

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #264-2023-01**

**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 027B GROUP A PARCEL 018.01  
FROM R2 TO 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 one parcel from R-2 Residential to R-3 Residential identified as follows:

Trousdale County Tax Map 027B Group A Parcel 018.01;

This being a total of 13,445 square feet located at 205 W Main Street, 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 has a favorable recommendation by Planning Commission December 12, 2022  
Public Hearing to be held on February 27, 2023 if passed at 1<sup>st</sup> reading*

	1M <u>David Thomas</u>		<b>Vote by Roll Call</b>						
First Reading:	<u>January 23, 2023</u>	2m <u>Amber Russell</u>	Yes	<u>12</u>	No	<u>8</u>	Absent	<u>0</u>	<b>PASSED</b>
	1M <u>T. Bubba Gregory</u>		<b>Voice Vote</b>						
Second Reading:	<u>February 27, 2023</u>	2m <u>Landon Gulley</u>	Approved w/ opposition		Absent	<u>0</u>		<b>PASSED</b>	

**IN EFFECT AND APPROVED IN REGULAR SESSION ON FEBRUARY 27, 2023**

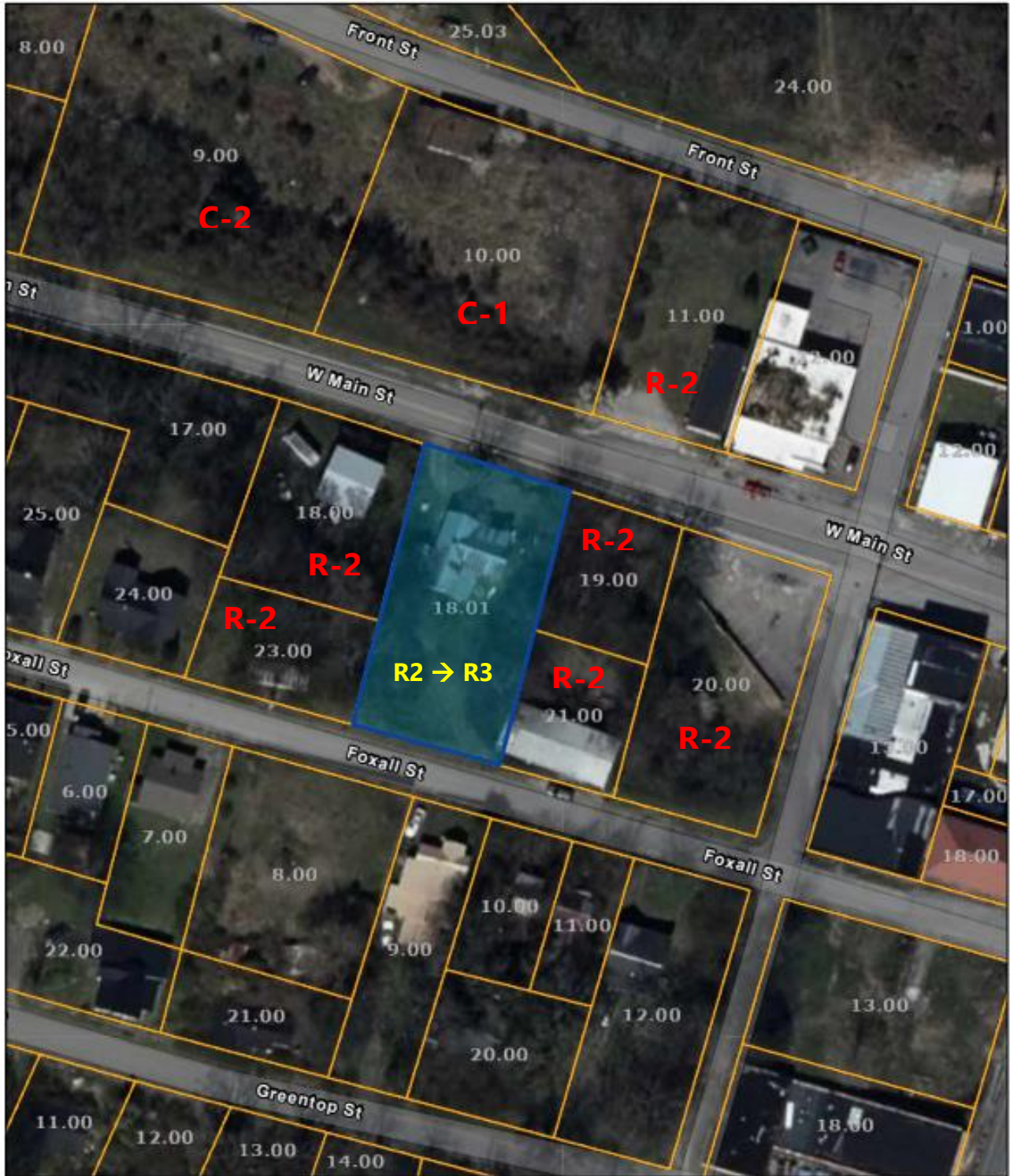
**Approved:**

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

**Attest:**

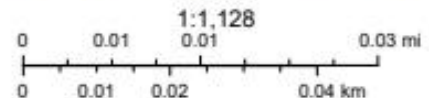
  
\_\_\_\_\_  
County Clerk

### Trousdale County - Parcel: 027B A 018.01



Date: December 14, 2022

County: Trousdale  
Owner: GOKE DENNIS  
Address: W MAIN ST 205  
Parcel Number: 027B A 018.01  
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.

MCH 1293  
11-10-22  
(R)

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-2 Requested Zoning R-3 Reason Development  
Property Owner Dennis Goke Phone \_\_\_\_\_  
Property Address 205 West Main St Hartsville TN 37074  
Lot Size 13,445 sf Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 27B Group A Parcel 18.01 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Dennis Goke Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Hartsville TN 37074  
Email \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties C1, C2, R2, R-3  
Names of Surrounding Property Owners HARTSVILLE OKLA., JOHANNIE & JOANN DEAN,  
JESSE PETERS, JAMES & TIM SCRUGGS, DOROTHY HICKS JESSIE AUSTIN  
Affected Roads W. MAIN St, FOXALL 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  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

*D. Goke*

Applicant Signature

11/10/2022

Date Submitted

\$100 Application fee