

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #261-2022-31**

**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 017 PARCEL 019.00  
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 one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 017 Parcel 019.00;

This being a total of 47 acres located on Bass Road, Hartsville, TN for residential development; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission October 11, 2022  
Public Hearing to be held on November 28, 2022 if passed at 1<sup>st</sup> reading*

	1M	<u>Jerry Ford</u>		<b>Voice Vote</b>				
First Reading:	<u>October 24, 2022</u>	2m	<u>David Thomas</u>	<i>Approved without opposition</i>	<i>Absent</i>	<u>1</u>		<b>PASSED</b>
		1M	<u>Shane Burton</u>		<b>Voice Vote</b>			
Second Reading:	<u>November 28, 2022</u>	2m	<u>Steve Whittaker</u>	<i>Approved without opposition</i>	<i>Absent</i>	<u>0</u>		<b>PASSED</b>

**IN EFFECT AND APPROVED IN REGULAR SESSION ON NOVEMBER 28, 2022**

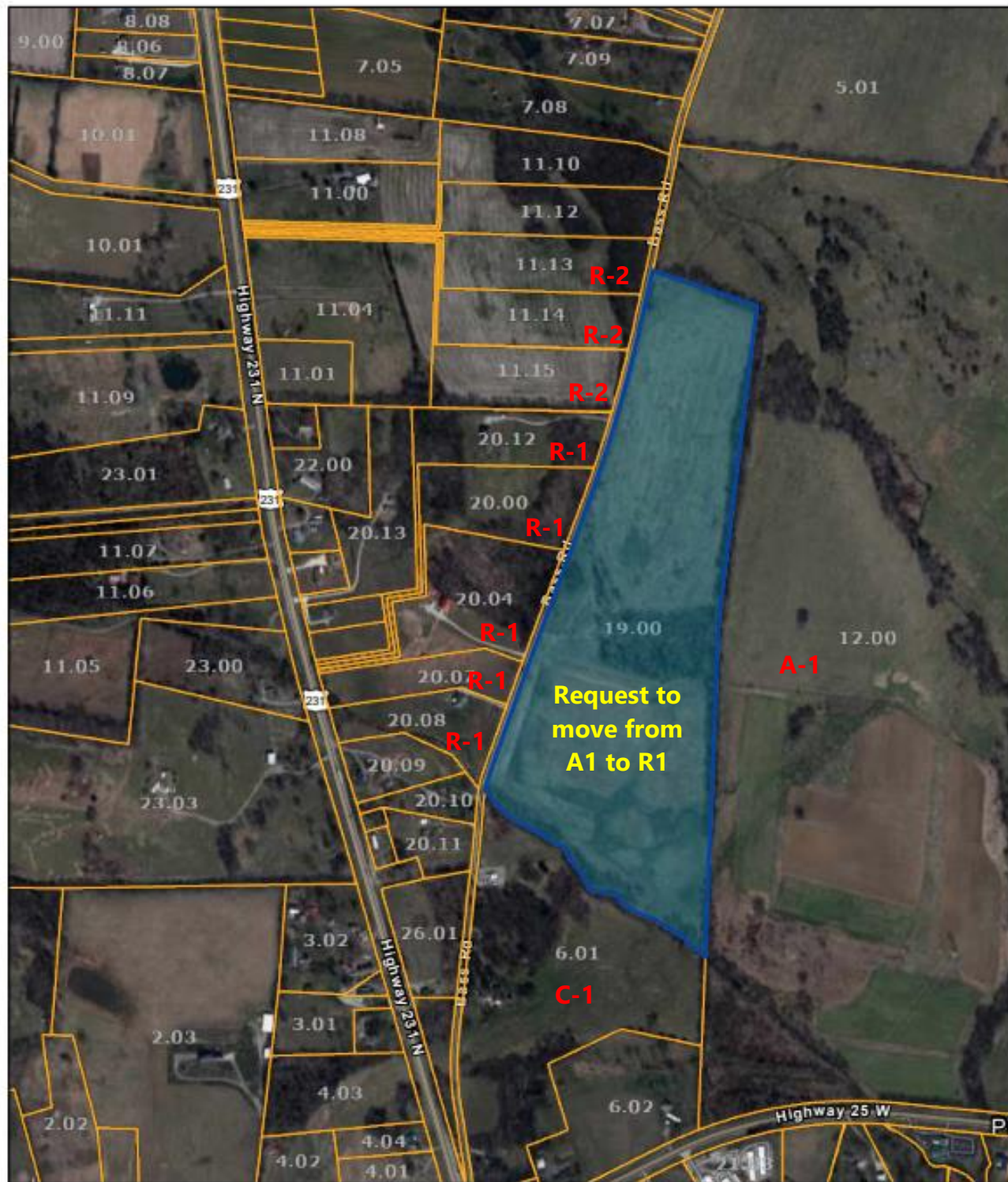
**Approved:**

  
\_\_\_\_\_  
Commission Chairman

**Attest:**

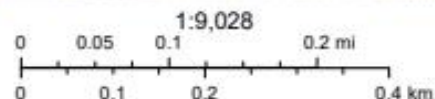
  
\_\_\_\_\_  
County Clerk

### Trousdale County - Parcel: 017 019.00



Date: October 10, 2022

County: Trousdale  
Owner: GOLDEN ROYCE  
Address: BASS RD  
Parcel Number: 017 019.00  
Deeded Acreage: 47  
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

9/30/22  
MRH 904

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason to create residential homesites  
Property Owner Royce Golden Phone                       
Property Address Bass Rd TN 37074  
Lot Size 47 acres Road Frontage                      ft. Easements                      ft  
Tax Map Number 017 Group                      Parcel 019 Record/Deed Book                       
Subdivision Name                      Phase                      Lot #                       
Water Source CITY Sewer or Septic SEPTIC

**APPLICANT INFORMATION**

Applicant Name Fleming Homes-Jordan Fleming Phone (615) 374-1125  
Mailing Address                      TN                       
Em...                     

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1, C-1, R-2  
Names of Surrounding Property Owners Phillip Kyle, Debra Claidy, Christopher Boykin  
Terry Henderson, Kenneth Keene Jr, Mark May, Eric Callahan  
Affected Roads Bass Rd  
Schools Affected                       
Public Utilities Tri County Elec, Bethpage - Castalian Springs

**ACTION TAKEN**

Reviewed by Planning Commission                      Action                       
Reviewed by BZA                      Action                       
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading                      Action                       
Public Hearing                      Action                       
2<sup>nd</sup> Reading                      Action                       
Passed                      Failed state reason

Rora Peck  
Applicant Signature

9.30.22  
Date Submitted

\$100 Application fee