

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #265-2023-02**

**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 A PORTION OF TAX MAP 029 PARCEL 044.00  
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 a portion of a parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 029 Parcel 044.00;

The portion total of 2 acres located at 390 Rankin Road, 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 January 9, 2023  
Public Hearing to be held on February 27, 2023 if passed at 1<sup>st</sup> reading*

	1M	<u>Chris Gregory</u>		<b>Voice Vote</b>			
First Reading:	<u>January 23, 2023</u>	2m	<u>Lesley Overman</u>	Approved w/o opposition	Absent	<u>0</u>	<b>PASSED</b>
	1M	<u>Landon Gulley</u>		<b>Voice Vote</b>			
Second Reading:	<u>February 27, 2023</u>	2m	<u>Chris Gregory</u>	Approved w/o opposition	Absent	<u>0</u>	<b>PASSED</b>

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

**Approved:**

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

**Attest:**

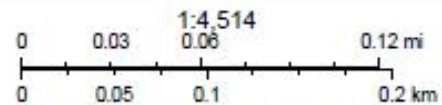
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 029 044.00



Date: January 4, 2023

County: Trousdale  
Owner: SHOULDERS LISA  
Address: RANKIN RD 390  
Parcel Number: 029 044.00  
Deeded Acreage: 6.61  
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

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning A-1/R-1 Reason TO OBTAIN AS MUCH OF FARM  
Property Owner RACHEAL PETTY Phone ( ) 5  
Property Address 390 RANKIN RD. CASTALIAN SPRINGS TN  
Lot Size 2± ACRES Road Frontage 293.78 ft. Easements ft  
Tax Map Number 29 Group Parcel 44 Record/Deed Book  
Subdivision Name Phase Lot #  
Water Source CASTALIAN SPRINGS UTILITIES Sewer or Septic SEPTIC

**APPLICANT INFORMATION**

Applicant Name RACHEAL & JONATHAN PETTY Phone ( )  
Mailing Address RD HARTSVILLE TN 37074  
Email: 911.com

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1 R-1  
Names of Surrounding Property Owners Chad Eitner, Carl Pennington  
Rebecca Bishop  
Affected Roads  
Schools Affected N/A  
Public Utilities CASTALIAN SPRINGS UTILITIES, 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

  
Applicant Signature

10-9-22  
Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

Thomas Harper

David Nollner

Mark Swaffer

Mitch Gregory

Rhonda Keisling

Carol Pruitt

David Thomas

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on January 10, 2023, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning A-1/R-1

Tax Map Number 029 Group \_\_\_\_\_ Parcel 44.00

Reason Separate house/2 acre, remainder added to another parcel

Property Owner Rachael and Jonathan Petty

Property Address 390 Rankin RD Castalian Springs, TN 37131

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

***The separated 2 acres and house would be zoned R-1. The rest of the parcel (4.61 acres) would be added to the family farm parcel Map 029 Parcel 44.01, 26.72 acres.***

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Chairman