

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #266-2023-03

**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 006 PARCEL 022.11
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 006 Parcel 022.11;

The portion to total of 1 acre located at 480 Honeysuckle 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 1st reading*

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

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

Approved:



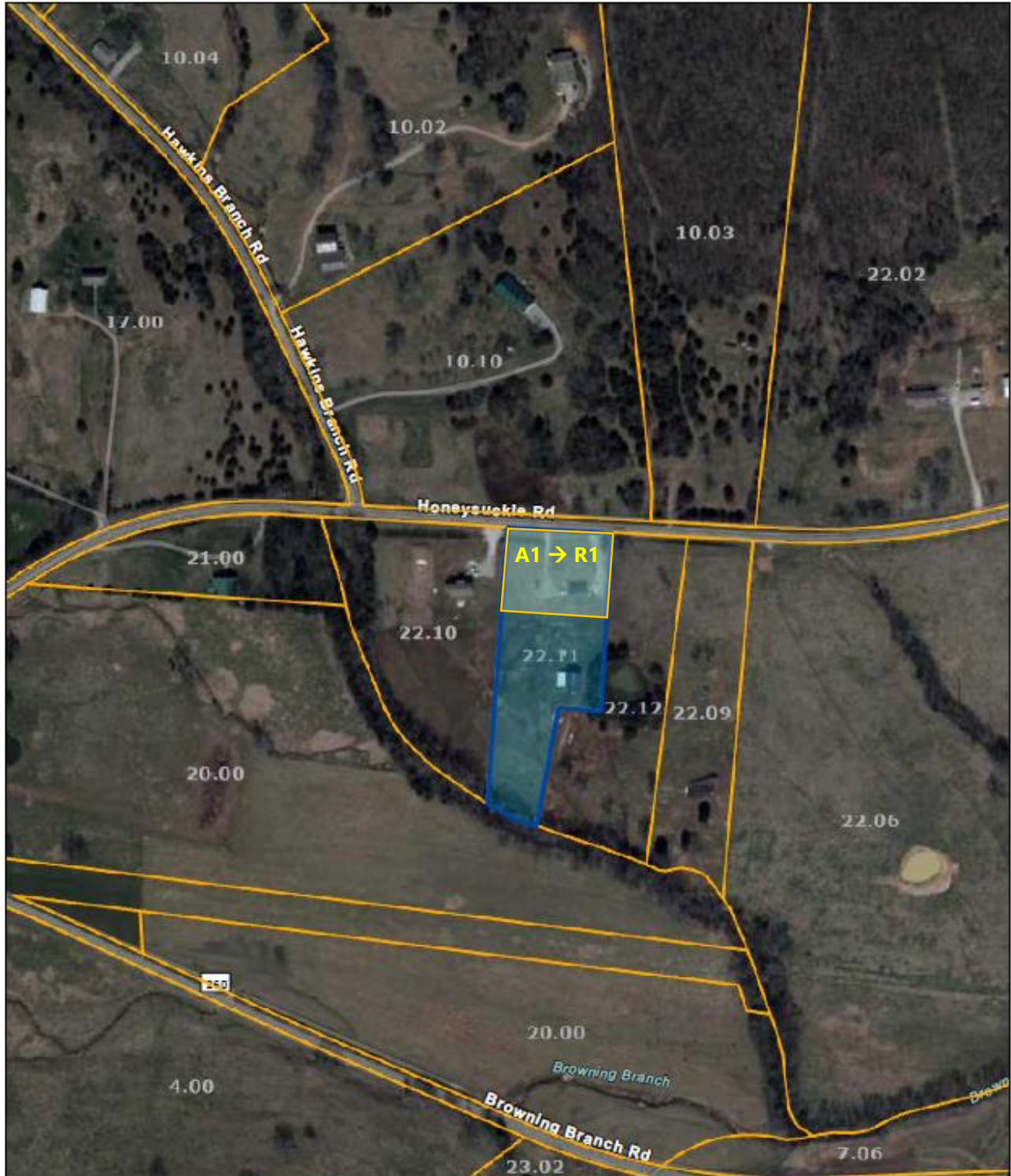
Commission Chairman

Attest:



