

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #257-2022-27

**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 014 PARCEL 002.00
FROM A1/R1 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 one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 014 Parcel 002.00;

This being a total of 85 acres located at 2265 Hwy 141 North, Hartsville, TN; 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>Jerry Ford</u>		Electronic Voting								
First Reading:	<u>August 29, 2022</u>	2m <u>Landon Gulley</u>	Yes	<u>17</u>	No	<u>2</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED
	1M <u>Beverly Atwood</u>		Voice Vote								
Second Reading:	<u>September 26, 2022</u>	2m <u>David Thomas</u>	Approved without opposition				Absent	<u>1</u>	PASSED		


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

Approved:

Attest:

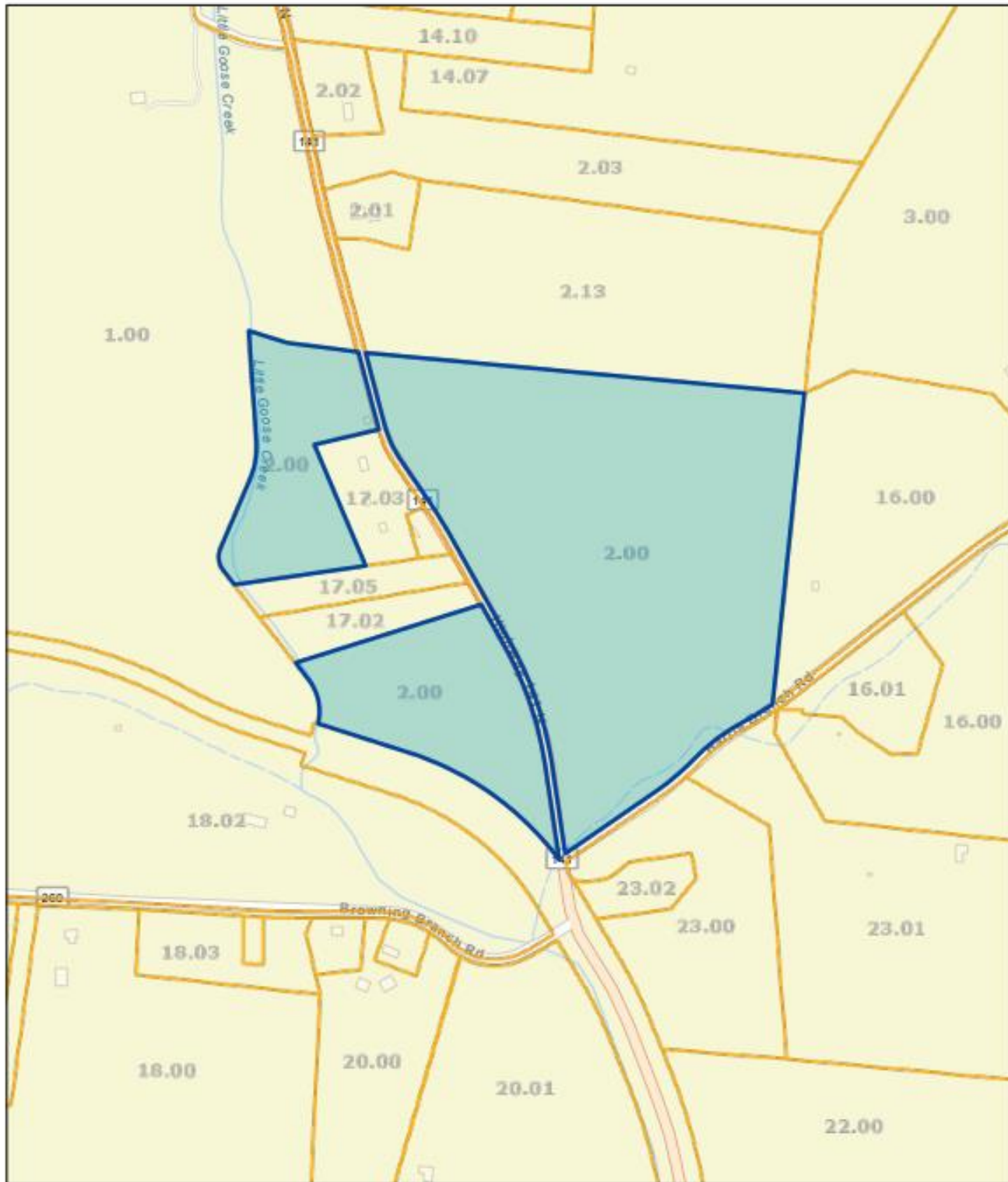


Jack McCall, Commission Chairman



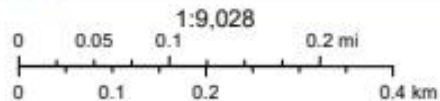
Rita Crowder, County Clerk

Trousdale County - Parcel: 014 002.00



Date: August 16, 2022

County: Trousdale
Owner: WEBSTER OGEAL H
Address: HWY 141 N 2265
Parcel Number: 014 002.00
Deeded Acreage: 0
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.

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

7/15/22
NR# 170

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1/R-1 Requested Zoning R-1 Reason correct zoning for parcel
Property Owner Lewis Beasley Phone _____
Property Address 2265 Hwy 141 N TN 37074
Lot Size 85 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 14 Group _____ Parcel 002.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Lewis Beasley Phone _____
Mailing Address _____ TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties R-1, A-1
Names of Surrounding Property Owners RICHARD + AMANDA MARTIN, LARRY COTHRON
PATRICIA COTHRON, WILLIAM + JOYCE JENKINS, SHIRLEY SMITH, JACK CAREY
Affected Roads HWY 141 N, HARRIS BRANCH RD
Schools Affected _____
Public Utilities HARTSVILLE 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 _____

Lewis Beasley Applicant Signature _____ Date Submitted _____

\$100 Application fee

