

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**ORDINANCE #238-2022-08**

**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 027B GROUP A PARCELS 015.00 AND 016.02 FROM R2 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-2 Residential to R-3 Residential at the property identified as follows:

Trousdale County Tax Map 027B Group A Parcels 015.00 and 016.02;  
This being 1.29 acres located on West 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 May 9, 2022  
Public Hearing held on June 27, 2022*


	1M <u>Amber Russell</u>	<b>Electronic Voting</b>			
First Reading: <u>May 23, 2022</u>	2m <u>T Bubba Gregory</u>	Yes <u>18</u>	No <u>0</u>	Absent <u>2</u>	<u>PASSED</u>
	1M <u>Landon Gulley</u>	<b>Voice Vote</b>			
Second Reading: <u>June 27, 2022</u>	2m <u>T. Bubba Gregory</u>	No opposition	Absent <u>1</u>		<u>PASSED</u>

**IN EFFECT AND APPROVED IN REGULAR SESSION ON JUNE 27, 2022**

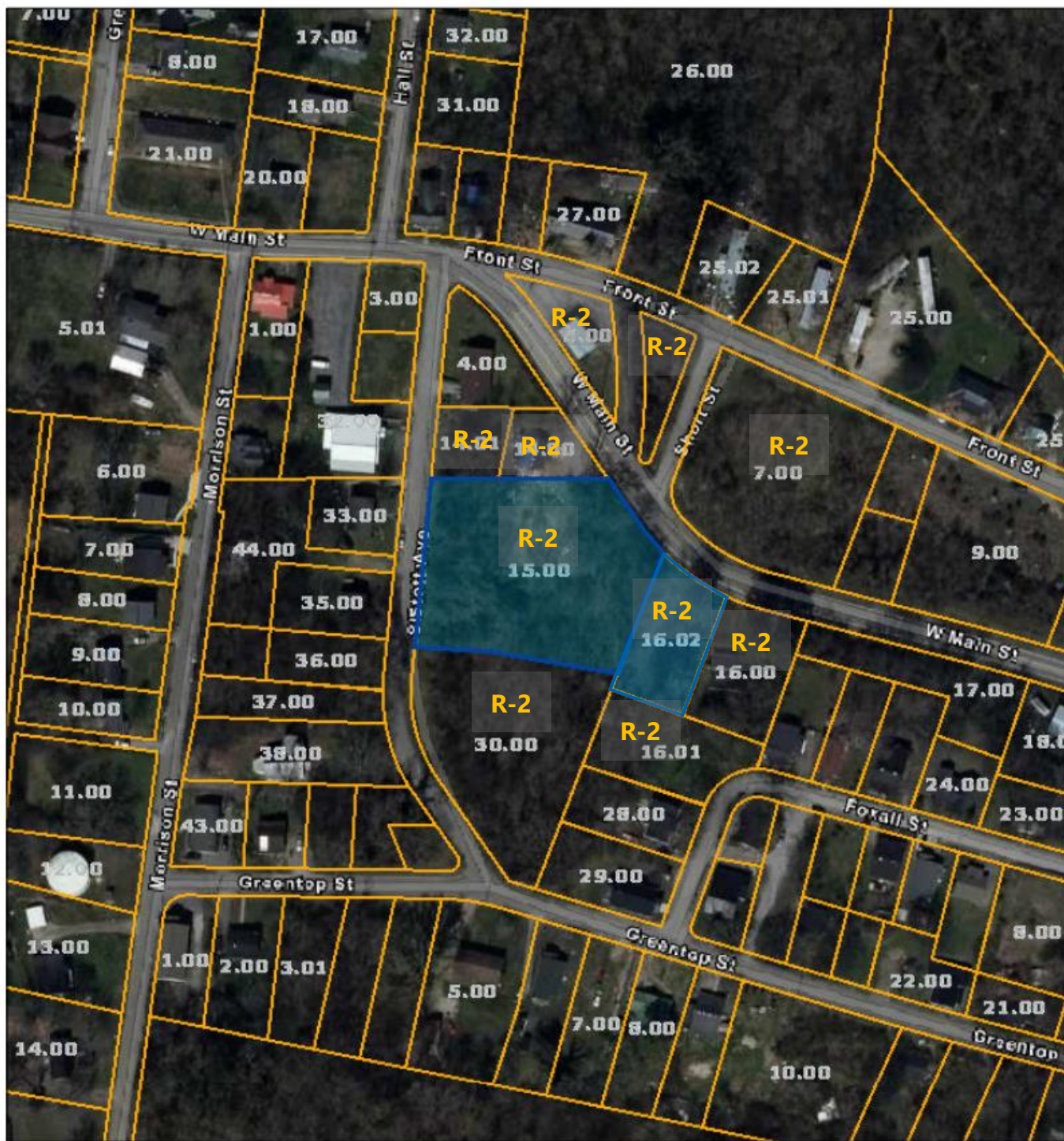
**Approved:**

**Attest:**

  
Dwight Jewell, Commission Chairman

  
Rita Crowder, County Clerk

### Trousdale County - Parcel: 027B A 015.00



Date: May 10, 2022  
County: Trousdale  
Owner: TV FAMILY LIMITED PARTNERSHIP  
Address: W MAIN ST  
Parcel Number: 027B A 015.00  
Deeded Acreage: 0  
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.

MIR# 2556  
3-29-22  
(P)

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

Read  
\$ 100.00  
88m

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R2 Requested Zoning R3 Reason MULTIPLE UNITS  
Property Owner SCOTTY ENOCH Phone \_\_\_\_\_  
Property Address MAIN ST, HARTSVILLE TN \_\_\_\_\_  
Lot Size 60,000 Road Frontage 250 ft. Easements \_\_\_\_\_ ft  
Tax Map Number 27B Group A Parcel 15.00/16.02 Record/Deed Book 152/680  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source CITY Sewer or Septic CITY

**APPLICANT INFORMATION**

Applicant Name SCOTTY ENOCH Phone \_\_\_\_\_  
Mailing HARTSVILLE TN \_\_\_\_\_  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R2 & C1  
Names of Surrounding Property Owners TC GOVERNMENT, LINDA POTTS, TV FAMILY, ROBER  
Robert Morrison  
Affected Roads MAIN ST  
Schools Affected TC SCHOOLS  
Public Utilities HARTSVILLE

**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 \_\_\_\_\_

*Scotty Enoch*

Applicant Signature

*29 March 2022*

Date Submitted

\$100 Application fee



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

JOHN KERR, CHAIRMAN Yes

Mary Ann Baker Yes

Sara Murray Absent

Carol Pruitt Yes

Mark Swaffer Yes

Rhonda Keisling Yes

David Nollner Yes

David Thomas No

Thomas Harper Yes

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on May 9, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	R2	Requested Zoning	R3
Tax Map Number	27B	Group	A Parcel 5.00 / 16.02
Reason	Multiple Units		
Property Owner	Scotty Enoch		
Property Address	Main Street : Hatsville		

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 build duplexes on property.

*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