

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #258-2022-28

**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 019K GROUP B PARCEL 024.03
FROM R3 TO I1**

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 R-3 Residential to I-1 Industrial identified as follows:

Trousdale County Tax Map 019K Group B Parcel 024.03;

This being a total of 2.31 acres located on Harpers Avenue, 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>Ken Buckmaster</u>		Electronic Voting							
First Reading:	<u>August 29, 2022</u>	2m <u>Jerry Ford</u>	Yes	<u>19</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED
		1M <u>Chris Gregory</u>		Voice Vote							
Second Reading:	<u>September 26, 2022</u>	2m <u>Judy Kerr</u>		Approved without opposition					Absent	<u>1</u>	PASSED

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

Approved:



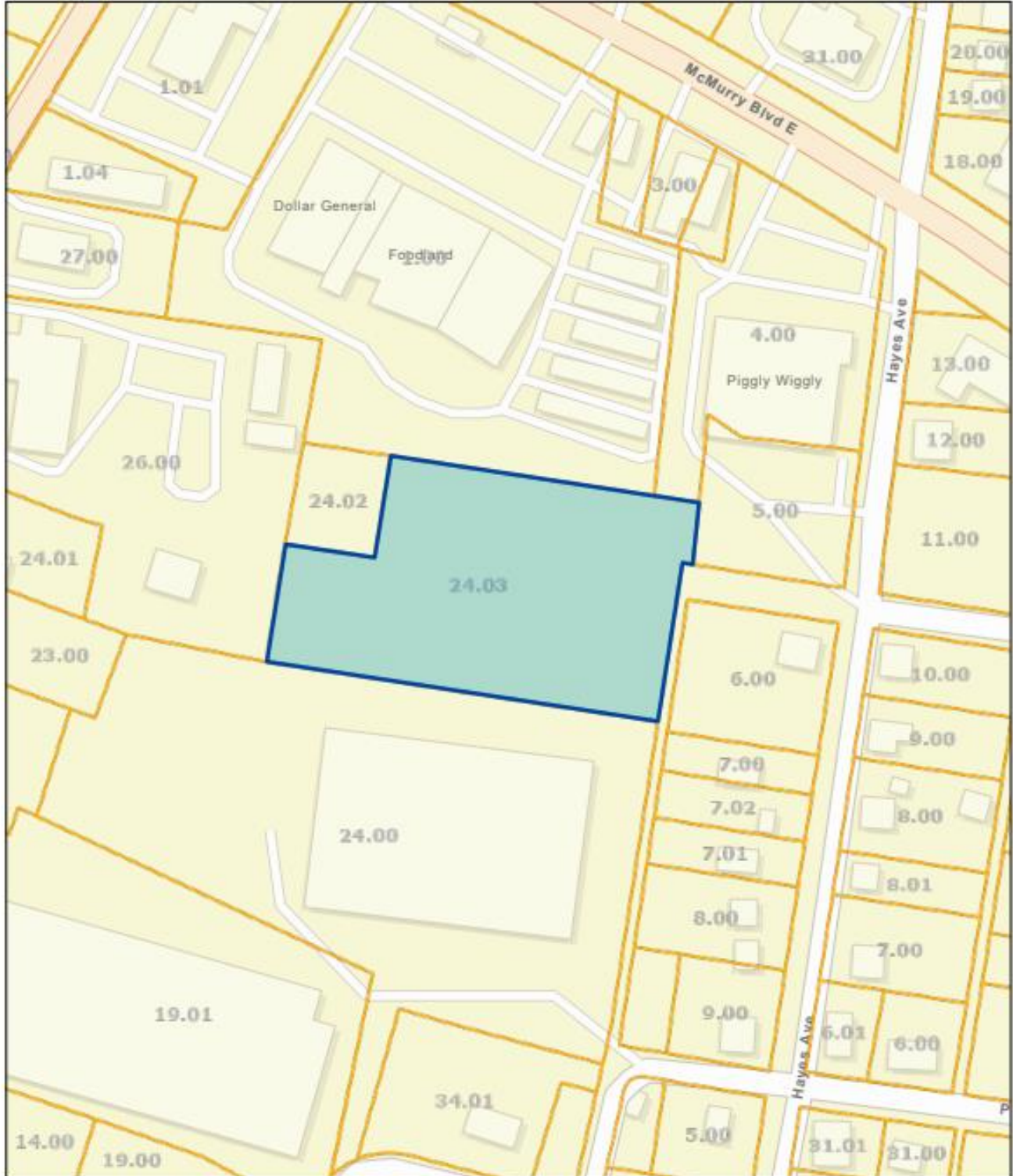
Jack McCall, Commission Chairman

Attest:



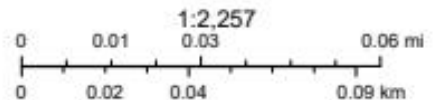
Rita Crowder, County Clerk

Trousdale County - Parcel: 019K B 024.03



Date: August 16, 2022

County: Trousdale
Owner: 113 PLANTERS STREET LLC
Address: HARPER AVE
Parcel Number: 019K B 024.03
Deeded Acreage: 0
Calculated Acreage: 2.31
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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-3 Requested Zoning I-1 Reason Restore I-1 zoning for addition
Property Owner 113 Planters Street LLC Phone (615) 374-1125
Property Address Harpers Ave Hartsville TN 37074
Lot Size 2.31 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 019K Group B Parcel 24.03 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name 113 Planters Street LLC Phone _____
Mailing Address Harpers Ave Hartsville TN 37074
Email _____

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, I-1, R-1
Names of Surrounding Property Owners Jerry Gannon, Hartsville Trousdale Govt, William Lyles, Rosalie Myhan, GJB Properties, Michael Reese, Kelsey Evert
Affected Roads HARPER AVE, Planters St
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 _____

Sam Edwards Applicant Signature 6/22/2022 Date Submitted

\$100 Application fee

