

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**ORDINANCE #235-2022-05**

**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 027D GROUP A PARCELS 003.00, 004.00, 005.00 FROM R1 TO R3**

**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 R-1 Residential to R-3 Residential at the property identified as follows:

Trousdale County Tax Map 027D Group A Parcels 003.00, 004.00, 005.00;  
This being 3 lots of 1.93 acres combined located at 613, 615, and 617 East Main Street, 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 February 14, 2022  
Public Hearing to be held on March 28, 2022 if approved on 1<sup>st</sup> Reading*


	1M <u>Mary Ann Baker</u>	<b>Electronic Voting</b>			
First Reading: <u>February 28, 2022</u>	2m <u>Richard Harsh</u>	Yes <u>18</u>	No <u>0</u>	Absent <u>1</u>	<b>PASSED</b>
		1 Abstention – D Jewell, owner of adjoining property			
	1M <u>Shane Burton</u>	<b>Electronic Voting</b>			
Second Reading: <u>March 28, 2022</u>	2m <u>Gary Claridy</u>	Yes <u>19</u>	No <u>0</u>	Absent <u>0</u>	<b>PASSED</b>
		1 Abstention – D Jewell, owner of adjoining property			

**IN EFFECT AND APPROVED IN REGULAR SESSION ON MARCH 28, 2022**

**Approved:**

**Attest:**

  
Dwight Jewell, Commission Chairman

  
Rita Crowder, County Clerk

# Trousdale County - Parcel: 027D A 003.00 00.400 005.00



Date: February 3, 2022  
County: Trousdale  
Owner: POWERS ROBERT E  
Address: E MAIN ST 617  
Parcel Number: 027D A 003.00  
Deeded Acreage: 0  
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

1/26/22  
WR# 1942

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-1 Requested Zoning R-3 Reason combine lots and build apts  
Property Owner Robert Powers Phone \_\_\_\_\_  
Property Address 613, 615, 617 East Main St Hartsville TN 37074  
Lot Size 1.93 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 027D Group A Parcel 5.00, 4.00, 3.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Robert Powers Phone \_\_\_\_\_  
Mail \_\_\_\_\_, Hartsville TN 37074  
Email \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, C-2, R-3  
Names of Surrounding Property Owners Dwight Jewell, Robert Lee, Beach One Properties,  
Jeff Gregory, George Gregory, Amber Branscum, Monica Wilderson, Veronica Miller, Phillip Harris  
Affected Roads East Main St  
Schools Affected \_\_\_\_\_  
Public Utilities HTC 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 \_\_\_\_\_

  
Applicant Signature

1-26-22  
Date Submitted

\$100 Application fee



**HARTSVILLE/TROUSDALE COUNTY  
PLANNING COMMISSION**  
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker

✓ Sara Murray

✓ Carol Pruitt

Mark Swaffer

✓ Rhonda Keisling

✓ David Nollner

David Thomas

✓ Thomas Harper

## STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on February 14, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

### PARCEL INFORMATION

Current Zoning	<u>R-1</u>	Requested Zoning	<u>R-3</u>
Tax Map Number	<u>027D</u>	Group	<u>A</u>
		Parcel	<u>5.00, 4.00, 3.00</u>
Reason	<u>Combine lots and build apartments</u>		
Property Owner	<u>Robert Powers</u>		
Property Address	<u>613, 615 &amp; 617 East Main Street : Hartsville, TN. 37074</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:

Property Owner would like to combine 3 lots and build apartments (5 Buildings with 4 Apartments in each for a total of 20)

Passed - 6/1

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

*Mary Ann Baker*

Chairman or Secretary