

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #236-2022-06**

**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 016 PARCEL 018.00  
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 Agricultural to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 016 Parcel 018.00;  
This being 57 acres located on Temprow 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 recommended by Planning Commission March 14, 2022  
Public Hearing to be held on April 25, 2022 if approved on 1<sup>st</sup> Reading*


First Reading:	<u>March 28, 2022</u>	1M <u>Richard Harsh</u>	Electronic Voting	Yes	<u>20</u>	No	<u>0</u>	Absent	<u>0</u>	<b>PASSED</b>
		2m <u>Lonnie Taylor</u>								
Second Reading:	<u>April 25, 2022</u>	1M <u>T. Bubba Gregory</u>	Electronic Voting	Yes	<u>18</u>	No	<u>0</u>	Absent	<u>2</u>	<b>PASSED</b>
		2m <u>Beverly Atwood</u>								

**IN EFFECT AND APPROVED IN REGULAR SESSION ON APRIL 25, 2022**

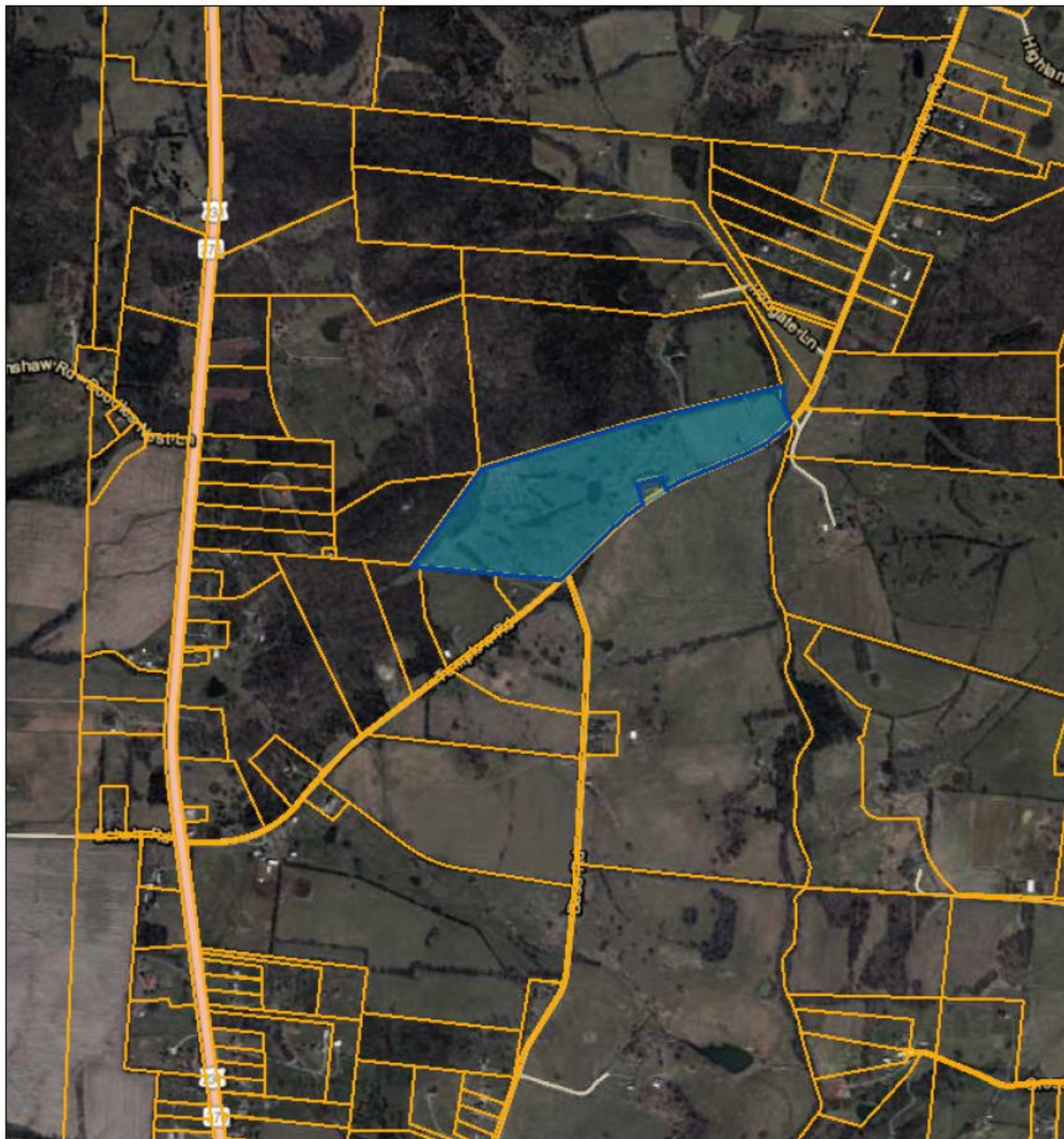
**Approved:**

  
Bill Fergusson, Commission Chair Pro Tempore

**Attest:**

  
Rita Crowder, County Clerk

# Trousdale County - Parcel: 016 018.00



Date: March 9, 2022  
County: Trousdale  
Owner: TAYLOR ZACH  
Address: TEMPLOW RD  
Parcel Number: 016 018.00  
Deeded Acreage: 57  
Calculated Acreage: 0  
Date of Imagery: 2017

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.

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 Requested Zoning R-1 Reason to create residential homesites  
Property Owner Zach Taylor Phone \_\_\_\_\_  
Property Address Templow Rd., Hartsville, TN 37074  
Lot Size 57 Road Frontage 2184.9 ft. Easements \_\_\_\_\_ ft  
Tax Map Number 016 Group \_\_\_\_\_ Parcel 018 Record/Deed Book 96/467  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source \_\_\_\_\_ Sewer or Septic \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant Name Fleming Homes - Jordan Fleming Phone \_\_\_\_\_  
Mailing / \_\_\_\_\_ TN 37121  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties \_\_\_\_\_  
Names of Surrounding Property Owners \_\_\_\_\_  
Affected Roads \_\_\_\_\_  
Schools Affected \_\_\_\_\_  
Public Utilities \_\_\_\_\_

**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

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 March 14, 2022, 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 016 Group \_\_\_\_\_ Parcel 018  
Reason Create residential homesites  
Property Owner Zach Taylor  
Property Address Templov Road

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:

Owner has contract to sell to Jordan Fleming of Fleming Homes who would like to build residential homes.

*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