

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #254-2022-24

**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 038 PARCELS 024.03, 024.04
FROM A1 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 portion of two parcels from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 038 Parcels 024.03 and 024.04;

This being a total of 1 acre located at the front of the 1655 Belcher Lane, Hartsville, TN property; and

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 August 8, 2022

Public Hearing to be held on September 26, 2022

	1M <u>Beverly Atwood</u>		Electronic Voting								
First Reading:	<u>August 29, 2022</u>	2m <u>Steve Whittaker</u>	Yes	<u>19</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED
	1M <u>David Thomas</u>		Voice Vote								
Second Reading:	<u>September 26, 2022</u>	2m <u>Beverly Atwood</u>	Approved without opposition						Absent	<u>1</u>	PASSED

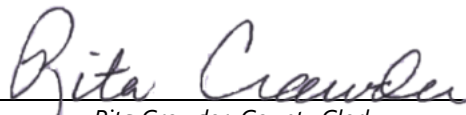
IN EFFECT AND APPROVED IN REGULAR SESSION ON SEPTEMBER 26, 2022

Approved:



Jack McCall, Commission Chairman

Attest:



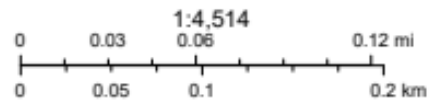
Rita Crowder, County Clerk

Trousdale County - Parcel: 038 024.03



Date: August 16, 2022

County: Trousdale
Owner: LIND STEVE
Address: BELCHER LN
Parcel Number: 038 024.03
Deeded Acreage: 5.03
Calculated Acreage: 0
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



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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.

This is for me
to give my mother
1 acre for her house
which will allow me to
keep the rest of property

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

MP# 3599
6-24-22
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ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Lot Separation
Property Owner Steve Lind Phone _____
Property Address 1655 Belcher Lane TN 37074
Lot Size 5 acres, 5 acres Road Frontage 157, 157 ft. Easements _____ ft
Tax Map Number 038 Group _____ Parcel 024.03/024.04 Record/Deed Book _____
Subdivision Name N/A Phase _____ Lot # _____
Water Source public Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Steve Lind Phone _____
Mailing Address 1655 Belcher Lane TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties A1
Names of Surrounding Property Owners Mrs. Jolin McKoin, Sandra Ohlfest, Pam Belcher
Affected Roads Belcher Lane
Schools Affected N/A
Public Utilities N/A

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 _____

Steve Lind
Applicant Signature

6-24-22
Date Submitted

\$100 Application fee

From the Minutes of the August 8, 2022 Planning Commission meeting:

Request by Steve Lind for the rezoning of one acre on 1655 Belcher LN (Map 038 Parcels 024.03,24.04)) from A-1 to R-1 for lot separation in the 7th Civil District.

*Steve Lind asked to have **one acre rezoned** from the two parcels he owns on Belcher LN to build his mother a house. Sam Edwards stated that a legal description will need to be done for the one acre with the other two lots being combined to the next lot. Kealan Milles-Lucke identified the 1 acre as having public water and no sewer. David Nollner made a motion to approve. Seconded by Thomas Harper. MOTION CARRIED*