

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #241-2022-11**

**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 A PORTION OF TAX MAP 019 PARCEL 005.13  
FROM C2 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 a portion of a parcel from C-2 Commercial to R-3 Residential at the property identified as follows:

Trousdale County Tax Map 019 Parcel 005.13;  
This being 5.62 acres located on McMurry Blvd, 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 to be held on June 27, 2022 if approved on 1<sup>st</sup> Reading*


|                                      |                          |                          |                 |                               |  |
|--------------------------------------|--------------------------|--------------------------|-----------------|-------------------------------|--|
|                                      | 1M <u>Jerry Ford</u>     | <b>Electronic Voting</b> |                 |                               |  |
| First Reading: <u>May 23, 2022</u>   | 2m <u>Richard Harsh</u>  | Yes <u>17</u>            | No <u>1</u>     | Absent <u>2</u> <b>PASSED</b> |  |
|                                      | 1M <u>Shane Burton</u>   | <b>Voice Vote</b>        |                 |                               |  |
| Second Reading: <u>June 27, 2022</u> | 2m <u>Beverly Atwood</u> | No opposition            | Absent <u>1</u> | <b>PASSED</b>                 |  |

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

**Approved:**

**Attest:**

  
Dwight Jewell, Commission Chairman

  
Rita Crowder, County Clerk

### Trousdale County - Parcel: 019 005.13



Date: May 11, 2022  
County: Trousdale  
Owner: MARTIN DONALD LEE ETAL  
Address: HWY 25 W  
Parcel Number: 019 005.13  
Deeded Acreage: 5.62  
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.

MP# 2846  
4-22-22  
(P)

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

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning C-2 Requested Zoning R-3 Reason residential development  
Property Owner Grace Baptist Church Phone \_\_\_\_\_  
Property Address McMurray Blvd Hartsville TN 37074  
Lot Size 5.62 acres Road Frontage 711 ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 5.13 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Russell Barnett Phone \_\_\_\_\_  
Mailing Ad \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-2, R-2, R-3  
Names of Surrounding Property Owners William + MELISSA BRYANT, JASON Stalter  
FAY JONES  
Affected Roads Hwy 25  
Schools Affected TROUSDALE County High School  
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 \_\_\_\_\_

*[Signature]* for Russell Barnett April 22, 2022  
Applicant Signature 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 Yes

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   | <u>C-2</u>                         | Requested Zoning | <u>R-3 / C-2</u>   |
| Tax Map Number   | <u>19</u>                          | Group            | <u>Parcel 5.13</u> |
| Reason           | <u>Residential Development</u>     |                  |                    |
| Property Owner   | <u>Grace Baptist Church</u>        |                  |                    |
| Property Address | <u>McMurray Blvd. : Hartsville</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 rezone and create a 39 residential unit and 8 work unit development known as Cottages at McMurry Blvd.

*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