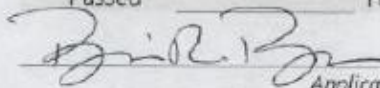
Applicant Name Brian Bowker Phone \_\_\_\_\_  
Mailing / \_\_\_\_\_ TN 37087  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners Tiffany Adams, KJ Woodcock,  
Peggy Hix  
Affected Roads Hwy 141 S  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville WATER, Middle TENNESSEE 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 \_\_\_\_\_

  
Applicant Signature

11/30/2021  
Date Submitted

\$100 Application fee