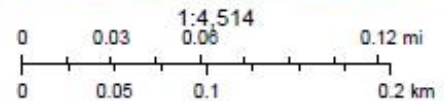
County Clerk

Trousdale County - Parcel: 006 022.11



Date: January 4, 2023

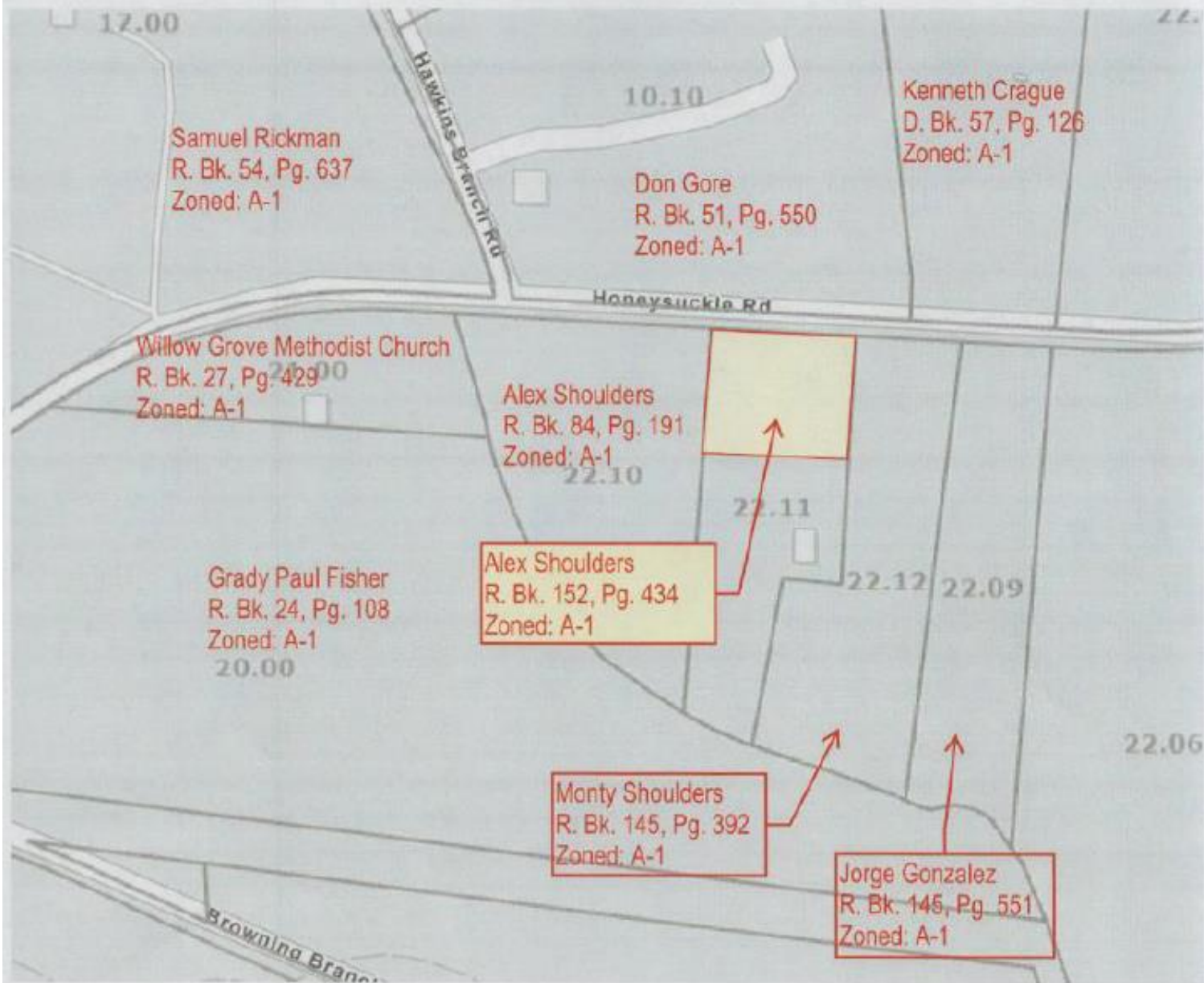
County: Trousdale
Owner: SHOULDERS ALEXANDER ETUX
Address: HONEYSUCKLE RD 480
Parcel Number: 006 022.11
Deeded Acreage: 3.01
Calculated Acreage: 3.01
Date of TDOT Imagery: 2017
Date of Vexcel Imagery: 2021



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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.

RE-ZONING EXHIBIT



REASON FOR REQUEST

The reason for this request is to divide the existing house and 1 acre from the remainder of the property so that it can be sold and the remainder of tract can be combined with the adjoining Shoulders property (parcel 22.10) to increase his pasture.

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 R-1 Reason See attached exhibit
 Property Owner Alexander Shoulders, etux Kelsa Shoulders Phone (615) 519-4533
 Property Address 480 Honeysuckle Road, Bethpage TN 37022
 Lot Size 1 acre Road Frontage 232' ft. Easements ft
 Tax Map Number 006 Group N/A Parcel 022.11 Record/Deed Book 152/434
 Subdivision Name Shoulders Subdivision Phase N/A Lot # 1
 Water Source Hartsville Water Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Jackie Dillehay Phone (615) 633-7009
 Mailing Address 776 McMurry Blvd. East, Hartsville TN 37074
 Email: jackie.dillehay@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties See attached exhibit
 Names of Surrounding Property Owners See attached exhibit
 Affected Roads None
 Schools Affected None
 Public Utilities None

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* _____

Applicant Signature

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 006 Group _____ Parcel 022.11
 Reason Separate house/1 acre with remainder added to another parcel
 Property Owner Alexander and Kelsea Shoulders
 Property Address 480 Honeysuckle RD Bethpage, TN 37122

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 one acre parcel with house would be R-1 and the remainder of the property would stay A-1. The A-1 portion would be added to the adjacent parcel.

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

John Kerr
Chairman