

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #248-2022-18

**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 8 PARCEL 020.08
FROM C2 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 C-2 Commercial to R-1 Residential at the property identified as follows:

Trousdale County Tax Map 018 Parcel 020.08;
This being 5.01 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 June 13, 2022
Public Hearing to be held on July 25, 2022*

	1M	<u>Shane Burton</u>	Electronic Voting									
First Reading:	<u>June 27, 2022</u>	2m	<u>Gary Claridy</u>	Yes	<u>18</u>	No	<u>1</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED
	1M	<u>Landon Gulley</u>	Electronic Voting									
Second Reading:	<u>July 25, 2022</u>	2m	<u>Rachel Jones</u>	Yes	<u>18</u>	No	<u>1</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED

IN EFFECT AND APPROVED IN REGULAR SESSION ON JULY 25, 2022

Approved:

Attest:



Dwight Jewell, Commission Chairman



Rita Crowder, County Clerk

Trousdale County - Parcel: 018 020.08



Date: June 15, 2022
County: Trousdale
Owner: ANDREWS KATHY CARMAN ETAL
Address: HWY 25 W
Parcel Number: 018 020.08
Deeded Acreage: 5.01
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.

MR# 3050
5-12-22
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-1 Reason subdivide to 2 Residential lots
Property Owner Gene Carman Estate Phone _____
Property Address Hwy 25 W Hartsville TN 37074
Lot Size 5.01 acrs Road Frontage _____ ft. Easements _____ ft
Tax Map Number 18 Group _____ Parcel 20.08 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source City Sewer or Septic sewer

APPLICANT INFORMATION

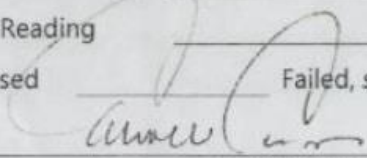
Applicant Name Carroll Carman Phone _____
Mailing _____ Hartsville TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, A-1,
Names of Surrounding Property Owners RONNIE & PAULA SAHERFIELD, JERRY & MARY HELM
ANDREW & MARJOR WELCH; DENNIS & ROSEMARY DENHAM
Affected Roads Hwy 25, McMURRY BLVD
Schools Affected _____
Public Utilities TRI County ELECTRIC, HARTSVILLE WATER

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 _____


Applicant Signature

5/11/2022
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 No 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 June 13, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning C-2 Requested Zoning R-1
Tax Map Number 18 Group Parcel 20.08
Reason Subdivide to 2 Residential Lots
Property Owner Gene Carman Estate
Property Address Hwy 25 W

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 create 2 lots to build homes on.

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