

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #237-2022-07**

**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 018 PARCEL 034.07  
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 018 Parcel 034.07;  
This being 4.54 acres located on Hwy 25 West, 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 April 11, 2022  
Public Hearing to be held on May 23, 2022 if approved on 1<sup>st</sup> Reading*


First Reading:	<u>April 25, 2022</u>	1M <u>Mary Ann Baker</u>	Electronic Voting						
		2m <u>Richard Harsh</u>	Yes	<u>18</u>	No	<u>0</u>	Absent	<u>2</u>	<b>PASSED</b>
Second Reading:	<u>May 23, 2022</u>	1M <u>Bill Fergusson</u>	Electronic Voting						
		2m <u>Richard Harsh</u>	Yes	<u>18</u>	No	<u>0</u>	Absent	<u>2</u>	<b>PASSED</b>

**IN EFFECT AND APPROVED IN REGULAR SESSION ON MAY 23, 2022**

**Approved:**

**Attest:**

  
Dwight Jewell, Commission Chairman

  
Rita Crowder, County Clerk

# Trousdale County - Parcel: 018 034.07



Date: March 31, 2022  
County: Trousdale  
Owner: TAYLOR WAYNE A  
Address: HWY 25 W  
Parcel Number: 018 034.07  
Deeded Acreage: 4.54  
Calculated Acreage: 0  
Date of Imagery: 2017

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 divide parcel into 2 lots  
Property Owner Wayne Taylor Phone \_\_\_\_\_  
Property Address Hwy 25 Hartsville TN 37074  
Lot Size 4.54 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 18 Group \_\_\_\_\_ Parcel 34.07 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Wayne Taylor Phone (\_\_\_\_) \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37151  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners Glenda Seruegs, Calvin Haggard, Stan Oldham,  
Tony Sullivan, William Richardson, Colt Steele  
Affected Roads Hwy 25 W, Old Hwy 25  
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 \_\_\_\_\_

Wayne A. Taylor  
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 April 11, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	<u>A-1</u>	Requested Zoning	<u>R-1</u>
Tax Map Number	<u>18</u>	Group	<u>Parcel 34.07</u>
Reason	<u>Divide parcel into (2) two lots</u>		
Property Owner	<u>Wayne Taylor</u>		
Property Address	<u>Hwy 25</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 wants to divide parcel into (2) two lots to build houses.

*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