

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #242-2022-12

**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 019 GROUP B PARCEL 011.00
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 019 Group B Parcel 011.00;
This being 0.36 acres located at 118 Morrison 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*

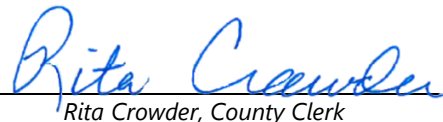
	1M	<u>Gary Claridy</u>		Electronic Voting							
First Reading:	<u>May 23, 2022</u>	2m <u>Jerry Ford</u>	Yes	16	No	1	Abstain	1	Absent	2	PASSED
				<i>Steve Whittaker abstained w/ cause</i>							
	1M	<u>Mary Ann Baker</u>		Electronic Voting							
Second Reading:	<u>July 25, 2022</u>	2m <u>Gary Claridy</u>	Yes	10	No	8	Abstain	1	Absent	1	PASSED
				<i>Richard Johnson abstained</i>							

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.

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

4/25/22
MR# 2847

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3 Reason development
Property Owner Robert Powers Phone [REDACTED]
Property Address 118 Morrison ST Hartsville TN 37074
Lot Size _____ Road Frontage _____ ft. Easements _____ ft
Tax Map Number 0270 Group B Parcel 011.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Robert Powers Phone [REDACTED]
Mailing Ad [REDACTED] TN [REDACTED]
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties R-2
Names of Surrounding Property Owners CITY OF HARTSVILLE, BOBBY + FAYE Atwood
JOHN + LYNN OLIVER; JOHNNY CLAIREBORNE
Affected Roads MORRISON St, GREEN TOP ST
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI-COUNTY ELECT.

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed state reason _____

Robert Powers
Applicant Signature

4-22-22
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>R-2</u>	Requested Zoning	<u>R-3</u>
Tax Map Number	<u>0270</u>	Group	<u>B</u>
Reason	<u>Development</u>		
Property Owner	<u>Robert Powers</u>		
Property Address	<u>118 Morrison Street : 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 build 2 Townhomes on the lot.

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