

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #263-2022-33**

**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 019 PARCEL 016.18  
FROM C2/R1 TO C2/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 a portion of one parcel from R-1 Residential to R-3 Residential identified as follows:

Trousdale County Tax Map 019 Parcel 016.18;

This being a portion totaling 1.843 acres located on McMurry Blvd, Hartsville, TN to unify zoning and for 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 November 14, 2022  
Public Hearing to be held on January 23, 2023 if passed at 1<sup>st</sup> reading*

First Reading: November 28, 2022 1M Chris Gregory Vote by Roll Call  
2m David Thomas Yes 0 No 20 Abstain 0 Absent 0 **FAILED**

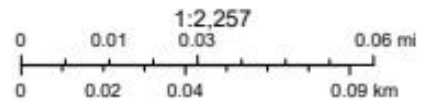
***Ordinance Failed on First Reading November 28, 2022***

### Trousdale County - Parcel: 019 016.18



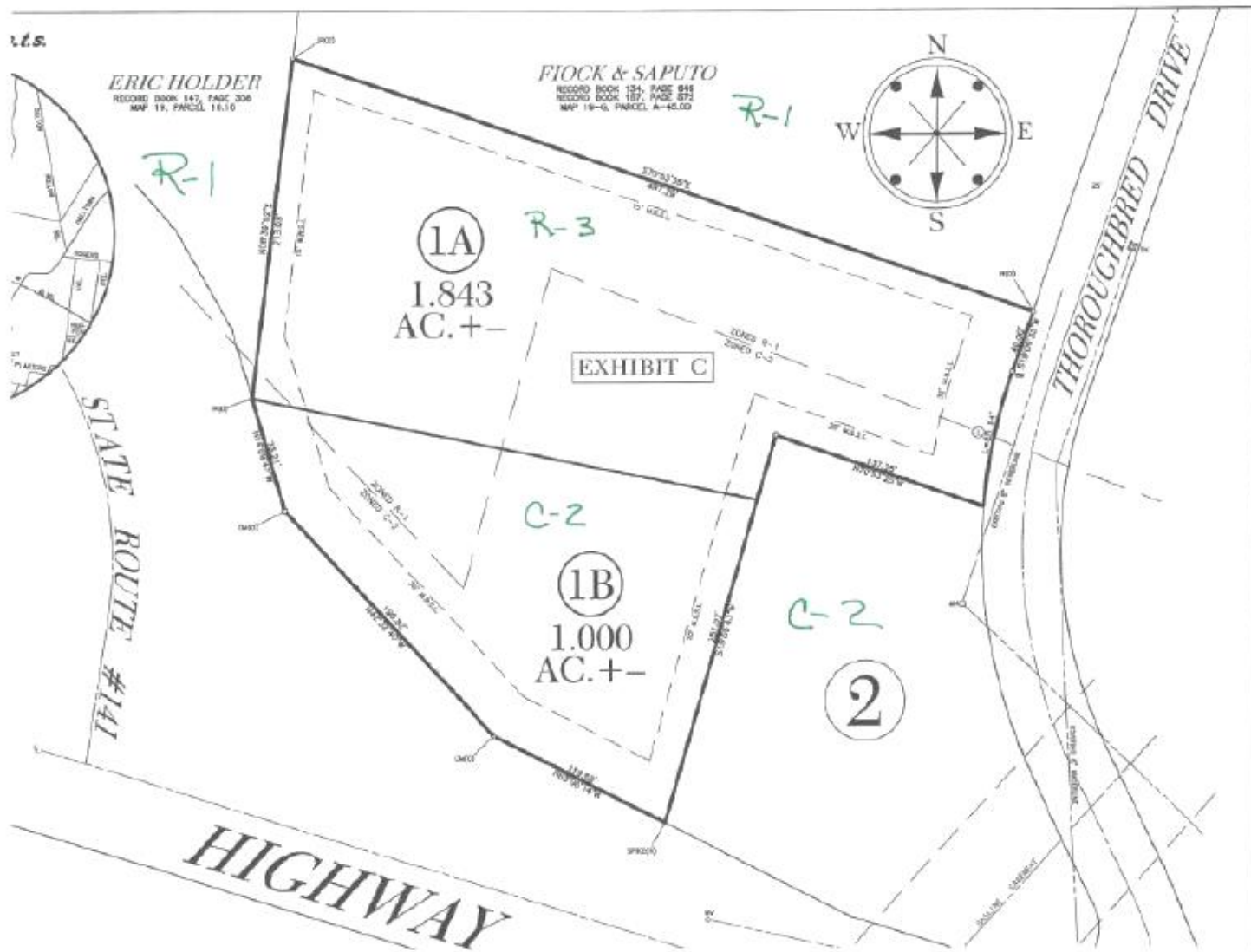
Date: November 17, 2022

County: Trousdale  
Owner: R & C ENTERPRISES  
Address: HWY 25 W  
Parcel Number: 019 016.18  
Deeded Acreage: 0  
Calculated Acreage: 3.95  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SwireGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, TDOT, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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

10/26/22  
MR# 1149

**ZONING CHANGE**

**PARCEL INFORMATION**

1A → R3  
1B → C2

Current Zoning C2/R1 Requested Zoning C2/R3 Reason Unify Zoning and Development  
Property Owner Opal Investments LLC Phone ( ) \_\_\_\_\_  
Property Address McMurry Blvd TN 37074  
Lot Size 2.843 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 16.18 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Opal Investments LLC Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN \_\_\_\_\_  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-2, R-1  
Names of Surrounding Property Owners R+C ENTERPRISES, BENJAMIN FLOCK+LEONA SAPUTO  
ERIC HOLDER, LEWIS BEARLEY, MELISSA WOOTEN  
Affected Roads McMURRY BLVD, THOROUGHbred LN  
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  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Opal Investment LLC  
Applicant Signature

10/26/2022  
Date Submitted

\$100 Application fee