

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #250-2022-20

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 037.00 AND 037.01, 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 two parcels from R-2 Residential to R-3 Residential identified as follows:

1. Trousdale County Tax Map 027B Group A Parcel 37.00;
This being a total of 0.21 acres located on Stott Avenue, Hartsville, TN; and
2. Trousdale County Tax Map 027B Group A Parcel 037.01;
This being a total of 0.09 acres located at 108 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 July 11, 2022

Public Hearing to be held on August 29, 2022

	1M <u>Beverly Atwood</u>	Electronic Voting								
First Reading: <u>July 25, 2022</u>	2m <u>Landon Gulley</u>	Yes	18	No	1	Abstain	0	Absent	1	PASSED

	1M <u>Gary Claridy</u>	Electronic Voting								
Second Reading: <u>August 29, 2022</u>	2m <u>Beverly Atwood</u>	Yes	19	No	0	Abstain	0	Absent	1	PASSED

IN EFFECT AND APPROVED IN REGULAR SESSION ON AUGUST 29, 2022

Approved:

Attest:



 Dwight Jewell, Commission Chairman



 Rita Crowder, County Clerk

Ordinance 250-2022-20: Rezoning R2 to R3 Stott Street & Morrison Street



Item 1

County: Trousdale
 Owner: MORELAND RON
 Address: STOTT ST
 Parcel Number: 027B A 037.00
 Deeded Acreage: 0.21
 Date of Imagery: 2017

Item 2

County: Trousdale
 Owner: MORELAND RON
 Address: MORRISON ST 108
 Parcel Number: 027B A 037.01
 Deeded Acreage: 0.09
 Date of Imagery: 2017

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

6/8/22
MR# 3363

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R2 Requested Zoning R3 Reason Build Townhouse
Property Owner Ron & Grace Moreland Phone _____
Property Address Stott Street, Hartsville, TN 37074
Lot Size 8,944.8sf 0.21 ACRES Road Frontage _____ ft. Easements _____ ft
Tax Map Number 27B Group A Parcel 037.00 Record/Deed Book 40
Subdivision Name _____ Phase _____ Lot # _____
Water Source HTC WATER Sewer or Septic SEWER

APPLICANT INFORMATION

Applicant Name Ron & Grace Moreland Phone _____
Mailing Address _____ TN _____
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties R-2 potentially other R-3
Names of Surrounding Property Owners JOHN OLIVER; WAYNE THOMAS HARPER;
SCOTTY ENOCH; CARLOS CARR; SALLIE BURNLEY
Affected Roads Stott Rd; MORRISON
Schools Affected _____
Public Utilities HTC WATER; TRICOUNTY 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 _____

Ron Moreland

Applicant Signature

6-8-22

Date Submitted

\$100 Application fee

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6/8/22
MR#3362

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R2 Requested Zoning R3 Reason Build Townhouse
Property Owner Grace & Ron Moreland Phone _____
Property Address 108 Morrison Street Hartsville TN 37074
Lot Size 0.09 acres 3,878.4 SF Road Frontage _____ ft. Easements _____ ft
Tax Map Number 27B Group A Parcel 037.01 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic SEWER

APPLICANT INFORMATION

Applicant Name Ron & Grace Moreland Phone _____
Mailing Address _____ TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties R2
Names of Surrounding Property Owners Willie, DEBRA DALTON, WAYNE & KAY HARPER
HTC Govt. JOHN OLIVER, SALLIE, TYRONE BURNLEY, LINDA McDONALD
Affected Roads MORRISON St
Schools Affected _____
Public Utilities HTC WATER, TRI COUNTY ELECTRIC

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 _____

Ron Moreland
Applicant Signature

6-8-22
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 July 11, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3
Tax Map Number 027B Group A Parcel 037.00 & 037.01
Reason Building a townhouse
Property Owner Ron Moreland
Property Address 1. Stott Avenue | 2. 108 Morrison Street

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:

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